REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, November 20, 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 20, 2023

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held November 20, 2023.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – November 6, 2023

That Council adopt the Minutes of the Regular Council meeting held November 6, 2023.

2. Public Hearing Meeting – November 6, 2023

That Council adopt the Minutes of the Public Hearing meeting held November 6, 2023.

C. DELEGATIONS

1. Sarah Beauvais
File 0550-07

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

D. PRESENTATIONS

1. Langley RCMP

Presentation by Superintendent Marsden, Detachment Commander, providing the Langley RCMP quarterly report update for July – September 2023.

2. Housing Statutes

Presentation by staff, regarding the proposed Housing Statutes (Residential Development) Amendment Act of 2023.

Clerk's Note: Presentation was requested by Council at the November 6, 2023 Regular Council meeting.

E. REPORTS TO COUNCIL

1. Celebrate Canada Grant Application
Report 23-247
File ENG 1855-35

That Council approve submission of a grant application to the Celebrate Canada Grant for $77,000 towards Canada Day 2024 Events within the Township of Langley.

2. Review of Statutory Notice Advertising Methods
Report 23-245
File LS 1475-01

That Council direct staff to provide an alternative statutory advertising bylaw which would designate two methods of communication for the statutory public notices as legislated in the Community Charter (section 94.2) and continue with placing the statutory notices in the local newsprint media on a reduced basis as long as practical.

3. Bylaw Enforcement Council Policy Amendment
Report 23-251
File BLSI 4000-01

That Council amend Bylaw Enforcement Council Policy No. 08-108 presented as Attachment A to this report.

4. Salmon River Uplands - Rural Plan
Report 23-243
File BLSI 6480-28-001

That Council endorse the continued use of the Preliminary Draft Planning Framework, in the form presented substantially in Attachment A, in addition

E. REPORTS TO COUNCIL

to the established requirements pursuant to bylaws, policies, plans and best practice in processing instream development applications in the Salmon River Uplands area.

5. Capital Request – Safe Streets Project
80 Avenue from 204 Street to 212 Street
Report 23-246
File ENG 5330-23-138

That Council consider the capital request of $5,535,000 utilizing $5,419,482 from DCC's, $54,742 from the capital reserve, and $60,776 from the Willoughby Greenway Amenity reserve to fund the construction of 80 Avenue from 204 Street to 212 Street and defer the matter to the 2024 budget process.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and
Rezoning Application No. 100278 and
Development Variance Permit No. 100157
(Qualico Communities / 8440 – 206 Street;
20701 – 84 Avenue and 8400 Block of 207A Street)
Bylaw No. 5964
Bylaw No. 5965
Report 23-244
File CD 08-26-0231

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1124300 BC Ltd.) Bylaw No. 5964 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1124300 BC Ltd.) Bylaw No. 5965 rezoning approximately 2.24 ha (5.54 ac) of land located at 20701 – 84 Avenue; 8440 – 206 Street and 8400 Block of 207A 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 18 rowhouse units, 10 semi-detached units and 28 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street, 206A Street, 207 Street, 207A Street, 84 Avenue, and 84A Avenue and associated lanes in accordance

F. BYLAWS FOR FIRST AND SECOND READING

with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan.

3. Provision of a 3.0 m (9.84 ft) wide public walkway connecting 84 Avenue to 84A Avenue.
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 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).
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure.
8. 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.
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, at the time of final reading of Bylaw No. 5965, authorize the issuance of Development Variance Permit No. 100157 (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 – 4 as indicated in Schedule A.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1124300 BC Ltd.) Bylaw No. 5964 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan

F. BYLAWS FOR FIRST AND SECOND READING

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. 5964 and 5965.

Explanation – Bylaw No. 5964

Bylaw No. 5964 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan regarding the unit type and unit mix provisions for lands designated Mixed Residential located at 20701 – 84 Avenue, 8440 – 206 Street, and 8400 Block of 207A Street. The amendments will allow the development of 18 rowhouse units, 10 semi-detached units and 28 single family lots.

Explanation – Bylaw No. 5965

Bylaw No. 5965 rezones approximately 2.24 ha (5.54 ac) of land located at 20701 – 84 Avenue, 8440 – 206 Street and 8400 Block of 207A 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 18 rowhouse units, 10 semi-detached units, and 28 single family lots.

2. Official Community Plan Amendment and Rezoning Application No. 100271 (Township of Langley / 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street)
Bylaw No. 5927
Bylaw No. 5928
Report 23-252
File CD 13-20-0158

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5928 rezoning 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street to Comprehensive Development Zone CD-192 to facilitate a future mixed use project, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

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

F. BYLAWS FOR FIRST AND SECOND READING

2. Provision of road and lane 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. 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 Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927 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 direct staff to undertake an Open House in early December to receive public input on potential ground level uses and civic opportunities.

That Council authorize staff to schedule the required Public Hearing on December 18, 2023 for Bylaw No. 5927 and 5928.

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

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).

Explanation – Bylaw No. 5927

Bylaw No. 5927 amends the Aldergrove Community Plan to redesignate properties located at 27214 Fraser Highway, the 27200 Block of 30 Avenue, a portion of 2992 – 272 Street, and 2978 – 272 Street to High Density Mixed Use (3.0 FSR).

Explanation – Bylaw No. 5928

Bylaw No. 5918 rezones approximately 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway, the 27200 Block of 30 Avenue, a portion of 2992 – 272 Street, and 2978 – 272 Street from Community Commercial Zone C-2 to Comprehensive Development Zone CD-192.

F. BYLAWS FOR FIRST AND SECOND READING

3. Revisions to the Proposed Williams Neighbourhood Plan Update
Bylaw No. 5799
Report 23-249
File BLSI LRP00012

That Council repeal second reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

That Council give second reading to the revised "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

That Council receive for information the revised draft Williams amendments to the Community Amenity Contributions Policy.

That Council receive for information the revised draft Willoughby Greenway Amenity Policy.

That Council authorize staff to schedule the required Public Hearing for the revised Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799.

Explanation – Bylaw No. 5799

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.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Fraser Valley Inter-municipal Business Licence Bylaw and Inter-municipal Business Licence Agreement Bylaw
Bylaw No. 5960
Bylaw No. 5961
Report 23-241
File PLI 3900-25

That Council give first, second and third reading to Inter-municipal Business Licence Bylaw No. 5960.

That Council give first, second and third reading to Inter-municipal Business Licence Agreement Bylaw No. 5961.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5960

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.

Explanation – Bylaw No. 5961

Bylaw No. 5961 is a bylaw to enter into an agreement among the Participating Municipalities regarding an Inter-municipal Business Licence scheme.

2. Langley Building Bylaw Amendment – Energy Step Code
Bylaw No. 5966
Report 23-242
File PLI 3900-40

That Council give first, second and third reading to Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 5966.

Explanation – Bylaw No. 5966

Bylaw No. 5966 amends the Langley Building Bylaw 2008 No. 4642 to include language that states Part 9 residential buildings including single family dwellings (with and without secondary suites), townhomes/rowhomes, duplexes and triplexes to meet Step 4 of the BC Building Code.

3. Council Procedure Bylaw 2016 No. 5199 Amendment
Bylaw No. 5963
Report 23-239
File LS 3900-25

That Council give first, second and third reading to “Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963”.

That Council adopt the Required Regular Council Meeting Agenda Section Headings Policy, included as Attachment A.

Explanation – Bylaw No. 5963

Bylaw No. 5963 amends Bylaw No. 5199 and makes amendments and improvements including agenda submission deadlines, agenda release timing, and electronic meeting and Council delegation requirements.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Ice and Dry Arenas Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5968
Report 23-250
File FIN 1760-20

That Council give first, second and third reading to Ice and Dry Arenas Loan Authorization Bylaw No. 5968 for the purpose of borrowing funds in the amount of $49.49 million for the construction of Ice and Dry Arenas Capital project within the 2023 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Ice and Dry Arenas Loan Authorization Bylaw No. 5968 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

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

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, March 7, 2024 (the "Deadline").

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

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

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

Explanation – Bylaw No. 5968

Bylaw No. 5968 authorizes the Township of Langley to borrow $49.49 million towards the estimated cost of the construction of Ice and Dry Arenas Capital Project.

5. Rezoning Application No. 100589
(Coastland Engineering Ltd. / 5759 – 240 Street)
Bylaw No. 5905
Report 23-253
File CD 11-09-0033

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 56 single family lots, subject to the following development

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of road dedications, widenings, and necessary traffic improvements for 238 and 240 Street, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication of two greenspace lots on the site and a minimum 15.0 m wide greenspace buffer around the perimeter of the subject site as shown in Attachment B.
7. Registration of restrictive covenants acceptable to the Township:
    a. identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities
    c. prohibiting access to 56 Avenue.
8. Registration of an exterior design control agreement.
9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
    a. $7,500,000 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. The proposed Community Amenity Contribution is subject to the Municipal

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time

b. securing transfer of approximately 4.01 ha (9.90 ac) of land to the Township.

10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

Explanation – Bylaw No. 5905

Bylaw No. 5905 rezones 18.02 ha (44.55 ac) of land located at 5759 - 240 Street to Suburban Residential Zone SR-3 to facilitate development of 56 single family lots.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

1. Bylaw Amendment for Age-Restricted Vape Stores
Bylaw No. 5959
Report 23-240
File BLSI BA000044

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Age-Restricted Vape Stores) No. 5959.

Explanation – Bylaw No. 5959

Bylaw No. 5959 amends the Township of Langley Zoning Bylaw 1987 No. 2500 by amending the definition of commercial use by adding age-restricted sales premises (as defined by the Public Health Act E-Substances Regulations) to the list of excluded uses.

J. BYLAWS FOR FINAL ADOPTION

1. Highway Closure, Dedication Removal and Disposal (Essence Properties (Jericho Crossing) Inc.)
Bylaw 5926
Report C23-68
File BLSI PM003165

That Council give final reading to “Highway Closing and Dedication Removal (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5926”.

J. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5926

Bylaw No. 5926 authorizes the closure and highway dedication removal from a 0.107 ha portion of 78B Avenue.

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

That Council give final reading to "Council Advisory Committee Establishment Bylaw 2008 No. 4700 Amendment Bylaw No. 5943.

Explanation – Bylaw No. 5943

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

K. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has directed reconsideration of Items F.8 and H.4 from the October 23, 2023 Regular Council meeting in accordance with Section 131 of the Community Charter:

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

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.

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

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1241845 BC Ltd.) Bylaw No. 5944 amending the text of General Industrial Zone M-2A by adding "cannabis processing and cannabis testing" as a permitted use for property

K. ITEMS FROM PRIOR MEETINGS

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.

Explanation – Bylaw No. 5944

Bylaw No. 5944 amends the General Industrial Zone M-2A to permit "cannabis processing and cannabis testing" on property located at 204, 26730 – 56 Avenue.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

The following information has been brought forward from the November 6, 2023 Closed Council meeting for public information.

1. Board of Variance – Council Appointments

Council discussed the Board of Variance Council appointments.

MOTION
That Council remove Councillor vanPopta from the Board of Variance due to scheduling conflicts and appoint Mayor Woodward for the remainder of the Council term 2022-2026.
CARRIED

O. FOR INFORMATION

1. **Release of Property Acquisition Information**
   Memorandum – Bylaws, Legal and Strategic Implementation Division
   File 0890-20

2. **Stalew Grounding Langley Art Installation**
   Memorandum – Recreation, Arts and Culture Division
   File 7710-01

O. FOR INFORMATION

3. Micro Transit Pilot Project
Memorandum – Engineering Division
File 8500-07

4. Agricultural Advisory and Economic Enhancement Committee
Minutes – October 25, 2023
File 0540-20

5. Heritage Advisory Committee
Minutes – November 1, 2023
File 0540-20

P. MOTIONS ARISING FROM INFORMATION

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

That Council extend the date of the Migrant Agricultural Workers Accommodation bylaw and/or policy amendments until the Ministry of Agriculture and Food has concluded their consultation and update of the Temporary Farm Workers Housing in the Agricultural Land Reserve.

That Council request the Ministry of Agriculture and Food host an engagement event in the Township of Langley as the Township of Langley accounts for a large amount of the land in the Agricultural Land Reserve in Metro Vancouver.

Q. OTHER BUSINESS

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

1. Potential Traffic Calming Projects

Whereas Township of Langley residents have requested the municipality to implement measures to increase the safety for all users on all classes of roads through physical alterations to the roads in question, otherwise known as "traffic calming" measures,

Whereas the Township of Langley's Engineering Department has a compiled list of potential traffic calming projects ranked by their identified characteristics and apparent need, and

Whereas increasing the safety while travelling to and from schools and parks, as well as improving the accessibility of these sites for all Township residents is a priority for Council,

Q. OTHER BUSINESS

Therefore be it resolved that Council directs staff to bring forward for Council discussion as part of Budget 2024 and the 2024-2029 Five Year Financial Plan the ten highest ranked traffic calming projects as ranked within the Engineering Department's master list of potential Traffic Calming projects, subject to the following conditions:

1. The ten projects should prioritize sites that would increase the safety traveling to and from schools and park sites, and;
2. Should any of the ten highest ranked projects have equal scores, emphasis should be put on ensuring equity of investment within the Township's neighbourhoods.

2. Addressing the Township's Street Parking Challenges

Whereas the Township of Langley has experienced rapid population growth which has resulted in parking challenges in many of the Township's neighbourhoods,

Whereas the Province of British Columbia has announced legislative changes that could significantly exacerbate the parking challenges in all of the Township's neighbourhoods, especially without appropriate access to public transportation and active transportation infrastructure, and

Whereas the Provincially-mandated elimination of parking minimums within certain developments could add significant stress on the limited space available for street parking across the municipality in neighbourhoods that already experience parking challenges,

Therefore be it resolved that Council directs staff to include as part of the Transportation and Mobility Strategy a review of street parking management best practices, including but not limited to:

1. Potential household parking permits on residential-only streets,
2. Potential visitor or non-resident parking areas on residential-only streets,
3. Potential demand management solutions for street parking within commercial and mixed-use areas.

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

3. Catalytic Converter Theft Prevention

Whereas:

1. Catalytic converters contain a small amount of precious metals, which have increased in price over time and have a high resale value, resulting in significant theft across the region;

Q. OTHER BUSINESS

2. ICBC reports that claims for catalytic converter thefts in British Columbia have climbed from 89 to 1,953 in a five-year period, beginning in 2017;

3. Limiting the manner in which a Scrap Metal dealer can purchase a catalytic converter is an effective approach to curtail catalytic converter theft as it reduces the financial incentive; and

4. The mechanism for curtailing catalytic converter theft must ensure that the legitimate sale/resale of catalytic converters is not impacted;

Therefore be it resolved that Council hereby directs staff to collaborate with the RCMP and ICBC to explore potential initiatives to curb catalytic converter theft in the Township of Langley and report to Council with options to consider.

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (g) Legal
Item E.2 - Section 90(1) (k) Negotiations
Item E.3 - Section 90(1) (k) Negotiations
Item F.1 - Section 90(1) (a) Personnel,
Section 90(2) (b) Intergovernmental Relations
Item G.1 - Section 90(1) (i) Solicitor-Client Privilege
Item G.2 - Section 90(1) (g) Legal
Item I.1 - Section 90(2) (b) Intergovernmental Relations
Item I.2 - Section 90(1) (g) Legal

S. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, November 6, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

M. Bakken, S. Richardson, S. Ruff, J. Winslade, 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 Council Meeting – November 6, 2023

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held November 6, 2023.
CARRIED

2. Remembrance Day

A moment of silence was observed for Remembrance Day.

B. ADOPTION OF MINUTES

1. Council Process Committee – October 23, 2023

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Council Process Committee held October 23, 2023.
CARRIED

B. ADOPTION OF MINUTES

2. Regular Council Meeting – October 23, 2023

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Regular Council meeting held October 23, 2023.
CARRIED

3. Public Hearing Meeting – October 23, 2023

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Public Hearing meeting held October 23, 2023.
CARRIED

C. DELEGATIONS

1. Sarah Beauvais
File 0550-07

Delegation withdrawn.

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

Sandra Cameron, Fort Langley Community Improvement Society, appeared before Council to discuss snowflake decorations installed on posts for Christmas in Fort Langley. She commented that when the Fort Langley BIA dissolved in 2020, the Community Improvement Society was asked to be responsible for the snowflake decorations. She commented that the Society feels that it should not have to be responsible for the installation, removal, and storage of the snowflakes. She asked for the Township to be responsible for the 15 snowflakes.

3. Adia Lewis
File 0550-07

Adia Lewis appeared before Council to discuss Integrated Family Connections, a pilot project. She asked if the Township would help support local women and children in crisis. She commented on the physical, emotional, and financial abuse that many women deal with. She suggested a pilot project in the Township to provide a safe space for these families.

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D. PRESENTATIONS

E. REPORTS TO COUNCIL

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

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
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.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Licensing Bylaw and Policy Amendment be deferred to the December 4, 2023 Regular Council Meeting.
CARRIED

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council endorse the draft Inter-municipal Business Licence Bylaw No. 5960 and authorize staff to schedule the required public notice pursuant to applicable regulations; and

That Council endorse the draft Inter-municipal Business Licence Agreement Bylaw No. 5961.
CARRIED

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

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council authorize the use of $96,840 of Non-Refundable Deposits for the installation of three-stream waste receptacles in Brookswood and Willoughby.
CARRIED

E. REPORTS TO COUNCIL

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

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
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.
CARRIED

Councillor Richter opposed

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

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
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.

AMENDMENT
Moved by Councillor Richter,
Seconded by Mayor Woodward,
That the report include the amount of tree canopy that will be lost on the proposed list of sites.
CARRIED

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

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

E. REPORTS TO COUNCIL

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
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:

b.

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)

CARRIED

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

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

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

Moved by Councillor Rindt,
Seconded by Councillor Baillie,

F. BYLAWS FOR FIRST AND SECOND READING

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".

F. BYLAWS FOR FIRST AND SECOND READING

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.

DEFERRAL
Moved by Councillor Pratt,
Seconded by Councillor Richter,
That Rezoning Application No. 100748 and Development Permit No. 101419 (Manorlane Properties (Willowbrook) / 6350 – 197 Street) be deferred until the Willowbrook Community Plan has been updated.
DEFEATED

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

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

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

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
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.

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That the motion be amended to add a fifth bullet to Section 5.1:

"Up to one (1) representative from the Langley Farmer's Institute."
CARRIED

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

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

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (OAP Developments) Bylaw No. 5903".

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:

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

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

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

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Richter,
That an additional requirement be added as follows:

Provision of a traffic study identifying and the securing of any needed improvements to maintain the existing and non-vehicular pedestrian only connection at 28A Avenue and 273 Street.
CARRIED

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

I. BYLAWS FOR FINAL ADOPTION

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

I. BYLAWS FOR FINAL ADOPTION

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

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

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
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".
CARRIED

J. ITEMS FROM PRIOR MEETINGS

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

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".
CARRIED

J. ITEMS FROM PRIOR MEETINGS

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That council directs staff to report to Council on the potential completion of 204 Street from 73A Avenue to 72 Avenue.
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:

- 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

N. FOR INFORMATION

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

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.

O. MOTIONS ARISING FROM INFORMATION

1. Council Process Committee Recommended Motion
File 0540-20

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council adopt 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;

O. MOTIONS ARISING FROM INFORMATION

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.

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That item two be amended as follows:

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 ***for the Township, with a focus on industrial and commercial users.***
CARRIED

Councillor Richter opposed

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That item four be amended as follows:

4. Other items, ***including but not limited to institutional uses,*** that may be appropriate for Council to consider to maximize the ongoing community benefit for the Township of Langley's residents and taxpayers.
CARRIED

Councillor Richter opposed

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That a sixth item be added as follows:

6. A review of the various governance models of Regional Airports in British Columbia and best management practices across the industry.
CARRIED

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

P. OTHER BUSINESS

1. Fort Langley Snowflakes

Moved by Councillor Richter
Seconded by Councillor Pratt,
Whereas:

1. The 15 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 of 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.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That the last paragraph be amended as follows:

Therefore be it resolved that Council request staff to accept the Fort Langley Community Hall's offer of the Fort Langley snowflakes.
CARRIED

Councillors Pratt and Richter opposed

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That Council authorize payment from Council Contingency to outsource the installation of the snowflakes within Fort Langley in time for Christmas 2023.
DEFEATED

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

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

Mayor Woodward and Councillors Richter, Rindt, and vanPopta opposed

2. Aldergrove Community Centre Expansion

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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 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.
CARRIED

3. Cricket Pitch

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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

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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.
CARRIED

4. Gloucester TransLink Taxation without Transit

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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.
CARRIED

Councillor Richter opposed

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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;

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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.
CARRIED

6. Joint School Park Sites History and Financial Projections

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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 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

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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.

CARRIED

7. Staff Presentation regarding Housing Statutes

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council hereby requests a presentation from staff on November 20, 2023, regarding the proposed Housing Statutes (Residential Development) Amendment Act of 2023 to include:

1. the potential need to review and redo engineering services plan(s) within developing areas within ongoing new, residential urban development areas;
2. potential implications for existing single-family neighbourhoods, regarding needed additional school site(s), road dedications, recreation capacity and/or green space(s) for the possible, additional population density without any land use planning, public consultation or rezoning processes to secure them;
3. potential implications for the urban planning process to renew or otherwise update completed Neighbourhood or Community Plans over the long-term, while developing areas of Willoughby, Booth, Rinn and Fernridge are ongoing for many years to come and set to provide a significant quantity of the additional “missing middle” housing forms the legislation is intended to create;
4. potential implications that Bus Rapid Transit on 200th Street or 202nd Street north of Highway #1 could now have on the established single family neighbourhoods of the western areas of Walnut Grove with 6 units mandated to be permitted per single family lot without adequate minimum parking requirements;
5. potential implications for projected population densities of Booth, Rinn and Fernridge Neighbourhood Plans now being substantially higher than adopted by Council;

P. OTHER BUSINESS

6. the potential process for Council to consider the suspension and/or repeal of the Booth, Rinn and Fernridge Neighbourhood Plans and the implications thereof;
7. a potential process for Council to reconsider any and all designated, new single family subdivision development applications within the Township of Langley, in-stream or otherwise; and
8. other content or recommendations that may be appropriate for Council to consider.

CHALLENGE TO THE CHAIR
Councillor Richter challenged the Chair.

The question was called on the motion to sustain the Chair, and it was
CARRIED

Councillor Richter opposed

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

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
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
Item I.3 - Section 90(2) (b) Intergovernmental Relations
Item I.4 - Section 90(1) (g) Legal

CARRIED

Councillor Richter opposed

R. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the meeting terminate at 3:43pm.
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, November 6, 2023 at 7:00pm
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

S. Richardson

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 – November 6, 2023

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held November 6, 2023.
CARRIED

B. PRESENTATIONS

1. Sharlene Brunjes – IPF World Classic & Equipped Masters Powerlifting Championships

Mayor and Council presented Sharlene Brunjes with an achievement certificate for winning gold at the IPF World Classic & Equipped Masters Powerlifting Championships.

C. PUBLIC HEARING

**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

"Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 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"

Explanation – Bylaw No. 5946

S. Richardson explained that Bylaw No. 5946 amends the Carvolth Neighbourhood Plan for lands located at 8393 - 200 Street to accommodate development of 195 apartment units and 74 townhouse units by changing the land use designations for a portion of the site from Townhouse (50 upa) to Medium Density Apartment (1.9 FSR) with a site specific density allowance of 2.1 FSR. 428 Public Notices were mailed out.

Explanation – Bylaw No. 5947

S. Richardson explained that Bylaw No. 5947 rezones property located at 8393 - 200 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-197 to accommodate development of 195 apartment units and 74 townhouse units.

Development Permit No. 101375

Running concurrently with this Bylaw is Development Permit No. 101375 (North Arc Properties 200th Street Inc. / 8393 – 200 Street) in accordance with Attachment B 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.

C. PUBLIC HEARING

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.

Submissions from the public:

There were no submissions received from the public.

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 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".
CARRIED

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council grant grant reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 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".
CARRIED

D. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:11pm.
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)**
  11/20/2023
- **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)

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 - REGULAR MEETING	**REPORT:**	23-247
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	CELEBRATE CANADA GRANT APPLICATION		

RECOMMENDATION:

That Council approve submission of a grant application to the Celebrate Canada Grant for $77,000 towards Canada Day 2024 Events within the Township of Langley.

ANALYSIS:

Annually, Heritage Canada offers fundings to municipalities and other organizations covering 100% of eligible costs for events running from June 21, 2024 to July 1, 2024 to celebrate and promote either one or more days among: National Indigenous Peoples Day, Saint-Jean-Baptiste Day, Canadian Multiculturalism Day and Canada Day. Events must be free of charge and open to the general public with applications being due by November 21, 2023.

A successful grant application would enhance the existing budget of $32,606, enabling a more comprehensive and elaborate Canada Day celebration.

Financial Implications:

Should the Township be successful in this grant application, it will allow the event to be expanded beyond the 2023 base budget of $32,606. Should the grant application not be successful, staff will proceed with organizing an event within the approved operating budget.

Respectfully submitted,

Ryan Chapman
MANAGER OF ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 - REGULAR MEETING	**REPORT:**	23-245
FROM:	LEGISLATIVE SERVICES DIVISION	**FILE:**	1475-01
SUBJECT:	REVIEW OF STATUTORY NOTICE ADVERTISING METHODS		

RECOMMENDATION:

That Council direct staff to provide an alternative statutory advertising bylaw which would designate two methods of communication for the statutory public notices as legislated in the *Community Charter* (section 94.2) and continue with placing the statutory notices in the local newsprint media on a reduced basis as long as practical.

EXECUTIVE SUMMARY:

With changes to the local media landscape, staff is seeking Council direction on the method of public notice requirements for the future. Staff is providing three options with a recommendation to move forward with an alternative statutory advertising bylaw and continue to use the local newsprint media for advertising of statutory items with a reduced publication requirement.

Below are two alternative recommendations that Council may wish to consider should Council wish to cease using local print media for statutory ads entirely or continue to use the local print media as provided as the default for statutory advertising in the *Community Charter*.

1. Staff provide an alternative statutory advertising bylaw which would designate two methods of communication for the statutory public notices as legislated in the *Community Charter* (section 94.2) and discontinue placing the statutory notices in the local newsprint media.
2. Staff continue the practice of the default statutory advertising legislated in section 94.1 of the *Community Charter* by continuing to place the statutory public notices in the local newsprint media only.

PURPOSE:

To consider the future methods of providing legislated statutory public notices and provide direction to staff.

BACKGROUND/HISTORY:

Section 94.1 of the *Community Charter* provides for the default publication requirements should a local government not have a bylaw that prescribes an alternative statutory advertising process. The default publication for statutory ads is to place print ads in an area newspaper once each week for two consecutive weeks.

In February 2022, the *Community Charter* was amended to allow for other methods of statutory advertising. If the local government adopts a bylaw that specifies two means by which a notice is published (not including the Public Notice Posting Place), notices are no longer required to be published in the local newspapers. Amendment to the *Community Charter* was made as some local governments and regional districts in British Columbia were unable to meet the required advertising do to a lack of print newspaper circulation in their areas.

Recently several newspapers in smaller municipalities and regional districts in British Columbia have either moved to online publications only for circulation or ceased publication entirely. In August 2023 in the Lower Mainland the cities of Burnaby, New Westminster, Coquitlam, Port Coquitlam, Port Moody, Anmore and Belcarra were given nine days notice that the local newspapers distributed in their areas were ceasing print editions. In the case of Burnaby, this led to notification problems for already planned Public Hearings. An online news service does not meet with the requirements of the *Community Charter*. With the mail out already completed but no ability to use local papers to meet the advertising requirements, Burnaby was forced to move the required ads to a regional paper at a significantly increased cost.

In Langley the last several years have seen a decrease in the distribution of printed newspapers. The number of newspapers has reduced from three to two and the number of times a newspaper is printed and distributed has dropped to once per week from twice. This continued reduction of service is providing less options for readers to see the statutory ads.

Staff also began to review the statutory advertising needs following recent Alternative Approval Processes done by the Township and City of Langley. In both instances staff found that stakeholders were critical of the required notification. Further, it was discovered that the local newspaper circulation had significant gaps in delivery to some residential addresses. For example, the City of Langley was advised that the local newspapers were no longer delivered to multi-family sites such as townhouses. With the variation in forms and density of homes increasing, the circulation limitations of the local newspaper is an escalating issue.

DISCUSSION/ANALYSIS:

Staff have reviewed the current legislated method of statutory notice advertising and potential future methods and have provided the following options for Council's consideration and direction.

Option One: Cease Local Newspaper Advertising and Adopt a Bylaw for an Alternative Advertising Method

Section 94.2 of the *Community Charter* allows for local governments to replace the Default Publication Requirements (section 94.1) that are currently used by the Township to communicate statutory notices with alternative methods. If a local government chooses to use alternative methods, it must be done by bylaw and must specify two methods of publication that notices will be published. This must not include the Public Notice Posting Place as defined in the *Community Charter* and the *Council Procedure Bylaw*. If an alternative publication bylaw is adopted the notice must be published at least 7 days prior to the matter being heard for which the notice if required.

Corporate Communications has provided a new model that would meet the legislated requirements should Council wish to enact an alternative publication bylaw (Attachment A). The method would include adjustments to the Township website to include a statutory notice page that would be updated as notices are required. The Township social media channels would then be used to advise followers of the notices and direct views to the notices page for information. Staff are confident this would satisfy one of the required two methods of publication.

The second method of publication would be via direct emails to subscribers using the eNewsletter tool. A new eNews category for legislated information would be added for individuals wishing to receive emails directly regarding statutory advertising. Again, the social media channels and existing eNews lists would be used to communicate the new method of statutory advertising and provide the information that individuals could subscribe to this category. Full information on these proposed methods is included in Attachment A.

Moving toward a Township of Langley method of publishing statutory ads will futureproof the adverting requirements. With the changing print media landscape there is significant potential that local print news sources will become online sources only and therefore not meet the default publication methods prescribed in the *Community Charter*. If this occurs with little warning, as it did in other lower mainland areas, all items that require statutory advertising will be halted until a bylaw is adopted, or advertising will have to move to a regional newspaper at a significant cost increase until a bylaw can be adopted.

Staff are confident that moving toward a Township of Langley method provides significant benefit to the stakeholders in the township.

- Individuals can access the information at any time instead of once a week with the current print version.
- Reaching a greater number of the Township's population as the print version is not delivered to some areas of the Township and not at many multifamily developments.
- The use of the direct email will provide notification that notices have been published, replacing the passive review of the newspaper by stakeholders.
- A potential savings of $30,000 to $40,000 per year now spend to advertise legislative information in print media, without a corresponding increase to staffing as the current staff compliment would be used for implementation.
- Information can be added or corrected in real-time. With print ads, additions, improvements, and corrections can not be made during the ad cycle.

It is acknowledged that this change may impact those that only rely on the print edition of the local newspapers for Township advertising. However, with the changing media landscape, the declining delivery and readership of traditional print news, and the impact these factors have on the availability of the ads in a print form to stakeholders, it needs to be considered if the print ads are having the appropriate reach to stakeholders at this time.

Option Two: Adopt a Bylaw for an Alternative Advertising Method and Continue with Optional Reduced Print Statutory Advertising

A second option to be considered is to move forward with an alternative advertising method bylaw which would include two ways the Township would provide the statutory notices (as outlined above). The practice could continue to include a single ad in local newspaper media to provide an additional location for advertising. Staff would recommend this be a practice and not included in the alternative advertising bylaw due to the changing local media landscape. In future should local media follow the adjustments to other local media print media and become an online media source only it would leave the Township unable to put forward items that

require statutory advertising until the bylaw can be amended to reflect the deletion of the print requirement.

Option Three: Status Quo

Council may also choose to direct staff to make no changes to the methods of statutory advertising at this time. This option provides the greatest risk for disruption to items that require statutory advertising as should the local media cease printing a paper edition with little notice, the Township would be unable to continue with actions that require statutory advertising until a bylaw can be adopted. An immediate short-term solution would be to move statutory advertising to a regional paper, but costs would be significantly higher and circulation may be lower.

Legislation:

Community Charter

Respectfully submitted,

Wendy Bauer
TOWNSHIP CLERK
for
LEGISLATIVE SERVICES

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

CONCURRENCES	
Division / Department	**Name**
Corporate Administration Divison	M. Bakken

ATTACHMENT A Legislated Municipal Advertising

Legislated Municipal Advertising – A New Model Due to Changes in Media Outlets and Digital Platforms

How the Township of Langley can Proactively Prepare for Change

Overview

The media landscape has changed dramatically over the past decade downsizing from costly periodic printed newspapers to cheaper online options. User behavior has also shifted to people accessing news several times daily on multiple channels with digital as the prominent options, versus a weekly hardcopy. This is evident with small city newspapers (e.g. Langley Advance Times) as their business model loses revenue to other ad platforms. A pandemic and inflationary pressures have further contributed to the shift from print to digital.

Historically, most cities had two competing newspapers publishing twice per week each. Now there is one newspaper only, publishing has dropped to once per week, and distribution / readership rates have fallen. The next step of the existing print model shift is where printed newspapers will no longer be used and only web-based media platforms will exist, and even that is uncertain as they would still rely on advertising revenue to sustain themselves. Recently this has already occurred in New Westminster, the Tri Cities, and Burnaby where they no longer have printed newspapers, and it is expected that other cities newspapers will follow this shift.

In proactive preparation for this likely inevitable next step of our local media (no more printed version), it is recommended that the Township Bylaw be updated to present Township communications platforms as the main options for communicating legislated information to the community.

Township Communications Platforms

The Township has worked diligently over the past four years to build our information distribution platforms and their followership, especially digital platforms which all primary and secondary research indicates is by far the preferred and most widely used platforms. Our key platforms have seen steady growth where they exceed that of the local media in many cases.

- **Website**: 4.94 million page views annually
    - 412,000 monthly and 13,535 daily pageview on average
    - up 7% from the previous year, and up 20% from the year before that
    - 70.5 % of all web traffic is done on a mobile device (versus laptop/desktop)
- **eNewsletters**: 7,353 unduplicated subscribers across several categories
- **Facebook**: 14,623 followers | **Twitter**: 9,260 | **Instagram**: 6,529 | **LinkedIn:** 4,791

Recommended Actions

To prepare for the likely inevitable next step of our local media (no printed version) and ensure Township information continues to reach our community members effectively as legislated, the following is proposed.

1. Develop an alternative model for the Township's legislated information needs – see below.
2. Update the Township Bylaw to reflect the changes.
3. Develop the platforms as needed (e.g. news category, eNews category, templated communications).
4. Implement the new model (subject to Council adoption).

Proposed Model

It is proposed to use the following model (with three communication channels versus just two as other Municipalities are doing).

- Use the high traffic Tol.ca website as the primary information and archiving platform.
    - Post all legislated information in their full content as 'News posts' inside our news tool.
    - Create a new category so people can search and filter to quickly find and show these.
    - Visitors can subscribe to the News page to be notified whenever a news item is added.
- Use our eNewsletter tool to send weekly notifications of posted legislated information.
    - Create a new eNews category specifically for the legislated information and build subscribers.
- Use our X (formerly Twitter) social media channel to communicate weekly the legislated information.

Initial Change Marketing

Initially, additional communications actions could also be done to launch, inform, and educate the community of the new model and to motivate them to subscribe to the channels. These include:

- using the popular General eNews category – which will also help build the new category's followership
- using Twitter, Facebook, Instagram, and LinkedIn to launch the new model and build followership
- using paid ads on social channels to reach a larger audience in the community
- placing small reminder ads in the 'Township News and Events' weekly newspaper ad while it still exists

Hardcopy options (e.g. direct mail, flyer inserts) are not efficient or cost-effective for initial or ongoing communications due to the massive weekly costs that would be incurred to reach all Township households.

Positive Outcomes of the Proposed Model

- Utilizing our existing high traffic website and digital tools to communicate the legislated information.
- Providing options for people to access the information 24/7/365 anytime, anywhere on any device (as confirmed in research) versus once-per week in the printed newspaper, for those who even receive it.
- Reaching more of the Township's large and growing population online versus declining newsprint.
- Bringing people to our website provides cross-marketing options for other Township information.
- Providing technical notification options for people so they don't miss an update.
- Annual savings of $30,000 - $40,000 annually on legislation information advertising.
- Tracking usage stats via website, social and eNews metrics.
- Errors in information can be fixed in real-time on the fly, whereas newspaper ads cannot be fixed.

Human Resources Needed

No human resources costs would be incurred using the new model as existing staff would be used.

Budget

No costs would be incurred using the new model as existing staff and platforms would be used. Although some small upfront costs may be incurred if paid advertising is used to initially communicate the new model. Over the long term savings would be realized of approximately $30,000 - $40,000 annually.

Timing

The model outlined above could be implemented within two weeks from notification to proceed.

Data Sources

- Township website metrics via Google Analytics.
- Township social media channels metrics.
- Burnaby Now news story
- Ongoing news stories about the changing landscape of media outlets
- Vividata research on Canadian news consumption.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 - REGULAR MEETING	**REPORT:**	23-251
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	4000-01
SUBJECT:	BYLAW ENFORCEMENT COUNCIL POLICY AMENDMENT		

RECOMMENDATION:

That Council amend Bylaw Enforcement Council Policy No. 08-108 presented as Attachment A to this report.

EXECUTIVE SUMMARY:

The current iteration of Council Policy 08-108 (the Policy) was amended by Council in 2019 and generally provides for a reactive enforcement approach where potential bylaw infractions are investigated based on complaints received by the public. Section 5.1.1(f) of the Policy also permits investigation of complaints where it is considered appropriate by the Manager of Bylaws. In most cases under the Policy, Bylaw Enforcement Officers are limited to investigating complaints only where a complaint is received from the public.

Recently, there has been a significant increase in property owners using agricultural and rural zoned land in the Township for commercial trucking operations including for the storage and repair of commercial vehicles. This is not a permitted use in the RU Zones pursuant to the Township's Zoning Bylaw (the Bylaw). Under Section 108 of the Bylaw, most rural properties allow parking or storage of a maximum of three (3) commercial vehicles, as an accessory to a residential use. These commercial trucking or repair businesses would also be required to obtain a business license from the Township under the Township's Licensing Bylaw, for which licenses cannot be issued when there is non-compliance with the Bylaw.

The Township has received repeated complaints from residents regarding unlawful commercial trucking operations. In response, the Bylaw Enforcement Department has taken proactive enforcement steps to bring these properties into compliance with the Township's bylaws including seeking Council approval to authorize legal proceedings where voluntary compliance could not be obtained.

However, there are remaining challenges for the Bylaw Enforcement Department in respect of proactive and timely enforcement of unlawful commercial trucking operations including:

- the inability for bylaw enforcement officers to proactively investigate unlawful commercial trucking operations where this conduct is observed by Township staff but no public complaint has been received
- expending time and resources to obtain Council approval where legal proceedings are deemed necessary to bring a property into compliance with the Township's bylaws

In response to these concerns and to allow for more proactive and expedited enforcement of commercial vehicle parking on rural zoned land as well as for other bylaw enforcement priorities of the Township that may arise in the future, Township staff recommend a number of amendments to the Policy which are set out below.

PURPOSE:

To seek Council approval of amendments to the Bylaw Enforcement Council Policy 08-108 to allow for more proactive and expedited enforcement of commercial vehicle parking on rural zoned land as well as for other bylaw enforcement priorities of the Township that may arise in the future.

BACKGROUND/HISTORY:

The Policy was last amended by Council in 2019. As above, the Policy generally provides for a reactive enforcement strategy where potential bylaw infractions are investigated based on public complaints. Section 5.1.1(f) of the Policy also permits investigation of complaints where it is considered appropriate by the Manager of Bylaws. The reactive nature of the Policy generally limits the ability of bylaw enforcement officers to investigate complaints unless there is a complaint received by the public.

Over the last couple of years, there has been a significant increase in property owners using agricultural and rural zoned land in the Township for commercial trucking operations including for the storage and repair of commercial vehicles. This is not a permitted use in the RU Zones under the Bylaw. Under Section 108 of the Bylaw, most rural properties allow parking or storage of a maximum of three (3) commercial vehicles, as an accessory to a residential use. These commercial trucking or repair businesses would also be required to obtain a business license from the Township under the Township's Licensing Bylaw, for which licenses cannot be issued where there is non-compliance with the Bylaw.

Recently, the Township has received regular complaints from residents regarding unlawful commercial trucking operations. In response, the Bylaw Enforcement Department has taken proactive enforcement steps to bring these properties into compliance with the Township's bylaws. This includes a legal injunction obtained in the BC Supreme Court last year against an unlawful commercial trucking operation, and other legal proceedings authorized by Council that are still in progress.

However, as set out above, there challenges remain for the Bylaw Enforcement Department in respect of proactive enforcement against unlawful commercial trucking operations including:

- the inability for bylaw enforcement officers to proactively investigate unlawful commercial trucking operations where this conduct is observed by Township staff but no public complaint has been received
- time and resources to obtain Council approval where legal proceedings are deemed necessary to bring a property into compliance with the Township's bylaws.

Enforcement of municipal bylaws is an important, necessary and inevitable function of local government. In accordance with the Policy, Township staff will continue to work with property owners to obtain voluntary compliance with the Township's bylaws. However, where voluntary compliance cannot be realized within a reasonable timeline, and in the case of priority enforcement issues such as unlawful commercial trucking operations, it is vital that Township staff be able to proceed and respond quickly to identified infractions.

In response to the identified concerns and to otherwise allow for more proactive and expedited enforcement of commercial vehicle parking on rural zoned land as well as for other bylaw enforcement priorities of the Township that may arise in the future, Township staff have recommended a number of amendments to the Policy. The powers provided to the Manager of Bylaws in the amendments to the Policy, including to commence legal proceedings, are consistent with powers previously provided to the General Manager of Engineering and Community Development to authorize legal proceedings where there are compliance issues in respect of building and licensing infractions under the Langley Building Bylaw Enforcement Policy.

DISCUSSION/ANALYSIS:

Below are the suggested amendments to the Policy:

1. An amendment to Section 5.1.1 of the Policy to provide for an additional occasion when a complaint investigation should be undertaken, as follows:

    - an observation of a bylaw contravention by Township Bylaw Department staff, in circumstances where the Township's Administrator has previously identified the observed infraction to be a bylaw infraction, or within a category of bylaw infractions, that require more proactive and urgent enforcement by the Bylaw Department.

2. An amendment to Section 5.5.5 to include an additional factor as follows:

    - Where the contravention is a bylaw contravention that has been previously identified by the Township's Administrator to be a bylaw infraction, or within a category of bylaw infractions, that require more proactive and urgent enforcement by the Bylaw Department.

3. Amending Section 5.5.9 of the Policy to remove the reference to "a Council Report".

4. Amending Section 5.5.10 of the Policy by replacing it with the following:

    - Where attempts by Township staff to gain voluntary compliance, as set out in this Policy, fail, or where the bylaw contravention has been identified as Priority 1 under this Policy, Council authorizes the Director and/or Manager of Bylaws, or their delegate, to commence and proceed with legal proceedings, in their sole discretion. The approval of this Policy by Council will constitute a resolution authorizing such legal proceedings as required under section 274 of the *Community Charter*, S.B.C. 2003, c. 26, as may be amended or replaced.

5. Amending Section 5.6.1 of the Policy to include as Priority 1:

    - a bylaw contravention that has been previously identified by the Township's Administrator to be a bylaw infraction, or within a category of bylaw infractions, that require more proactive and urgent enforcement by the Bylaw Department.

The above set out recommendations are consistent with direction from Mayor and Council in respect of more proactive enforcement of Township bylaws including identified urgent issues in the Township such as the use of rural land for commercial truck storage and operations.

Respectfully submitted,

Manny Natt
MANAGER, BYLAW ENFORCEMENT
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

ATTACHMENT A Amended Bylaw Enforcement Council Policy 08-108

Township of Langley
Est. 1873

ATTACHMENT A

COUNCIL POLICY

Subject: Bylaw Enforcement

Policy No.:	**08-108**
Previous Policy No.:	**02-017**
Approved by Council:	**1998-07-20**
Revised by Council:	**2007-04-16**
Revised by Council:	**2016-05-30**
Revised by Council:	**2019-06-10**

1. **Purpose:**

1.1. To set out:

(a) the Township's approach to bylaw enforcement; and

(b) how Township staff should respond to complaints over alleged bylaw contraventions.

1.2 To promote the efficient use of the Township's resources and provide a general framework on how the Township responds to complaints over alleged bylaw contraventions.

2. **Background:**

2.1. N/A

3. **Related Policies**:

3.1. N/A

4. **Definitions:**

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

"**Bylaw Department**" means the Department of Bylaw Enforcement for the Township.

"**Complainant**" includes a natural person, a company, corporation, partnership, firm, association, society, or party.

"**Discretion**" means the freedom to decide what should be done, or not be done, in a particular situation, given the available information.

"**Frivolous Complaint**" means a complaint not having any serious purpose or value.

"**Identity**" means anything that would reveal the name, address, phone number, race, national or ethnic origin, religious or political beliefs, age, sex, gender, marital status, and/or family status of a Complainant.

"**Manager of Bylaws**" means the person appointed by Township Council to the position having that name, their designates and their authorized agents.

"**Property**" means all real Property, including, but not limited to, buildings, structures or improvements located on real Property.

"**Township**" means the Corporation of the Township of Langley.

"**Vexatious Complaint**" means a complaint that is made for retaliatory or bad faith purposes, or otherwise forms part of a pattern of conduct by the Complainant that amounts to an abuse of the complaint process.

5. **Policy:**

5.1. Justification for Taking Action

5.1.1. A complaint investigation should be undertaken by a person designated as a bylaw enforcement officer in response to:

(a) one (1) or more formal complaints (Complainants must provide their name, their address, and their phone number in writing) being received by the Bylaw Department from a Complainant who resides within 500 metres radius of an alleged violator;

(b) a request from the Township's Administrator;

(c) a staff report from another Township department requesting assistance in obtaining compliance with a bylaw relating to the use of Property, as set out under section 5.3 below;

(d) an observation of a bylaw contravention, which constitutes a clear hazard to life, Property or municipal services;

(e) an observation of a traffic related contravention on Township highways where there is a clearly marked traffic control device or where the Bylaw Department receives a complaint from an identified Complainant orally or in writing; ~~or~~

(f) where the Manager of Bylaws otherwise considers, in their sole Discretion, that a complaint investigation is appropriate; or

(g) an observation of a bylaw contravention by Township Bylaw Department staff, in circumstances where the Township's Administrator has previously identified the observed infraction to be a bylaw infraction, or within a category of bylaw infractions, that require more proactive and urgent enforcement by the Bylaw Department.

5.2. Some Complaints Will Not Be Investigated

5.2.1 While all complaints will be received by the Township, not all complaints will be investigated, including, but not limited to, the following:

(a) a Frivolous Complaint or a Vexatious Complaint;

(b) anonymous complaints, unless the alleged contravention constitutes a clear hazard to life, Property or municipal services, or is a contravention that the Township otherwise proactively enforces;

(c) complaints that are private in nature (e.g. disputes between neighbours), which are more appropriately managed by the Complainant through their own access to private resolution processes, such as through stratas, the Residential Tenancy Branch, private legal action, etc.; and

(d) complaints that involve Property not located within the Township or, in the Township's sole Discretion, are more properly within the jurisdiction of another enforcement body.

5.2.2 In all cases, whether or not a complaint is investigated is within the sole Discretion of the Township.

5.3. Departmental Enforcement

5.3.1 Each Township department will be responsible for their own background investigation of bylaw complaints.

5.3.2 The Township department responsible for the original complaint will be responsible to ensure that all reasonable attempts have been made to effect voluntary compliance with the Township's bylaws in accordance with this Policy.

5.3.3 If the Township department responsible for the original complaint is satisfied that voluntary compliance cannot be achieved, a full written report, including background information and action to date may be submitted to the Manager of Bylaws.

5.3.4 Upon approval of the report set out in section 5.3.3 above, by the Manager of Bylaws, the Township department responsible for the original complaint may request assistance from the Bylaw Department.

5.4. Enforcement Approach

5.4.1 The Township promotes an enforcement philosophy that seeks voluntary compliance with Township bylaws where possible. Options for obtaining voluntary compliance include education, warnings, information, and non-penalty enforcement, including providing a contravenor with a reasonable time frame to comply. Verbal or other non-formal steps to obtain compliance will be made in the early stages of an investigation, where possible, with respect to non-reoccurring bylaw contraventions.

5.4.2 Formal enforcement action may be taken, in the Township's sole Discretion, including in the following situations:

(a) a bylaw contravention which constitutes a clear hazard to life, Property or municipal services;

(b) a bylaw contravention which occurs on Township Property; or

(c) a bylaw contravention where the contravener knows, or ought to have known, that their conduct is in contravention of the Township's bylaws.

5.4.3 In the case of a complaint regarding an alleged unauthorized or non-compliant secondary suite, the Township will only take enforcement action where:

(a) two written complaints are received from immediate neighbours, and there exists an over-riding Township interest, such as public safety or excessive street parking causing potential traffic flow problems;

(b) one written complaint is received from an existing tenant of the secondary suite, and there exists a safety concern, under the British Columbia Building Code or otherwise; or

(c) the Township, in its sole Discretion, deems it necessary to proactively enforce unauthorized or non-compliant secondary suites.

5.5 Enforcement Responses

5.5.1 A complaint must be made by completing and submitting a Property use complaint form, or otherwise in writing, and must include the information set out in section 5.1.1. above.

5.5.2 Action by the Township to obtain compliance with a bylaw may not be commenced until the validity of the complaint, the nature of the contravention, and the applicable section of the regulatory bylaw is determined.

5.5.3 If the validity of a complaint cannot be confirmed by the Township (e.g. a one time noise contravention), a letter may be sent by the Township informing the alleged contravenor of the complaint received. This letter should include the relevant details related to the alleged bylaw contravention, including the section of the Township bylaw for the alleged contravenor's information.

5.5.4 During the course of the Township's investigation into a complaint, the Township should take all reasonable efforts to make notes, and all conversations and interviews with the alleged contravenor(s) may be confirmed in writing, by e-mail, letter or otherwise.

5.5.5 The bylaw officer may exercise Discretion in determining an appropriate time frame for compliance, and in doing so, may consider any reasonable factor, including but not limited to, the following:

(a) the nature of the contravention;

(b) the duration of the contravention;

(c) any deadline contained in the applicable Township bylaw, which deadline will generally be considered a minimum time frame for compliance;

(d) the Township's previous history with the contravenor or the Property;

(e) repeat offences by the contravenor or at the Property;

(f) the short and long term impacts of the contravention; ~~and~~

(g) any other extenuating circumstances, in the Township's sole Discretion; and

(h) where the contravention is a bylaw contravention that has been previously identified by the Township's Administrator to be a bylaw infraction, or within a category of bylaw infractions, that require more proactive and urgent enforcement by the Bylaw Department.

5.5.6 Should the Township determine that a complaint is valid, and a time frame has been given to the alleged contravenor to comply with the bylaw being contravened, a letter confirming the time allowed may be sent to the contravenor by regular mail. If upon expiry of the time frame for compliance required by the Township, the bylaw contravention has not been resolved, and the Township determines, in its sole Discretion, that there are no reasonable extenuating circumstances for this delay, a further letter may be sent by the Township to the contravenor. This letter may provide for a further allowable time frame for compliance, and will inform the contravenor of the Township's intention to take further action, which may include the issuance of bylaw notices, as may be necessary to achieve compliance.

5.5.7 If the bylaw contravention is not resolved or no progress has been made to the satisfaction of the Township by the expiry of the time frame stipulated in the letter set out under section 5.5.6, the Township may offer to meet with the contravenor(s), at the Township's sole Discretion, to provide the contravenor(s) with a further opportunity to achieve compliance.

5.5.8 Where a meeting has been held in accordance with section 5.5.7 above, the Township will send a follow-up letter confirming the details of the meeting and the date by which compliance is required to prevent any further enforcement action by the Township.

5.5.9 Should compliance not be obtained through reasonable efforts, including through informal and formal communication with the contravenor(s), or as otherwise set out herein, the investigating bylaw officer will prepare a memorandum to the Manager of Bylaws, including a recommendation as to the appropriate action to be undertaken, such as the issuance of bylaw offence notices, or ~~a Council Report~~ authorizing legal action.

5.5.10 ~~The Manager of Bylaws, at their sole Discretion, may prepare a Council Report recommending that action be taken under the *Community Charter*, or otherwise.~~ Where attempts by Township staff to gain voluntary compliance, as set out in this Policy, fail, or where the bylaw contravention has been identified as Priority 1 under this Policy, Council authorizes the Director and/or Manager of Bylaws, or their delegate, to commence and proceed with legal proceedings, in their sole discretion. The approval of this Policy by Council will constitute a resolution authorizing such legal proceedings as required under section 274 of the *Community Charter*, S.B.C. 2003, c. 26, as may be amended or replaced.

5.5.11 If at any time during the above set out bylaw enforcement procedure, the contravention is resolved, the authorized action may be suspended or halted, and the Complainant and the contravenor will be notified that the contravention has been resolved.

5.5.12 Notwithstanding sections 5.5.1 through 5.5.10, where the Township has determined that a bylaw contravention has occurred, the Township may at any time, at its sole Discretion, expedite the enforcement of the bylaw contravention by not following one or more of the steps set out in this Policy, but instead proceeding with immediate enforcement action, including but not limited to, the laying of an information or taking any other action as appropriate and reasonable, including the issuance of a bylaw notice under the Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended or replaced (e.g. a failure to comply with a stop work order, a noise bylaw contravention is continuing, or where any other contravention requiring immediate action is continuing).

5.5.13 In accordance with a previous Council resolution, the Township may proceed directly to enforcement for a repeated contravention, at the Township's sole Discretion (e.g. where an illegal suite has been previously decommissioned and found by inspection to have been recommissioned).

5.5.14 To maintain consistency, and in consideration of Township resources, the Manager of Bylaws will generally be responsible for all communications with the Township's legal counsel, unless otherwise directed.

5.6 Prioritizing Bylaw Enforcement Complaints

5.6.1 The Township's response to valid complaints are generally prioritized into three categories:

Priority 1: Health and Safety - the alleged bylaw contravention may adversely impact the health or public safety of the community. These contraventions will generally be investigated and enforced as soon as reasonably possible, subject to the availability of Township staff and other resources.

Administrator Priority – the alleged bylaw contravention that has been previously identified by the Township's Administrator to be a bylaw infraction, or within a category of bylaw infractions, that require more proactive and urgent enforcement by the Bylaw Department.

Priority 2: Significant Negative Impact to Adjacent Properties - the alleged bylaw contravention is significantly impacting adjacent properties in a negative manner, but it generally does not pose an immediate risk to the health or public safety of the community. The Township's investigation and enforcement of Priority 2 matters will most often be initiated in response to valid complaints received by the Township, as set out in this Policy.

Priority 3: General Nuisance - the alleged bylaw contravention may be a matter that is a general community concern. These contraventions are less serious in nature and generally do not affect the health or public safety of the community.

5.7 Bylaw Amendment

5.7.1 The Manager of Bylaws, and other Township staff involved with bylaw enforcement, should take all reasonable efforts to identify and recommend amendments to bylaws which are not serving a necessary Township interest.

5.8 Confidentiality

5.8.1 The Identity of a Complainant is to be kept confidential. Only Township staff directly involved in complaint taking and resolution may have knowledge of a Complainant's Identity. Township staff will not reveal the Identity of a Complainant's Identity, except in accordance with the following:

(a) where the Complainant has provided the Township with their written permission for their Identity to be made public; or

(b) where the Township is otherwise required by law to disclose the complainant's Identity.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 - REGULAR MEETING	**REPORT:**	23-243
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	6480-28-001
SUBJECT:	SALMON RIVER UPLANDS - RURAL PLAN		

RECOMMENDATION:

That Council endorse the continued use of the Preliminary Draft Planning Framework, in the form presented substantially in Attachment A, in addition to the established requirements pursuant to bylaws, policies, plans and best practice in processing instream development applications in the Salmon River Uplands area.

EXECUTIVE SUMMARY:

The Salmon River Uplands (SRU) area is unique due to its history of development, existing land use pattern and density, subdivision potential, location over a vulnerable aquifer area and presence of extensive Agricultural Land Reserve (ALR)/non-ALR edges. It is recognized as having significant potential for land use conflicts between agriculture and non-agricultural uses.

While the Rural Plan calls for policies for future growth, subdivision and agriculture in the SRU area, key changes have provided a new regulatory and policy context for the Township to manage the potential for land use conflicts and ameliorate development impacts in the SRU area. The key changes are as follows:

- Provincial Order-In-Council: In 1997, the Township became a “regulated” municipality under Section 553 of the Local Government Act. The regulated status gives the Township the ability to use “farm bylaws” to help minimize the potential for land use conflicts through regulatory options such as normal farm practice, good-neighbour relations (between farmers and non-farmers), farm-friendly designs and environmental protection measures, provided the “farm bylaws” are approved by the Minister of Agriculture.

- Water Sustainability Act (WSA): Protection of water resources is primarily a provincial responsibility. In 2016, the WSA was brought into force to ensure a sustainable supply of fresh water that meets the current and future needs of the province. The WSA provides new regulatory tools for protecting, managing and using water efficiently. Due to the complexity of the WSA and the number of proposed regulations, the provincial government is taking a phased approach to implementation. These regulations would have positive impact on the protection of the sensitive Hopington Aquifer.

- New Official Community Plan (OCP): When the Rural Plan was adopted in 1993, the OCP in effect at the time designated the SRU area as Salmon River Uplands without specific policy for the land use designation. In 2016, Council adopted a new OCP which designates the SRU area as Rural with a policy to retain the rural residential character. The new OCP also provides policies for environmental considerations such as water retention and flood

prevention, groundwater recharge, wildlife habitat, streams and riparian areas. These new policies are relevant to the SRU area.

- The SRU Planning Framework: On October 18, 2021, Council directed staff to use a planning framework presented in Report 21-121 (Attachment A) in finalizing a set of requirements that would be used for processing of instream applications in the SRU area. It is recommended that Council re-affirms its direction to use the framework.

- Memorandum of Understanding (MOU): In 2023, Council authorized execution of a MOU between the Township and Metro Vancouver, as part of the process of accepting the Regional Growth Strategy. The MOU has set a policy direction to limit growth in the SRU area by establishing minimum lot size to half an acre, recognizing that the area has legacy developments with lots that may be smaller than half an acre. It also provides flexibility for minor lot size variances to accommodate site topological, environmental, or other land use constraints, as appropriate. Reinforcing the OCP policy, the MOU provides a specific direction to protect the character of the SRU area. Based on the minimum lot size, rural residential development in the SRU will mostly be in the form of infill. There is very limited potential for large scale subdivision beyond the two instream applications submitted by Infinity and Coastland.

Since the adoption of the Rural Plan, key regulatory and policy changes have provided a new context for the Township to manage the potential for land use conflicts and ameliorate development impacts. These changes, combined, have diminished the need for more detailed planning for the SRU area. Future planning focus could be placed on establishing a special management area via farm bylaws and exploring options to increase employment capacity along the Fraser Highway corridor.

The Rural Plan has achieved its goals to enhance agricultural viability through protection of farmland and to retain the countryside character of rural Langley. It should continue to be a cornerstone policy to implement a foundational goal in the OCP to promote agriculture, enhance farm viability and secure local food resources.

PURPOSE:

This report is in response to Council's direction on July 24, 2023 to review the need for a more detailed plan for potential future growth, subdivision and agriculture for the Salmon River Uplands area.

BACKGROUND/HISTORY:

In 1993, Council adopted the Rural Plan with goals to enhance agricultural viability through recognition and protection of the Agricultural Land Reserve and to retain and/or enhance the countryside character of areas designated Agriculture or Rural in the Official Community Plan (OCP).

At the October 18, 2021 Regular Meeting, Council received Report 21-121 (Attachment A) and directed staff to use a planning framework presented in the report to set out policies and identify prerequisites that must be addressed by development proponents in the Salmon River Uplands (SRU) area. The planning framework was intended to satisfy the requirement of updating the Rural Plan.

At the November 14, 2022 Regular Meeting, Council requested a report outlining the potential timelines, scope and other recommendations for a review of the SRU area.

At the April 17, 2023 Regular Meeting, Council authorized execution of a Memorandum of Understanding (MOU) between the Township and Metro Vancouver, as part of the process of accepting the Regional Growth Strategy. One of the provisions in the MOU is for the Township to limit growth in the SRU area by setting the minimum lot size at half an acre.

At the July 24, 2023 Regular Meeting, Council requested a staff report on the potential merits, or lack thereof, of a more detailed plan for potential future growth, subdivision and agriculture for the SRU area.

DISCUSSION/ANALYSIS:

The SRU area is unique due to its history of development, existing land use pattern and density, subdivision potential, location over a vulnerable aquifer area, and presence of extensive ALR/non-ALR edges. It is recognized as having significant potential for land use conflicts between agriculture and non-agricultural uses.

Adopted in 1993, the Rural Plan calls for policies for future growth, subdivision and agriculture in the SRU area. However, key changes have provided a new regulatory and policy context for the Township to manage the potential for land use conflicts and ameliorate development impacts in the SRU area. The discussion below outlines the key changes and illustrates the diminished need for detailed planning.

Provincial Order-In-Council

On July 28, 1997, by a provincial Order-In-Council, the Township of Langley became a “regulated” municipality pursuant to Section 553 of the Local Government Act. While the regulated status prohibits Council from adopting bylaws that restrict the use of lands in the ALR for farming without the approval of the Minister of Agriculture, it gives the Township the ability to propose a special management area for the SRU area using “farm bylaws” that must be endorsed by the Minister. Such farm bylaws could help manage the potential for land use conflicts through regulatory options such as normal farm practice, good-neighbour relations (between farmers and non-farmers), farm-friendly designs and environmental protection measures.

Water Sustainability Act (WSA)

Protection of water resources is primarily a provincial responsibility. In 2016, the WSA was brought into force to ensure a sustainable supply of fresh water that meets the current and future needs of the province.

The WSA provides new regulatory tools for protecting, managing and using water efficiently. It introduces various changes to the way that water is managed. Key changes that are relevant to the SRU area include licensing groundwater for non-domestic use, new fees and rentals for water use, stronger protection for aquatic ecosystems and riparian areas, and expanding protection of groundwater related to well construction and maintenance.

Due to the complexity of the WSA and the number of proposed regulations, the provincial government is taking a phased approach to implementation. These regulations would have positive impact on the protection of the sensitive Hopington Aquifer.

New Official Community Plan (OCP)

The first Township OCP was adopted in 1979. When the Rural Plan was adopted in 1993, the OCP designated the SRU area as Salmon River Uplands on a map without specific (text) policy for the land use designation.

In 2016, Council adopted a new OCP which designates the SRU area as Rural. The new OCP has a policy to retain the rural residential character while permitting rural residential development and agricultural uses. The OCP also provides policies for environmental considerations such as water retention and flood prevention, groundwater recharge, wildlife habitat, streams and riparian areas. These aspects were not addressed in the 1979 OCP but are relevant to the SRU area.

Planning Framework

The planning framework presented to Council on October 18, 2021 outlines a list of technical considerations for climate action, stormwater management, ecological protection, trail connectivity and greenway amenity, water servicing and protection of the rural character that must be addressed by development proponents in the area. It was anticipated that the framework would be finalized in collaboration with the affected stakeholders and used as a method in which to evaluate residential development proposals in the SRU area. The framework is intended to satisfy the requirement of updating the Rural Plan, while also ensuring development applications are required to comply with the most recent technological advancements, best practice and standards.

Subsequent to the Council direction on November 14, 2022, staff have reviewed the framework and determined that its broad scope represents the comprehensive nature of a typical planning exercise and integrates the recent legislative and policy changes into consideration. It is recommended that Council reaffirm its direction to use the framework instead of updating the Rural Plan.

Memorandum of Understanding (MOU)

In 2023, Council authorized execution of a MOU between the Township and Metro Vancouver, as part of the process of accepting the Regional Growth Strategy (Metro 2050). The MOU has set a policy direction to limit growth in the SRU area by establishing minimum lot size to half an acre, recognizing that the area has legacy developments with lots that may be smaller than half an acre. It also provides flexibility for minor lot size variances to accommodate site topological, environmental, or other land use constraints, as appropriate.

Metro 2050 defines the desired long-term character of the SRU area and the MOU confirms it. Metro 2050 designates the area as Rural. A provision in the MOU states that “the region’s Rural regional land use designated lands are intended to protect the existing character, landscapes, and environmental qualities of rural communities outside the Urban Containment Boundary, and that land uses in these areas may include low density forms of residential.”

The SRU area is characterized by a mix of rural residential development and agricultural uses, with the former located generally outside of the ALR. Rural residential development has taken place based on legacy planning decisions, many of which were made prior to the establishment of the ALR in 1973. Rural residential development is generally located on properties zoned Suburban Residential. Agricultural development is generally located on lands zoned Rural.

Based on the minimum lot size at half an acre, rural residential development in the SRU will mostly be in the form of infill. There is very limited potential for large scale subdivision beyond the two instream applications submitted by Infinity and Coastland.

The proposed Provincial legislative changes (Bill 44 - 2023, Housing Statues (Residential Development) Amendment Action, 2023) under the Homes for People action plan would not affect the SRU area, as the area is not within the Urban Containment Boundaries of Metro 2050. In addition, many areas in Salmon River would not be able to subdivide under the minimum lot size at half an acre, due to topographical limitations (such as steep slopes), environmental conditions (such as setbacks from riparian areas and ecologically sensitive areas), and other considerations (such as limited road access, existing lot line setbacks, and agricultural edge planning buffers).

The intensification of agricultural uses would affect the character of the SRU area, as both farmers and consumers adapted to changes in local food security, dietary and lifestyle needs, energy and transportation costs, storage requirements and other metrics in the food systems. The agricultural character in the SRU area is evolving with more intensification, as evidenced by more greenhouse floorspace, larger intensive farm operations, more planted area for outside crops, and increased agritourism activities.

While infill development and limited land use intensification are anticipated in both rural residential and agricultural areas, the character of the SRU area would still be protected by Metro 2050 and the forthcoming update to the Township's OCP via the Regional Context Statement which is the legal link between the two documents. The SRU area would remain rural in nature, relative to other high density residential areas within the Urban Containment Boundary in Metro Vancouver.

Conclusion:

Since the adoption of the Rural Plan, key regulatory and policy changes have provided a new context for the Township to manage the potential for land use conflicts and ameliorate development impacts in the SRU area. They have diminished the need for more detailed planning. Future planning focus could be placed on establishing a special management area via farm bylaws and exploring options to increase employment capacity along the Fraser Highway corridor.

The Rural Plan has achieved its goals to enhance agricultural viability through protection of farmland and to retain the countryside character of rural Langley. It should continue to be a cornerstone policy to implement a foundational goal in the OCP to promote agriculture, enhance farm viability and secure local food resources.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

ATTACHMENT A Council Report 21-121 with Preliminary Draft Planning Framework

Township of Langley

Est. 1873

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 18, 2021 – REGULAR MEETING	**REPORT:**	21-121
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	6480-28-001
SUBJECT:	SALMON RIVER UPLANDS – RURAL PLAN AMENDMENTS		

RECOMMENDATION:

That Council receive the Salmon River Uplands – Rural Plan Amendments report for information and direct staff to utilize the Preliminary Draft Planning Framework, presented as Attachment A to this report, in developing a Final Detailed Planning Framework, in collaboration with the affected stakeholders, to set out the policies and identify pre-requisites that must be addressed by development proponents in the Salmon River Uplands area, as identified in the Rural Plan.

EXECUTIVE SUMMARY:

At its meeting on September 20, 2021, Council deferred a motion relating to Salmon River Uplands area and potential Rural Plan Amendments to the October 4, 2021 Regular Council meeting when all members of Council can be in attendance. Subsequently at its meeting on October 4, 2021 Council referred the matter to staff to work with the mover to more clearly convey the intent of the motion. Accordingly, as directed by Council, staff met with the mover of the motion and have prepared a list of items presented as Attachment A to this report, under the heading of Salmon River Uplands Planning Framework – Preliminary Draft.

The Preliminary Draft of the Salmon River Uplands Planning Framework document would be used as the basis of discussions with development proponents in finalizing a set of requirements that would be added as conditions of final reading of all current and future development applications, subject to Council's approval, consistent with the specific provisions of the Rural Plan.

Section 5.7 of the Rural Plan, adopted in 1993, states that: *"The Salmon River Uplands shall be maintained for rural residential and agricultural uses"*; and further anticipates that: "*A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area."* The Planning Framework presented in a draft form as Attachment A to this report is intended to satisfy this requirement of the Rural Plan, while also ensuring current and future development applications are required to comply with the most recent technological advancements, best practices and standards in the areas of: a) climate action; b) stormwater management; c) ecological protection; d) trail connectivity; e) water servicing and f) protection of the rural character of the area.

Based on an assessment completed by staff there is a theoretical potential for the creation of an additional estimated number of approximately 700 new lots based on the current zoning. This is an estimation based on gross lot areas and permissible minimum parcel sizes prescribed in the Zoning Bylaw, without the benefit of any site reviews or servicing. Subject to Council's approval the list of conditions outlined in the Planning Framework would be required to be addressed by development proponents within the SRU area, in addition to the usual development requirements established pursuant to bylaws, policies, plans and past practice.

PURPOSE:

This report is provided in response to Council direction and aims to establish a set of planning principles to be used to develop pre-requisites for development in the Salmon River Uplands area.

BACKGROUND/HISTORY:

At its meeting on October 04, 2021 Council considered the following motion and resolved to refer the motion back to staff to work with the mover to more clearly reflect the intent:

"Whereas the Township of Langley adopted its extant Rural Plan in 1993, which plan has amongst its stated goals, the retention and enhancement of the existing countryside character of those areas designated as agricultural or rural in the Official Community Plan;

Whereas the Salmon River Uplands area specifically addressed in the Rural Plan at paragraph 5.7.1, regarding the need for a more detailed plan to be prepared to set out policies for future growth, subdivision, and agriculture in the area; and

Whereas specific policy goals and any planning framework for the area are currently undeveloped, and therefore do not provide adequate consideration for a variety of ensuing policy initiatives, nor an appropriate and established framework for the evaluation of proposed projects, with particular concerns already identified to include water resources, climate change mitigation method requirements, tree canopy coverage, smart growth principles, rational service provision, and other current best management planning considerations;

Therefore be it resolved that Council direct staff to provide a focused review of the current plan with respect to residential subdivision development in the Salmon River Uplands, and report back to Council on recommended amendments and enhancements to the Rural Area Plan in order to address these under-developed goals so as to provide an interim framework in which to evaluate residential development proposals within the area."

Section 5.7 of the Township of Langley Rural Plan (the "Plan"), adopted in 1993, contains the following provision:

"The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area."

The work on completing the Rural Plan commenced in 1989, four years prior to its adoption. The planning work in the preparation of the Rural Plan included a number of studies related to: types of agricultural pursuits by location, lot sizes and patterns; examination of the interfaces of different land uses; economic development potential; and environmental and recreation objectives.

The Plan treated the rural area as agriculture, as opposed to a holding zone for future urban development. Extensive public engagement included a series of workshops, open houses and community surveys as part of the Langley Tomorrow Program.

The information contained in the 1991 Census was also used, which had confirmed the Township of Langley having the largest number of farms (over 1,400) in the entire province; and one of the highest farm gate receipts (~ $120M in 1991), despite the majority (over 86%) of parcels being less than 20 acres in size. Establishing a minimum parcel size in the rural area was based on supporting the best interests of agricultural.

As part of the process, all references and implications to any urban development or designation in the Salmon River Uplands (SRU), within an area of over approximately 2,100 acres not located in the Agricultural Land Reserve (ALR) pursuant to the Official Community Plan (OCP), was removed and replaced with the more appropriate SRU designation confirming the objective of protecting the area for agricultural purposes, with approximately 80% of the rural area designated for increased minimum parcel sizes of up to 20 acres.

Despite the opposition from the majority of the landowners in the affected area, Council, on July 12, 1993, adopted the Plan, which was the first one of its kind in the province and referred to by the ALC as "***the most positive local government policy document with respect to agriculture".***

DISCUSSION/ANALYSIS:

A map of the Salmon River Uplands (SRU) area, as outlined in the Rural Plan (Attachment B), identifying the existing zoning for all properties, the ALR boundary as well as the properties currently under application, is presented as Attachment C to this report.

As discussed at the October 4, 2021 meeting of Council, the Township is currently in receipt of three (3) development applications in the SRU area.

Two (2) of those applications relate to the same parcel of land, commonly referred to, and referenced on the map presented as Attachment C, as the "Neufeld" application, located at 5759 – 240 Street. The property is approximately 18,000 17,000 m^2 (44.5 ac) in area and is located south of the existing Tall Timber development on the north west corner of 56 Avenue and 240 Street.

The first Neufeld development application was received on July 23, 2019 and is a rezoning application that aims to create 39 lots of approximately 4,047 m^2 (1.0 ac.) in area. In order to facilitate the proposed development with the creation of the 39 lots, rezoning of the property would be necessary to change the zoning of the site from Rural Zone RU-1, having a minimum parcel size of 17,000 m^2 (4.2 acres), to Suburban Residential Zone SR-1, with a minimum parcel size of 3,716 m^2 (0.92 acres). As a rezoning application, this would be subject to a Zoning Bylaw amendment process with Council's consideration of four (4) bylaw readings and a public hearing, as directed by Council.

As outlined in the staff report originally presented to Council on June 14, 2021, a number of pre-requisites have been identified for Council's consideration of establishment as development pre-requisites that must be addressed prior to application receiving consideration of final reading.
The second development application relating to the Neufeld property was received on August 23, 2021, and is a subdivision application, that aims to create 10 lots of 17,000 m^2 (4.2 acres) each, pursuant to the existing Zoning Bylaw. Accordingly, this second application would be processed in accordance with the Township's Subdivision and Development Servicing Bylaw and considered by the Township's Approving Officer pursuant to provisions of the provincial legislation, including the Local Government Act, Land Title Act and the Community Charter.

While Approving Officers are empowered to consider matters of "public interest", in addition to municipal bylaws, policies and standards, when considering an application for subdivision, they do not carry the broader powers inherently bestowed upon municipal Councils through provincial legislation. As an example, for demonstration purposes, specific restrictions related to use of property, such as building setbacks, specific environmental protection measures beyond those outlined in bylaws, or registration of covenants preventing certain uses, would be outside the mandate and powers of an Approving Officer, that may be deemed to be appropriate within the context of a rezoning application for imposition by Council.

A third application, that has also been referenced in previous reports and presentations to Council relates to property located in the 23700 Block of 56 Avenue. The subject property in this case is approximately 437,000 m^2 (108 ac) in size. Similar to the first Neufeld application, this is a rezoning application that aims to amend the Township's Zoning Bylaw, to facilitate a subdivision of 44 lots, average lot size of 4,047 m^2 (1.0 acres) each.

This application, referred to as the "Infinity" application, unlike the Neufeld application, has not yet completed the normal staff review to be able to be advanced to Council for consideration. The proponents have held a number of public information meetings to solicit public input, and the application is currently anticipated to be brought forward to Council for consideration in 2022, unless otherwise directed by Council.

The following table provides a summary of the relevant information regarding the three referenced applications, as discussed above:

Project Name	**Neufeld**		**Infinity**
Application Type	Rezoning & Subdivision	Subdivision Per Current Zone	Rezoning & Subdivision
Application Received	July 23/19	August 23/21	May 19/20
Rural Plan Designation	Salmon River Uplands		
ALR	No		
Property Address	5759 – 240 St	5759 – 240 St	23700 blk 56 Ave
Property Area (m^2 / ac.)	180,000 m^2 (44.5 ac)	180,000 m^2 (44.5 ac)	437,000 m^2 (108 ac)
Existing Zoning	RU-1		
Proposed Zoning	SR-1	RU-1	SR-1
Min. Lot Size (Ex. Zone)	17,000 m^2 (4.2 ac)		
Min. Lot Size (Prop. Zone)	3,716 m^2 (0.92 ac)	17,000 m^2 (4.2 ac)	3,716 m^2 (0.92 ac)
No. of Lots per Ex. Zone	10	10	25
No. of Lots per New Zone	39	10	44
Public Information Meeting	Yes		
Servicing Requirements	Relevant Bylaws, Adopted Plans, Policies and Strategies		
Council Approval Req'd.	Yes	No	Yes

As directed by Council at its Regular Meeting on October 4, 2021, staff were able to meet with the mover of the motion to more clearly outline the intent of the motion to provide a focused review of the current plan with respect to residential subdivision development in the Salmon River Uplands, and report back to Council on recommended amendments and enhancements to the Rural Area Plan in order to address these under-developed goals so as to provide an interim framework in which to evaluate residential development proposals within the area.

The outcome of the meeting was the creation of the preliminary draft Planning Framework, presented as Attachment A to this report. It is recommended that Council direct staff to develop a final detailed Planning Framework, in collaboration with the affected stakeholders, to set out the policies and identify pre-requisites that must be addressed by development proponents in the Salmon River Uplands area, as identified in the Rural Plan, including all existing and potential future subdivision and rezoning applications.

In light of the above, staff conducted an assessment of development potential in the SRU area and can present the highlights of the findings in a summarized format in the table below:

Existing Zoning	Total No. of Existing Lots (ALR & non-ALR)	Lots w/ SD potential **NOT** in ALR	Total No. of Potential Additional Lots
SR-1	1946	163	528
SR-3	184	1	2
RU-1	20	3	39
P-1	15	10	154
Total No. of Potential Additional Lots Based on Current Zoning			723

As can be noted, based on the current Zoning Bylaw of properties NOT located in the ALR, there is a theoretical subdivision potential for the creation of an estimated number of 723 new lots in the SRU area, based on the current zoning. Subject to Council's endorsement, the Planning Framework presented as Attachment A to this report can be finalized after the necessary external review, and used in processing development applications, in addition to all other existing bylaws, policies and plans, while meeting the specific provisions of the Rural Plan, particularly in relation with completion of a more detailed plan to set out policies for growth and development.

Respectfully submitted,

Ramin Seifi
GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Salmon River Uplands Planning Framework – Preliminary Draft

ATTACHMENT B Map of the Township's Rural Plan, adopted in 1993

ATTACHMENT C Zoning Map of Salmon River Uplands with current Development Applications

Salmon River Uplands Planning Framework

(Preliminary Draft)

The Township of Langley's various bylaws, policies, adopted strategies and plans shall be used in considering applications proposing growth and development in the Salmon River Uplands (SRU) area, including, but not limited to, the Official Community Plan (OCP), the Zoning Bylaw, the Subdivision and Development Servicing Bylaw, the Climate Action Strategy, the Community Forest Management Strategy, and the Master Transportation Plan. In addition, development proposals shall be required to consider and undertake the following:

A. Climate Action

1. Utilize nature-based solutions and green infrastructure for land-use planning strategies that address climate adaptation and mitigation;

2. Integrate design with an inter-disciplined approach to ensure coordination amongst the various qualified professional, in order to advance best management practices, within a collaborative framework;

3. Enhance development standards to augment existing servicing bylaw requirements, to demonstrably integrate natural features and functions.

B. Stormwater Management

1. Utilize best management practices to address stormwater run-off, detention control and discharge, including consideration of erosion control and water run-off quality issues;

2. Promote the utilization of low impact development strategies and water sensitive urban designs, including the implementation of such measures as pervious pavements, bioswales, rain gardens;

3. Ensure the preservation of natural areas and drainage patterns, and provide for: ground infiltration of rainwater at individual lot level, protection of water quality flows into the Salmon River and preservation of the natural ecosystems to the extent possible;

4. Utilize the principles of holistic, integrated and coordinated watershed and land-use planning to protect sensitive environmental areas in the Salmon River Uplands and to reduce potential flooding downstream.

C. Ecological Protection

1. Incorporate measures to protect and enhance biodiversity through the creation of public parks, green spaces, and landscape enhancements adjacent to public trails;

2. Develop enhanced parks and green spaces to support ecological protection and mitigate climate impact of development;

3. Provide for ecological connectivity utilizing existing watershed characteristics, drainage areas, and other ecosystem components;

4. Develop tree canopy protection guidelines and cover percentage targets, with a focus on more significant and mature tree cover areas, optimizing canopy protection objectives through focused site planning efforts;

5. Develop minimum pervious target / impervious limit standards;

6. Identify and map significant existing tree stands and forested areas in order to create ecological corridors and buffer zones to protect existing natural landscape features;

7. Develop localized and interconnected ecological networks based on existing corridors and buffer zones to create connectivity between identified core ecological areas and substantive tree stands to facilitate wildlife migration and to enhance habitat.

D. Trail Connectivity and Greenway Amenity

1. Develop a cohesive and interconnected trail network plan, to provide for enhanced recreational and alternative multi-modal transportation opportunities in the local context;

2. Develop a cash-in-lieu mechanism, in order to advance the objectives of a trail connectivity plan, for acquisition of lands necessary to complete trail infrastructure designed to meet the municipal objectives.

E. Water Servicing

1. Develop a water use planning document for the area to include further detailed information regarding the objectives, principles and techniques, to inform further development criteria with respect to effectively managing water resources, including protection of groundwater, consideration of water metering for the municipal water supply system, and other water conservation measures and initiatives;

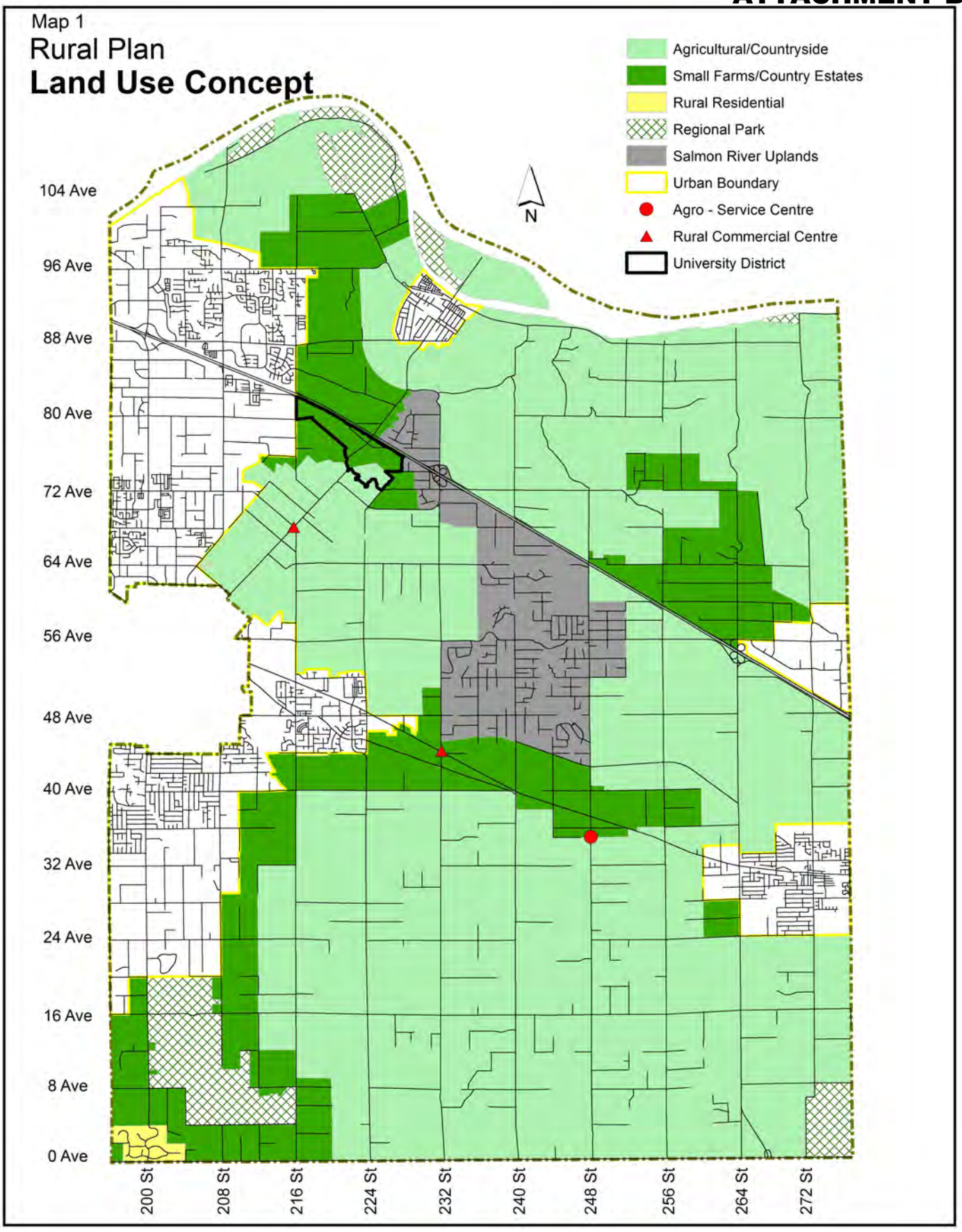
2. Design strategies to protect water resources and manage water demands based on planning to reduce negative impacts to the local aquifer and to enhance water conservation for the area.

F. Protection of the Rural Character

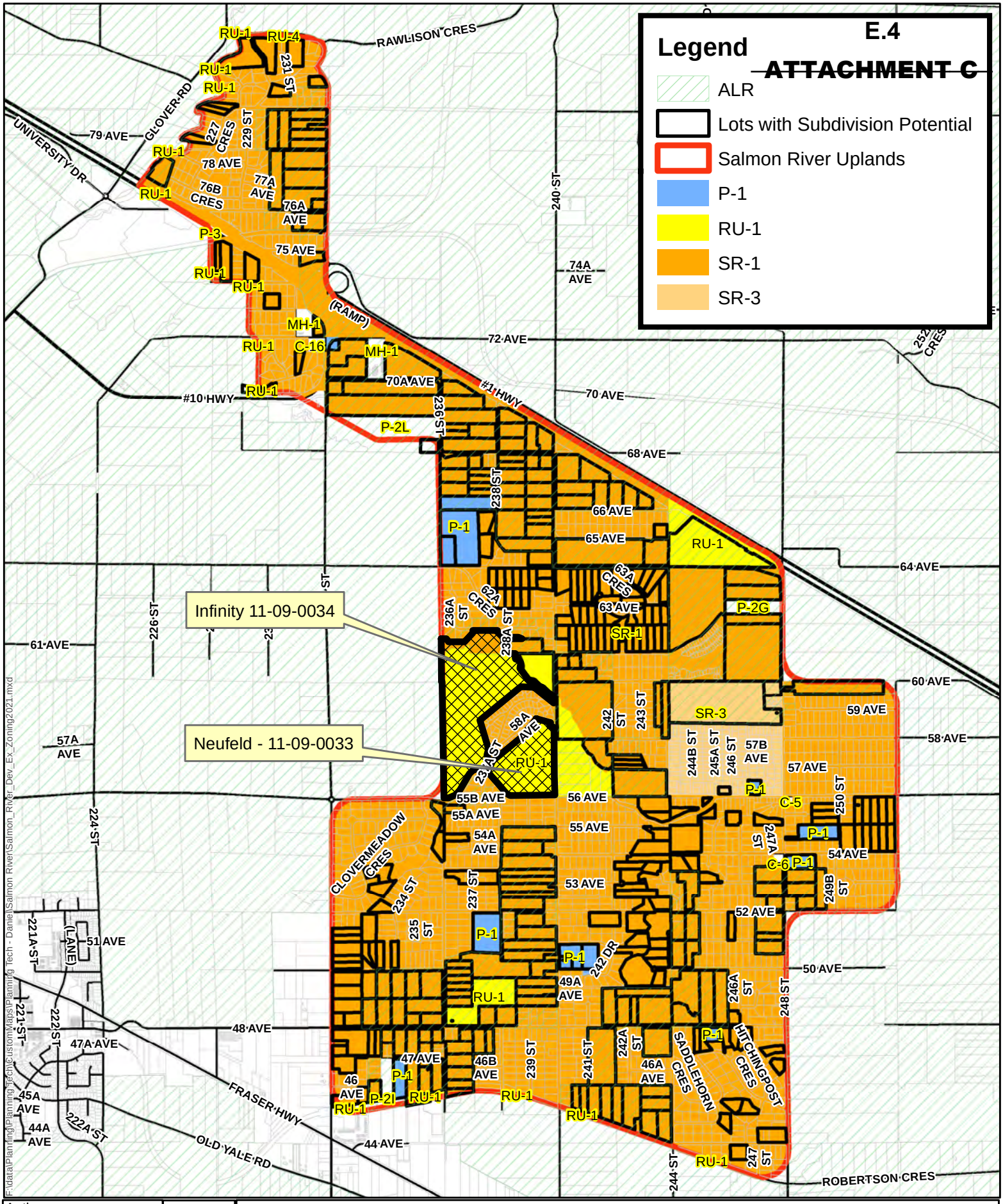
1. Develop form, siting and character development permit guidelines as principles and standards to be applied to protect the rural character of the area, including historic attributes, streetscapes and view corridors;

2. Reduce land-use conflicts by minimizing density around the ALR as much as possible and incorporating appropriate buffers and transitions, where applicable;

3. Examine spatial clustering and other metrics as an opportunity to create and enhance privacy, green space, and other values in the area, in consideration of the zoning bylaw provisions.


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St

~~ATTACHMENT C~~



F:\data\Planning\Planning Tech\CustomMaps\Planning Tech - Daniel\Salmon River\Salmon_River_Dev_Ex_Zoning2021.mxd

Author:	DG
Date:	Aug 25, 2021
Scale:	1:98,000

N

The Corporation of the Township of Langley

Salmon River Uplands lots with Development Potential

The data provided is compiled from various sources and is not warranted as to its accuracy or sufficiency. Legal descriptions and lot annotation should be confirmed at the Land Titles Office in New Westminster. The location of infrastructure should be confirmed by field survey. The data and information provided by the Township will not be sold, given or loaned to any other person, company, organization or entity without the express written consent of the Township.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 - REGULAR MEETING	**REPORT:**	23-246
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-138
SUBJECT:	CAPITAL REQUEST – SAFE STREETS PROJECT 80 AVENUE FROM 204 STREET TO 212 STREET		

RECOMMENDATION:

That Council consider the capital request of $5,535,000 utilizing $5,419,482 from DCC's, $54,742 from the capital reserve, and $60,776 from the Willoughby Greenway Amenity reserve to fund the construction of 80 Avenue from 204 Street to 212 Street and defer the matter to the 2024 budget process.

ANALYSIS:

At its September 25, 2023 Regular Meeting, Council received Report 23-149 "Safe Street Design" and passed the following resolutions and amendment:

> *MOTIONS*
>
> *That Council endorse a review of current bylaws and practices included in this report as part of the Transportation and Mobility Strategy (TMS).*
>
> *That Council direct staff to Report to Council with a potential capital project(s) to complete the intersection of 80 Avenue and 208 Street with potential completion of applicable, adjacent arterial sections within the 2024 Budget Cycle, and with an ultimate standard that includes completed medians, promotes active transportation and reduced speeds for Council to consider.*
>
> *AMENDMENT*
>
> *That the motion be amended to include consultation with emergency services.*

<u>80 Avenue: 204 Street to 212 Street</u>

Through the development of adjacent lands and previous Township capital portions, the majority of 80 Avenue between 206 Street and 212 Street has been constructed, except for the raised center median and protected bicycle lanes. The portion of 80 Avenue between 204 Street and 206 Street involves the replacement and extension of the Yorkson Creek culvert under 80 Avenue. Detail design work is underway for 80 Avenue, from 204 Street to 212 Street that includes raised median and bicycle lanes. Based upon the direction from Council, staff is incorporating modifications to the design to enhance active transportation and introduce features such as narrower travel lanes and additional landscaping to visually influenced driver behavior.

Cross Sections with Active Transportation

Staff have developed two road cross sections (see Attachment A) for 80 Avenue from 206 Street to 212 Street based upon the available curb to curb width that has already been constructed to an ultimate standard. These cross sections include four vehicle travel lanes, raised median or left turn bays, pedestrian facilities, and physically separated bicycle lanes.

There are two different road widths on portions of 80 Avenue as the Yorkson Neighbourhood Plan envisioned a wider landscaped median adjacent to the Willoughby Town Centre. Portions of 80 Avenue from 206 Street to 209 Street have been constructed with a curb-to-curb width of up to 23.4 metres with the remainder of the road constructed with a curb-to-curb width of up to 21.4 metres. The boulevard on both sides of 80 Avenue have been constructed with either a sidewalk or a Multi-Use-Path (MUP) based upon the available width. The median and left turn lanes have primarily been installed using temporary road markings.

The new road cross sections include four 3.3-metre-wide travel lanes which is narrower than typical 3.5-metre-wide travel lanes but still meet Transportation Association of Canada (TAC) guidelines for arterial roads. The 1.6-metre-wide bike lane is separated from adjacent vehicle travel lanes using a 0.6 metre wide raised concrete bicycle curb. Small 1-metre-long gaps in the bicycle curb are included every 20 metres to allow for drainage. In cases where the full road width has not been constructed, a painted buffer can be used as an interim condition.

Median Landscaping

The first road cross section in Attachment A includes a 3.8-metre-wide median containing 3.2 metres wide left turn lanes at intersections. Landscaping is provided in the median where there are no left turn lanes. The second road cross section in Attachment A includes a 5.8 metre wide median with 3.2-metre-wide left turn lanes at intersections. The 5.8 metre median allows for additional landscaping along most of the corridor as where there is a left turn lane (3.2 metres wide) there is still 2.6 metres of median width that can be landscaped. At locations where there is sufficient width and sight distance requirements can be met, landscaping could include street trees in the median.

Intersection Improvements and Impact on Driver Behaviour

The new road cross sections with narrower travel lanes, raised and landscaped medians, and raised bicycle curbs will physically narrow the travelled portion road, which should influence driver behavior with the goal of reduced travel speeds. The addition of raised bicycle curbs to physically separate cyclists from the adjacent travel lanes will also encourage more active transportation along the corridor.

The new active transportation infrastructure will also link to other MUP’s and bicycle lanes such as those being constructed to the west on 80 Avenue fronting the Langley Events Center. The MUP’s and bike lanes on 80 Avenue will be extended further east from 212 Street to 216 Street when the road is widening in the Williams neighbourhood. This provides a connection to the 216 Street Interchange, which also has active transportation facilities going north to Walnut Grove, as well as further east using existing MUP’s and bike lanes on University Drive leading to Glover Road and Trinity Western University. There will ultimately be active transportation facilities linking the Langley Events Center, the Willoughby Town Center, the Williams Neighbourhood and Trinity Western University.

The Township is also constructing the Willowbrook Connector and 208 Street from 64 Avenue to 72 Avenue with MUP's and bike lanes. These active transportation features will be extended further north on 208 Street from 72 Avenue to the 208 Street overpass as part of future phases of construction. This will link the Willowbrook, Willoughby and Walnut Grove Communities with active transportation facilities.

Furthermore, where there is a wider 5.8 metre wide median, the opposing eastbound and westbound left turn movements will be "fully protected" which means left turns can only occur when the left turn signal is active. This also eliminates the conflict between pedestrians and cyclists with left turning vehicles crossing side streets, as left turn movements can no longer make a turn on a green ball. Note that converting the intersection to have protected left turns will increase the overall duration of the traffic signal cycle to allow for the required time for pedestrians to cross the street after the left turn signal has turned red. While this may decrease overall signal efficiency, it does improve pedestrian safety.

Consultation with Emergency Services

Staff discussed the proposed cross sections and plans with the Township Assistant Fire Chief who did not have concerns with the proposed road cross section with raised median and bike curbs as the road has four travel lanes, and vehicles are able to pull over to allow emergency vehicles to pass. Additional comments included ensuring that the bike curbs were either set back or constructed as a roll over curb at intersections to allow for the wider turning movements of larger emergency vehicles.

Anticipated Design and Construction

Staff are currently working towards updating the detail design drawings for 80 Avenue from 204 Street to 212 Street to incorporate the new road cross sections that supports active transportation. Following completion of detail design in the winter/spring of 2024, staff anticipate that construction of the segment of 80 Avenue from 206 Street to 212 Street can be undertaken in the summer/fall of 2024, subject to funding. The portion of 80 Avenue between 204 Street and 206 Street requires completion of the design of a new and expanded Yorkson Creek culvert along with obtaining environmental approvals and permits. As such, this portion of the work will have to be constructed later.

Financial Implications:

The tables on the following pages summarize the funding amounts and sources for this project. The additional funding required is identified to be primarily sourced from Development Cost Charges.

In addition to the initial construction cost there will be an operating budget impact (OBI) of $24,0000 per year to undertake ongoing operations, maintenance, and rehabilitation activities.

Township of Langley Capital Project Description						
Project Title:	80 Avenue between 204 Street and 212 Street					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$5,500,000				
Budget Remaining	$4,120,452					
Total Projected Cost	$4,120,452	$5,500,000				

Project Description *(Phased Project)	Construction of the widening of 80 Avenue from 204 Street to 206 Street, including the Yorkson Creek Culvert, and 206 Street to 212 Street including raised median, left turn lanes, landscaping, bike curb, new pedestrian crossing and traffic signal modifications.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Construction is needed to meet future transportation demands for vehicles and for active transportation. The four travel lanes are consistent with existing plans, and the active transportation facilities will meet new design guidelines and improve road safety for vulnerable road users.

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

Length of Project (years):	3	Initial Year of Approval:	2021

Township of Langley Capital Project Description						
Project Title:	80 Avenue between 204 Street and 212 Street					
Work Breakdown	RDS1324					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$3,806,760	$5,384,832				
Reserve: Capital Projects	$ 38,684	$54,392				
Debt						
TransLink						
ICBC	$17,572					
Other: Willoughby Greenway Amenity	$257,436	$60,776				
Total Currently Funded	**$4,120,452**	**$5,500,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$24,000

Township of Langley Capital Project Description						
Project Title:	Environmental Maintenance Works					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$35,000				
Budget Remaining	$12,500					
Total Projected Cost	$12,500	$35,000				

Project Description *(Phased Project)	Environmental monitoring requirements for post construction.
Project Justification and Consequences of Not Proceeding *(Phased Project)	FLNRORD requires a monitoring and maintenance term of three (3) years following the completion of construction.

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

Length of Project (years):	3	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Environmental Maintenance Works					
Work Breakdown	TRN1010-01					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$2,475	$34,650				
Reserve: Capital Projects	$10,000	$350				
Debt						
TransLink						
ICBC						
Other:						
Total Currently Funded	**$12,500**	**$35,000**				

Total Currently Unfunded						

Respectfully submitted,

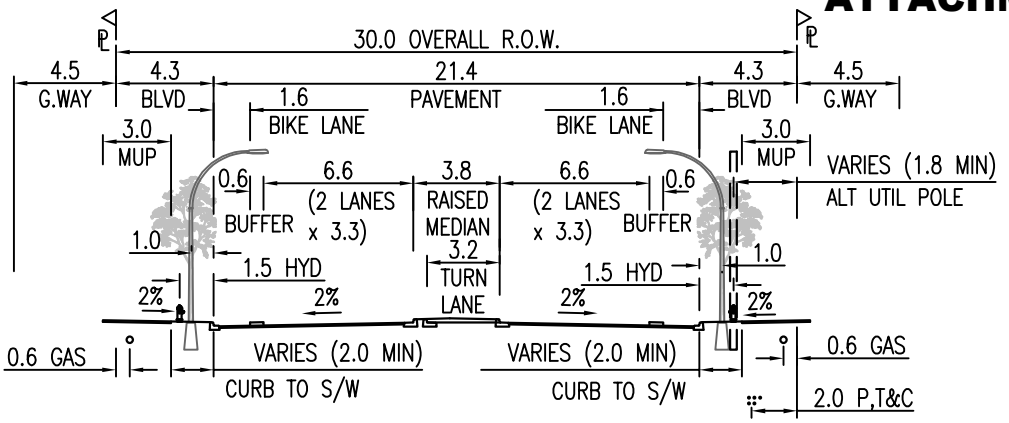
Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

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

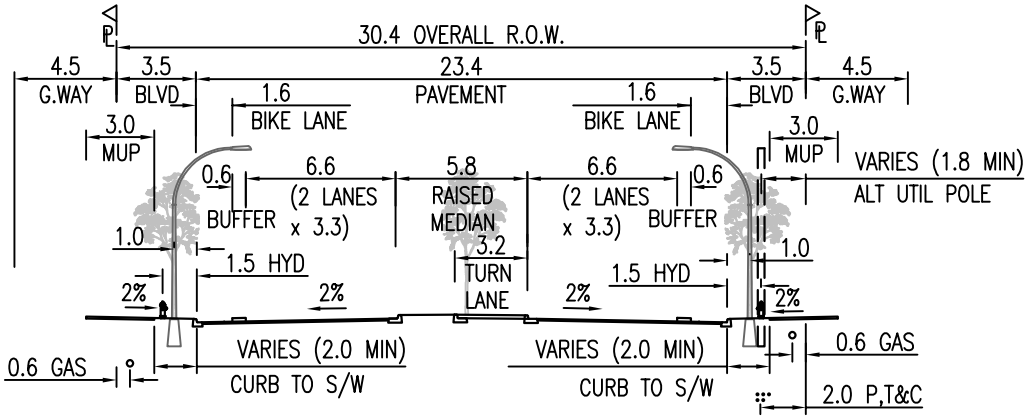
CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

Attachment A Cross Sections

ATTACHMENT A



4 LANE DIVIDED + BIKE LANES
<=60km/hr
30.0M ROW



4 LANE DIVIDED + BIKE LANES
<=60km/hr
30.4M ROW

NOTES:

1) MB = MODIFIED BARRIER CURB – SEE TLR 23 FOR DETAILS
2) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
3) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
4) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL
5) 0.6M BUFFER IS TO BE RAISED WITH CONC. CURB AND MAY BE PAINTED AS AN INTERIM MEASURE
6) DELINEATOR POSTS MAY BE CONSIDERED WHERE APPROPRIATE

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF MUP	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
URBAN ARTERIAL 4 LANE DESIGN SPEED <=60km/hr		2	30	21.4	4.3	MB	1.6m BIKE LANES + 0.6m CONC. CURBS
URBAN ARTERIAL 4 LANE DESIGN SPEED > 60km/hr		2	30.4	23.4	3.5	MB	1.6m BIKE LANES + 0.6m CONC. CURBS

TITLE

SAFE STREET URBAN ARTERIAL ROADS

Township of Langley Est.1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE OCT 2023

APPROVED

S.D.S.B. No.:

TLR XX

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Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 - REGULAR MEETING	**REPORT:**	23-244
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0231
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100278 AND DEVELOPMENT VARIANCE PERMIT NO. 100157 (QUALICO COMMUNITIES / 8440 – 206 STREET; 20701 – 84 AVENUE AND 8400 BLOCK OF 207A STREET)		

PROPOSAL:

Application to amend the Yorkson Neighbourhood Plan and rezone approximately 2.24 ha (5.54 ac) of land located at 20701 – 84 Avenue; 8440 – 206 Street and 8400 Block of 207A 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 18 rowhouse units, 10 semi-detached units and 28 single family lots. A development variance permit application to vary the front lot line setback on proposed Lots 1 – 4 has also been submitted.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5964 and 5965 subject to nine (9) development prerequisites being satisfied prior to final reading of Bylaw No. 5965 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 Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1124300 BC Ltd.) Bylaw No. 5964 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1124300 BC Ltd.) Bylaw No. 5965 rezoning approximately 2.24 ha (5.54 ac) of land located at 20701 – 84 Avenue; 8440 – 206 Street and 8400 Block of 207A 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 18 rowhouse units, 10 semi-detached units and 28 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street, 206A Street, 207 Street, 207A Street, 84 Avenue, and 84A Avenue and

associated lanes in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan.
3. Provision of a 3.0 m (9.84 ft) wide public walkway connecting 84 Avenue to 84A Avenue.
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 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).
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure.
8. 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.
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, at the time of final reading of Bylaw No. 5965, authorize the issuance of Development Variance Permit No. 100157 (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 – 4 as indicated in Schedule A.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1124300 BC Ltd.) Bylaw No. 5964 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. 5964 and 5965.

EXECUTIVE SUMMARY:

Qualico Communities has applied to develop approximately 2.24 ha (5.54 ac) of land located at 20701 – 84 Avenue; 8440 – 206 Street and 8400 Block of 207A 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 18 rowhouse units, 10 semi-detached units and 28 single family lots. A

development variance permit application to vary the front lot line setback on proposed Lots 1 – 4 has also been submitted.

A delegated development permit for form and character is being processed concurrently and will be considered by the delegated official should Council elect to advance the application. As the proposal is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan, staff recommend that Council consider the rezoning request subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Yorkson Neighbourhood Plan Amendment Bylaw No. 5964, Rezoning Bylaw No. 5965 and Development Variance Permit No. 100157.

REFERENCE:

Owner / Agent:	Qualico Communities / 1124300 BC Ltd. 201, 6525 – 177B Street Surrey BC V3S 5N4
Legal Description:	Lot 39 Section 26 Township 8 New Westminster District Plan 54886 West Half Lot 10 Section 26 Township 8 New Westminster District Plan 3434 Lot C Section 26 Township 8 New Westminster District Plan EPP35087
Location:	20701 – 84 Avenue; 8440 – 206 Street; and 8400 Block of 207A Street
Area:	2.24 ha (5.54 ac)
Existing Zoning:	Suburban Residential Zone SR-2; and Residential Compact Lot Zone R-CL
Proposed Zoning:	Residential Zone R-1A; and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), and R-CL(RH)
Willoughby Community Plan:	Mixed Residential
Yorkson Neighbourhood Plan:	Single Family Mixed Residential (10 UPA)

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL and designated Mixed Residential in the Willoughby Community Plan (Attachment B). The Yorkson Neighbourhood Plan designates the site as Single Family Mixed Residential (10 UPA) (Attachment B). The subject lands were previously the subject of two separate development applications at various stages of review/approval, however, now have been combined into one single application (ToL Project No. 08-26-0231).

DISCUSSION/ANALYSIS:

- The subject site is designated Single Family Mixed Residential (10 UPA) in the Yorkson Neighbourhood Plan.
- Qualico Communities has applied to amend the Yorkson Neighbourhood Plan and rezone the site 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 18 rowhouse units, 10 semi-detached units and 28 single family lots. (Attachment B).
- The proposal will complete the road network in the area by finishing 206A and 207 Street as well as 84 and 84A Avenue.

Adjacent Uses:

	Existing Use	Yorkson Neighbourhood Plan Designation	Existing Zoning
North:	Single family detached and attached homes	Single Family Mixed Residential (10 UPA)	Residential Compact Lot Zones R-CL(A) and R-CL(SD)
South:	84 Avenue, beyond which is Yorkson Creek Middle School and Yorkson Community Park	Single Family Mixed Residential (10 UPA) / Neighbourhood Park / Elementary School	Suburban Residential Zone SR-2 and Civic Institutional Zone P-1
East:	207A Street, beyond which are townhouses	Townhouse (22 UPA)	Comprehensive Development Zone CD-92
West:	206 Street, beyond which are single family detached and attached homes	Single Family Mixed Residential (10 UPA)	Residential Compact Lot Zones R-CL(A) and R-CL(RH)

Yorkson Neighbourhood Plan Amendments:

- The subject site is designated Single Family Mixed Residential (10 UPA) in the Yorkson Neighbourhood Plan.
- The intent of the Single Family Mixed Residential (10 UPA) land use is to provide a mixture of housing types within individual developments. Table 4.1 of the Yorkson Neighbourhood Plan includes specific requirements with respect to unity typology and quantity.
- The applicant proposes the following amendments to Table 4.1 of the Yorkson Neighbourhood Plan:
    a) Column C (Type Mix): *minimum of 3 single family residential types from column A with no type providing less than 10% or more than 40% of the single family units.* The proposal includes two of the three required single family residential types ((R-CL(A) and R-CL(B)) at 43% each, exceeding the 40% maximum.
    b) Column C (Type Mix): *minimum of 2 attached residential types from column A. No type shall exceed 60% of the total required attached residential unit mix.* The proposal exceeds the 60% maximum by including 64% of the units to be R-CL(RH) units.
    c) Column E (Proportion): *60% minimum to 75% maximum single family lots*. The proposal includes 50% of the units to be single family lots.
    d) Column E (Proportion): *25% minimum to 40% maximum attached residential units.* The proposal includes 50% of the units to be attached residential units.

Staff do not object to the proposed amendments as the proposed zones are consistent with the existing surrounding land uses and a variety of housing forms is achieved.

Zoning Amendment:

- Bylaw No. 5965 proposes to rezone the site 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 18 rowhouse units, 10 semi-detached units and 28 single family lots.

- The project complies with the provisions of the site's proposed Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) zoning in terms of siting, site coverage, height, use and density (with the exception of a proposed siting variance on proposed Lots 1 – 4).
- The Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) are consistent with the site's Single Family Mixed Residential (10 UPA) designation (20 – 25 units per hectare / 8 – 10 UPA permitted, 25 units per hectare / 10 UPA proposed) in the Yorkson Neighbourhood Plan.

Development Permits:

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

Development Variance Permit No. 100157:

- As required by the Yorkson Neighbourhood Plan, the proposal includes three single family residential types consisting of Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B).
- The setbacks of Residential Zone R-1A lots (proposed Lots 1 – 4) differ from the setbacks of the existing compact zone lots to the north. In order to facilitate a unified streetscape and achieve consistency between the setbacks of the proposed Residential Zone R-1A lots with the existing Residential Compact Lot Zones R-CL(A) lots to the north, the applicant is proposing to reduce the front lot line setback for the principal building (house) from 6 m to 2.5 m.
- Staff do not object to the proposed siting variance as it will result in consistent siting of future buildings within the development and the adjacent lots to the north (zoned Residential Compact Lot Zone R-CL(A)).

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create 18 rowhouse units, 10 semi-detached units and 28 single family lots.
- Vehicular access is proposed from 206, 206A and 207 Street for proposed Lots 1 – 4, consistent with the lots to the north, and from lanes for proposed Lots 5 – 56 (Attachment B).
- A 3.0 m (9.84 ft) wide pedestrian connection through the site is proposed to connect 84 Avenue to 84A Avenue.

Community Amenity Contributions:

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

	Unit Count	Rate per unit	Total
Rowhouse / Duplex	28	$14,400	$403,200
Single Family	28	$16,900	$473,200
Total			**$876,400**

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
26	1	162	163	20	183

Finalization of tree management details has been included as a development prerequisite.

Policy Considerations:

The proposed Yorkson Neighbourhood Plan amendments, rezoning, development variance permit and delegated development permit applications facilitate the development of 18 rowhouse units, 10 semi-detached units and 28 single family lots.

In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5964 and 5965 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing for Yorkson Neighbourhood Plan Amendment Bylaw No. 5964 and Rezoning Bylaw No. 5965.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Variance Permit No. 100157

ATTACHMENT B Maps and Graphics

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT A

Development Variance Permit No. 100157

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

1. Name: 1124300 BC Ltd.

   Address: 201, 6525 – 177B Street
   Surrey BC V3S 5N4

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

   LEGAL DESCRIPTION: Portion of Lot 39 Section 26 Township 8 New Westminster District Plan 54886

   CIVIC ADDRESS: Portion of 8440 – 206 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 of Langley:

   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 – 4 as indicated in Schedule A.

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

   This Permit is not a Building Permit.

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

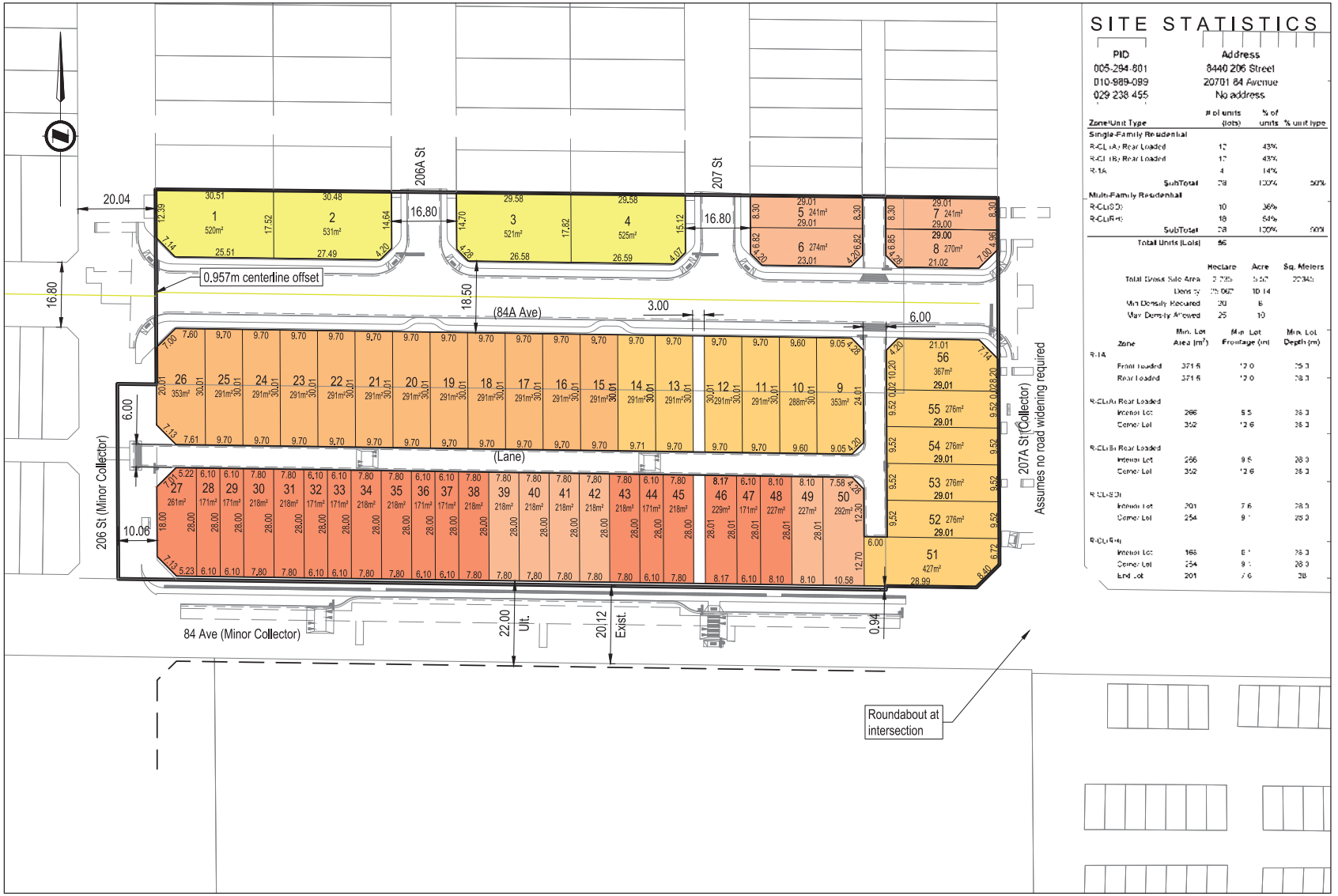
   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

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

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

Attachments:
SCHEDULE A Site Plan



SITE STATISTICS

PID	Address
005-294-801	8440 206 Street
010-989-089	20701 84 Avenue
029 238 455	No address

Zone/Unit Type	# of units (lots)	% of units	% unit type
Single-Family Residential			
R-CL(A) Rear Loaded	12	43%	
R-CL(B) Rear Loaded	12	43%	
R-1A	4	14%	
SubTotal	28	100%	50%
Multi-Family Residential			
R-CL(SD):	10	36%	
R-CL(RH):	18	64%	
SubTotal	28	100%	50%
Total Units (Lots)	56		

	Hectare	Acre	Sq. Meters
Total Gross Site Area	2.235	5.52	22345
Density:	25.06	10.14	
Min Density Required	20	8	
Max Density Allowed	25	10	

Zone	Min. Lot Area (m²)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-1A			
Front Loaded	371.6	12.0	25.3
Rear Loaded	371.6	12.0	28.3
R-CL(A) Rear Loaded			
Interior Lot	266	8.5	28.3
Corner Lot	352	12.6	28.3
R-CL(B) Rear Loaded			
Interior Lot	266	9.5	28.3
Corner Lot	352	12.6	28.3
R-CL(SD)			
Interior Lot	201	7.6	28.3
Corner Lot	254	9.1	28.3
R-CL(RH)			
Interior Lot	166	5.1	28.3
Corner Lot	254	9.1	28.3
End Lot	201	7.6	28

LEGEND

- Subject Site
- Road Right-of-Way (ROW)
- Off-site Road ROW
- Centerline
- R-1A
- R-CL(A) Rear
- R-CL(B) Rear
- R-CL(SD)
- R-CL(RH)

NOTES

1. Subject site perimeter based on of topographic survey, received June 29, 2022.
2. Off-site property lines from Township of Langley Open Data.
3. Road classification per Yorkson Neighbourhood Plan.
3. 206A Street, and 207 Street based on Subdivision and Development Servicing Bylaw 2011 No.4861 local road standard.
4. Developable area excludes area below ToB per Yorkson NP definition.
5. Plan amendment to Column C, D, and E of Table 4.1, Yorkson Neighbourhood Plan.

FOR SUBMISSION

DATE	#	REVISION	INITIAL
2023.08.14	0	Aligned ped path based on staff comments	CM
2023.11.02	1	Internal triplex lot line adjustment	CM

SKETCH 9

Conceptual Layout
84 Avenue / 207A Street
Township of Langley, BC

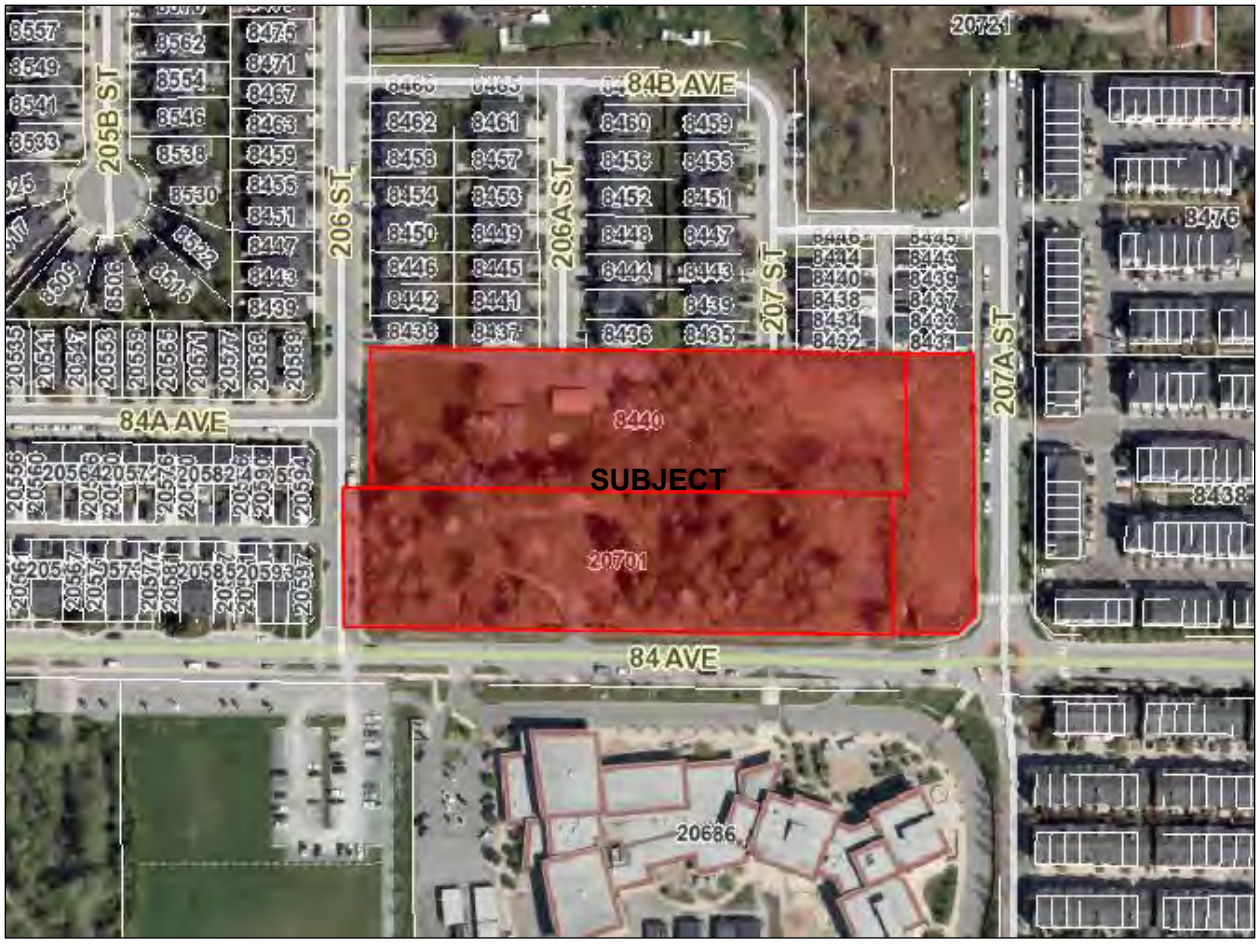
DATE: November 2, 2023
PREPARED FOR: Qualico Developments
SCALE: 1 : 1000 at 11" X 17"
McE PROJECT: 2111-0309
MUN. PROJECT: 08-26-0031

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

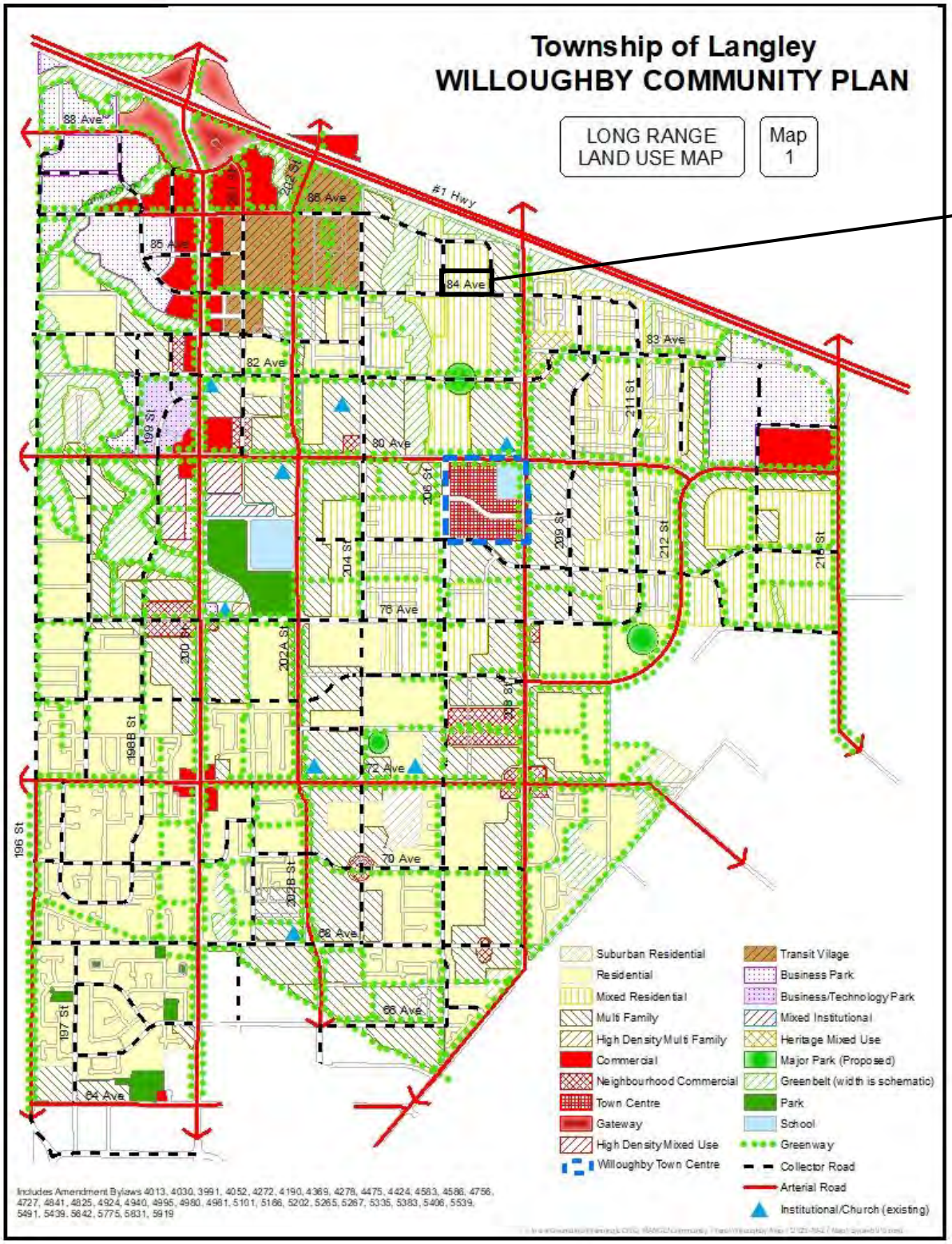
SCHEDULE A F.1

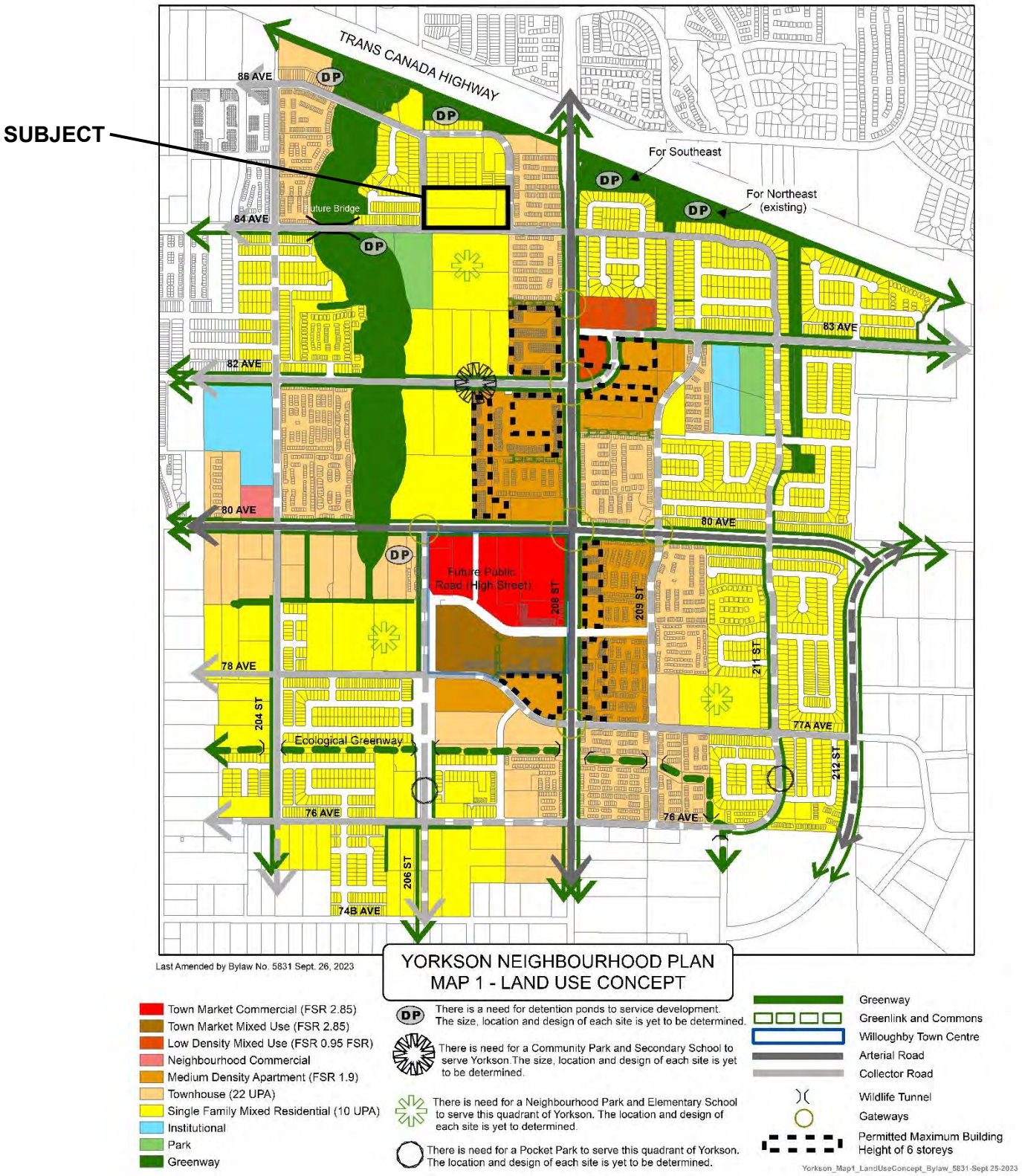
THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, RELISED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED,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

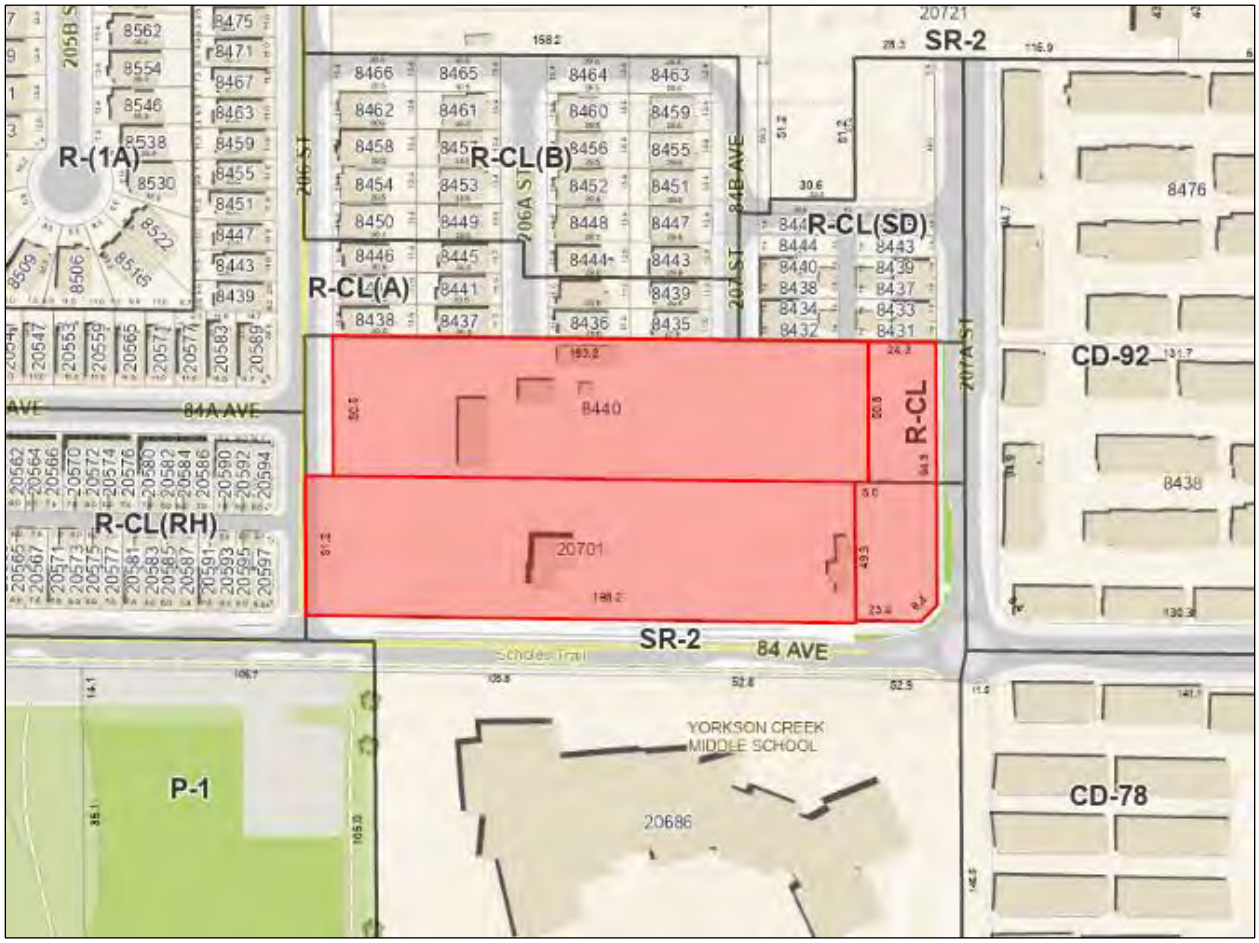
ATTACHMENT B



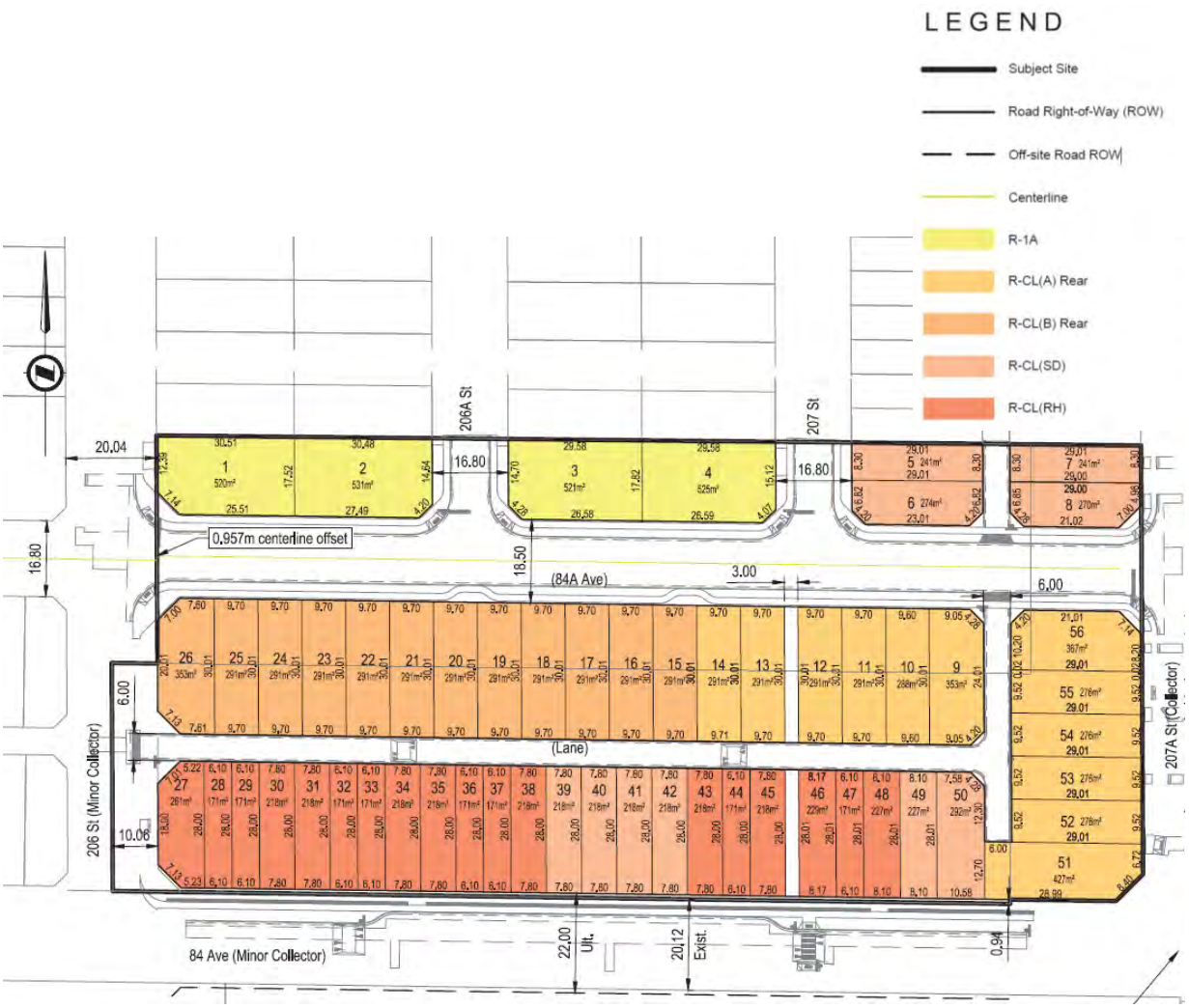
AERIAL PHOTO


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85
84 Ave
83 Ave
82 Ave
80 Ave
78 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
199 St
202 St
202A St
202B St
204 St
206 St
209 St
211 St
212 St
216 St
196 St
197 St
198B St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Village
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, 4279, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5186, 5202, 5265, 5287, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919


SUBJECT
TRANS CANADA HIGHWAY
86 AVE
84 AVE
Future Bridge
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
77A AVE
DP
For Southeast
For Northeast (existing)
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Last Amended by Bylaw No. 5831 Sept. 26, 2023
Town Market Commercial (FSR 2.85)
Town Market Mixed Use (FSR 2.85)
Low Density Mixed Use (FSR 0.95 FSR)
Neighbourhood Commercial
Medium Density Apartment (FSR 1.9)
Townhouse (22 UPA)
Single Family Mixed Residential (10 UPA)
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
Yorkson_Map1_LandUseConcept_Bylaw_5831-Sept 25-2023



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (1124300 BC LTD.) BYLAW NO. 5964

EXPLANATORY NOTE

Bylaw No. 5964 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan regarding the unit type and unit mix provisions for lands designated Mixed Residential located at 20701 – 84 Avenue, 8440 – 206 Street and 8400 Block of 207A Street. The amendments will allow the development of 18 rowhouse units, 10 semi-detached units and 28 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (1124300 BC LTD.) BYLAW NO. 5964

A Bylaw to amend Yorkson Neighbourhood Plan Bylaw 2001 No. 4030

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1124300 BC Ltd.) Bylaw No. 5964".

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

   a) inserting "❁" after "✦" after Single Family Mixed Residential in the first column of Table 4.1-Residential Housing Mix and Densities and the following at the bottom of Table:

      ❁ For lands legally described as Lot 39 Section 26 Township 8 New Westminster District Plan 54886; West Half Lot 10 Section 26 Township 8 New Westminster District Plan 3434; and Lot C Section 26 Township 8 New Westminster District Plan EPP35087 designated "Single Family Mixed Residential (10 UPA)", Table 4.1 may be modified by:

      - increasing the maximum permitted percentage (Column C) for single family residential types to 43% and increasing the maximum permitted percentage for attached residential types to 64%.
      - decreasing the overall proportion of units (Column E) to 50% for single family residential and increasing the overall proportion of units to 50% for attached residential.

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1124300 BC LTD.) BYLAW NO. 5965

EXPLANATORY NOTE

Bylaw No. 5965 rezones approximately 2.24 ha (5.54 ac) of land located at 20701 – 84 Avenue, 8440 – 206 Street and 8400 Block of 207A 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 18 rowhouse units, 10 semi-detached units and 28 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1124300 BC LTD.) BYLAW NO. 5965

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 (1124300 BC Ltd.) Bylaw No. 5965”.

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

   Lot 39 Section 26 Township 8 New Westminster District Plan 54886;

   West Half Lot 10 Section 26 Township 8 New Westminster District Plan 3434; and

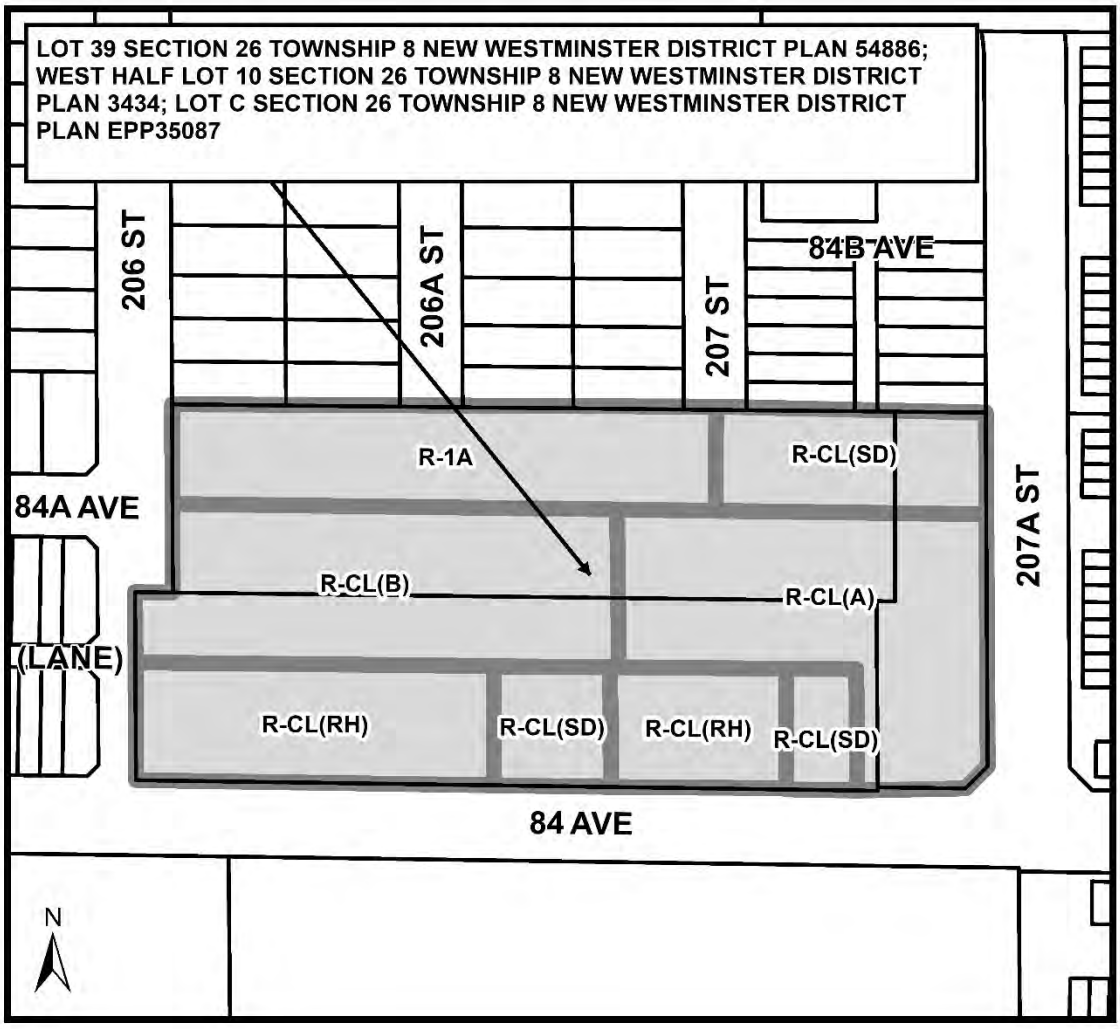
   Lot C Section 26 Township 8 New Westminster District Plan EPP35087

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH).

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. 5965



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 - REGULAR MEETING	**REPORT:**	23-252
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-20-0158
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100271 (TOWNSHIP OF LANGLEY / 27214 FRASER HIGHWAY; 27200 BLOCK OF 30 AVENUE; 2992 AND 2978 – 272 STREET)		

PROPOSAL:

Application to amend the Aldergrove Community Plan and rezone approximately 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street to Comprehensive Development Zone CD-192.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5927 and 5928 subject to three (3) development prerequisites being satisfied prior to final reading; and that staff be authorized to schedule the required Public Hearing on December 18, 2023.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5928 rezoning 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street to Comprehensive Development Zone CD-192 to facilitate a future mixed use project, 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 and lane 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. 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 Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw

No. 5927 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 direct staff to undertake an Open House in early December to receive public input on potential ground level uses and civic opportunities.

That Council authorize staff to schedule the required Public Hearing on December 18, 2023 for Bylaw No. 5927 and 5928.

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

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 develop 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street to Comprehensive Development Zone CD-192 for the purposes of a future mixed-use development.

To facilitate the development, the applicant proposes to amend the Aldergrove Community Plan to redesignate the site from Medium Density Mixed Use (2.0 FSR) and Low Density Residential (1.1 FSR) to High Density Mixed Use (3.0 FSR). The application also proposes to rezone the site to Comprehensive Development Zone CD-192 to accommodate the proposal.

As the proposal is consistent with and supports the overall objectives of the Aldergrove Community Plan, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of three (3) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Aldergrove Neighbourhood Plan Amendment Bylaw No. 5927 and Rezoning Bylaw No. 5928.

REFERENCE:

Owner:	Corporation of the Township of Langley 20338 – 65 Avenue Langley, BC V2Y 3J1
Legal Description:	Parcel "A" (Explanatory Plan 34028) Lots 14 and 15 Block 2 Section 20 Township 13 New Westminster District Plan 1621 Lot 3 Section 20 Township 13 New Westminster District Plan 9510 Lot A, Except Part Dedicated Road on Plan LMP43084 Section 20 Township 13 New Westminster District Plan 22532 Lot "A" Section 20 Township 13 New Westminster District Plan 9510
Location:	27214 Fraser Highway 27200 Block of 30 Avenue (0.037 ha / 0.091 ac portion) 2992 – 272 Street 2978 – 272 Street
Area:	0.4 ha (0.98 ac)
Existing Zoning:	Community Commercial Zone C-2
Proposed Zoning:	Comprehensive Development Zone CD-192
Aldergrove Community Plan:	Medium Density Mixed Use (2.0 FSR) Low Density Residential (1.1 FSR)

BACKGROUND/HISTORY:

- The subject site is comprised of an assembly of three lots, portions of closed lane, and a portion of a fourth lot.
- The assembly includes the former Alder Inn site, and will front Fraser Highway, 272 Street and 30 Avenue when consolidated.
- Bylaw No. 5933 closed a 586.8 m^2 portion of lane which previously separated the four sites. The lane closure allows for the creation of one cohesive lot for the purposes of future development.

DISCUSSION/ANALYSIS:

- The Township of Langley is proposing to redesignate and rezone the site to accommodate a future high density mixed use proposal for non-market housing. A future Development Permit 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 goal 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."
  - OCP's goal 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 goal of providing flexible, affordable, and mixed housing options.
  - The following objectives related to housing in the Township's Housing Action Plan:
    - Priority 1: Diversify housing types
    - Priority 2: Catalyze rental housing
    - Priority 3: Support vulnerable residents
- To facilitate the development, the applicant has proposed to re-designate the site from Medium Density Mixed Use (2.0 FSR) and Low Density Residential (1.0 FSR) to High Density Mixed Use (3.0 FSR).
- Staff are supportive of the proposal as it is consistent with above noted policy documents.

Adjacent Uses:

	Existing Use	**Neighbourhood Plan Designation**	**Existing Zoning**
North:	Fraser Highway, beyond which is a commercial building.	Medium Density Mixed Use (2.0 FSR)	Service Station C-6
South:	30 Avenue, beyond which are commercial buildings.	Medium Density Mixed Use (2.0 FSR) Medium Density Residential (2.0 FSR)	Community Commercial Zone C-2 Comprehensive Development Zone CD-61
East:	A commercial building (north) A single family lot (south)	Medium Density Mixed Use (2.0 FSR) Low Density Residential (1.1 FSR)	Community Commercial Zone C-2
West:	272 Street, beyond which are three commercial buildings and a lane	Medium Density Mixed Use (2.0 FSR)	Community Commercial Zone C-2

Community / Neighbourhood Plan Amendment:

- The west and north portion (27214 Fraser Highway, 2992 and 2978 – 272 Street) of the site is currently designated for Medium Density Mixed Use (2.0 FSR). The eastern lot is designated Low Density Residential (1.1 FSR) in the Aldergrove Community Plan.
- The Medium Density Mixed Use (2.0 FSR) designation permits a maximum height of 5-storeys and 14.0 m (45.9 ft).
- The Low Density Residential (1.1 FSR) designation permits a maximum height of 2.5-storeys.
- To accommodate a future mixed-use development with non-market housing, the applicant has proposed to redesignate the site to High Density Mixed Use (3.0 FSR).

Zoning Amendment:

- The subject site is proposed to be rezoned to Comprehensive Development Zone CD-192.
- Bylaw No. 5928 proposes to rezone the site to a new Comprehensive Development Zone to facilitate development of a future mixed-use site.
- The CD-192 Zone restricts building height to 6-storeys.

Development Permit:

- The subject site is located in Development Permit Area ‘D” in the Aldergrove Community Plan
- A future of 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 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. As the project is proposing a future non-market proposal, staff recommend that Council waive CAC fees for the subject application.

Tree Protection / Replacement:

- There are currently no significant trees on the subject site.
- At the time of a future Development Permit of the site, the applicant will provide a tree management plan which identifies required replacement trees, replacement trees provided and street trees.

Policy Considerations:

The proposed Aldergrove Community Plan amendment and rezoning facilitates the development of a future mixed use development project. In staff’s opinion the proposal is consistent with the overall goals and objectives of the Official Community Plan, Housing Action Plan and the Aldergrove Community Plan.

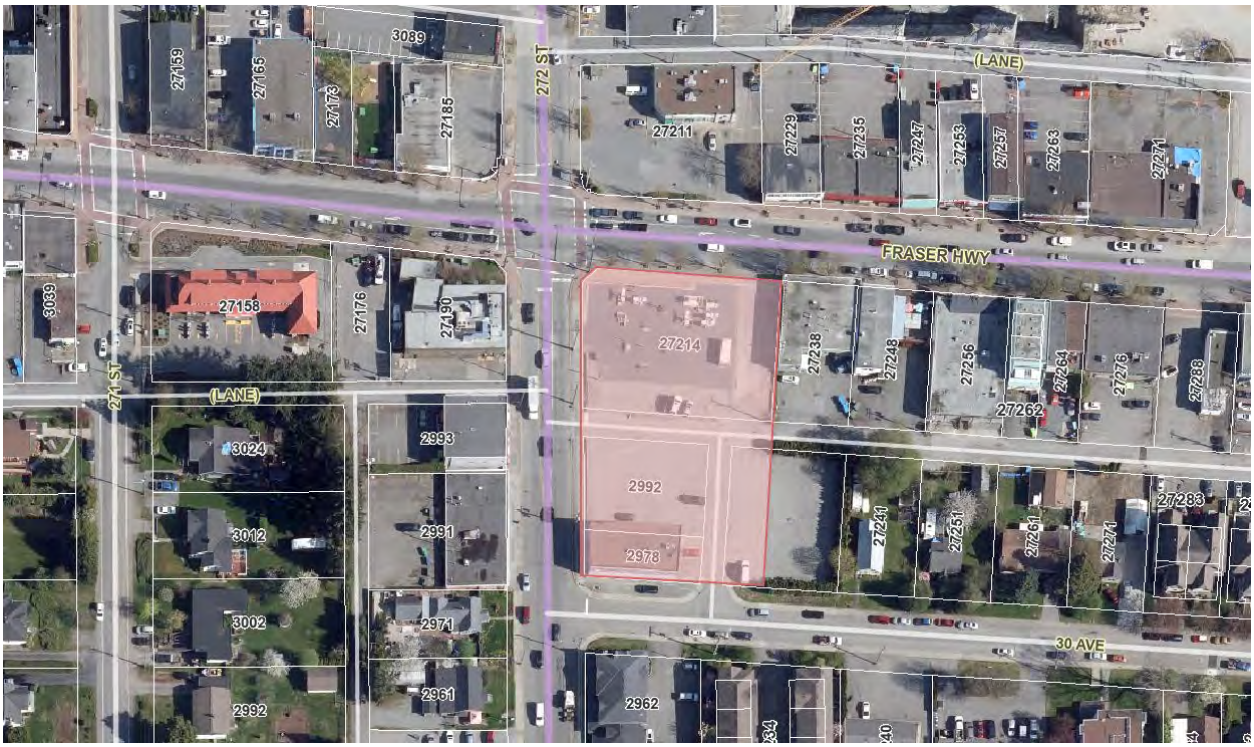
Staff recommend that Council give first and second reading to Bylaws No. 5927 and 5928 (subject to three (3) development prerequisites); and authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw No. 5927 and Rezoning Bylaw No. 5928.

Respectfully submitted,

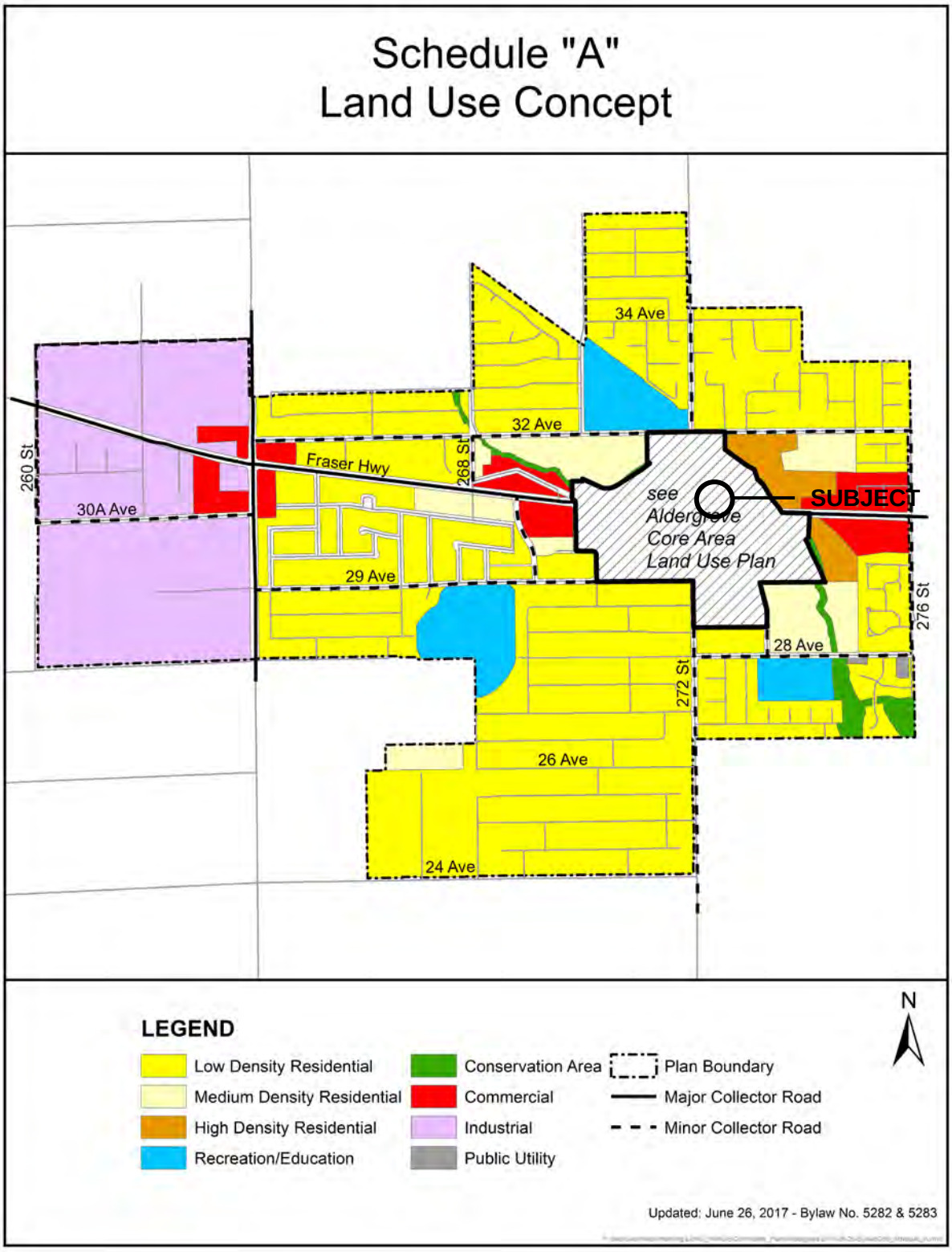
Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

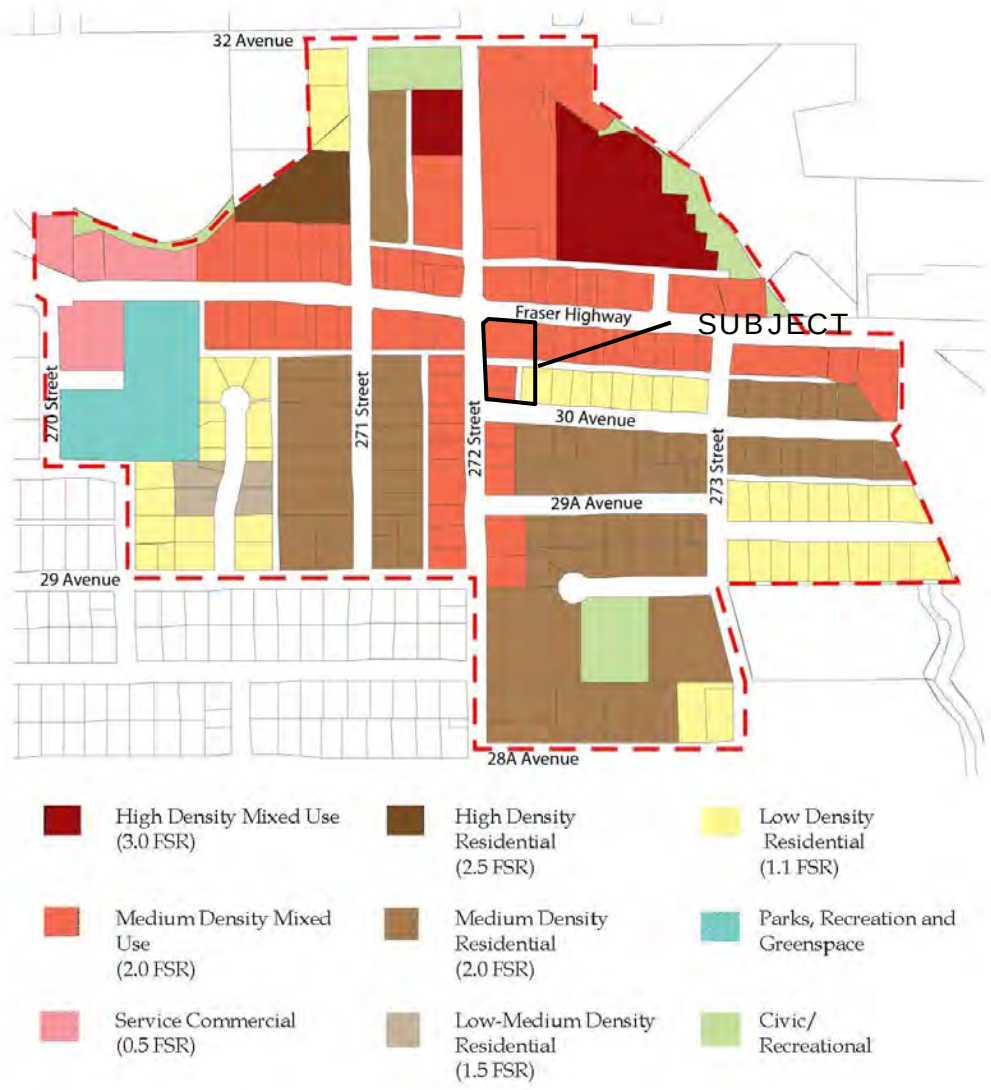
ATTACHMENT A



AERIAL PHOTO



ALDERGROVE COMMUNITY PLAN



ALDERGROVE CORE PLAN



ZONING BYLAW NO. 2500

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT

(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT

(TOWNSHIP OF LANGLEY) BYLAW NO. 5927

EXPLANATORY NOTE

Bylaw No. 5927 amends the Aldergrove Community Plan to redesignate properties located at 27214 Fraser Highway, the 27200 Block of 30 Avenue, a portion of 2992 – 272 Street and 2978 – 272 Street to High Density Mixed Use (3.0 FSR).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT

(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT

(TOWNSHIP OF LANGLEY) BYLAW NO. 5927

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927”.

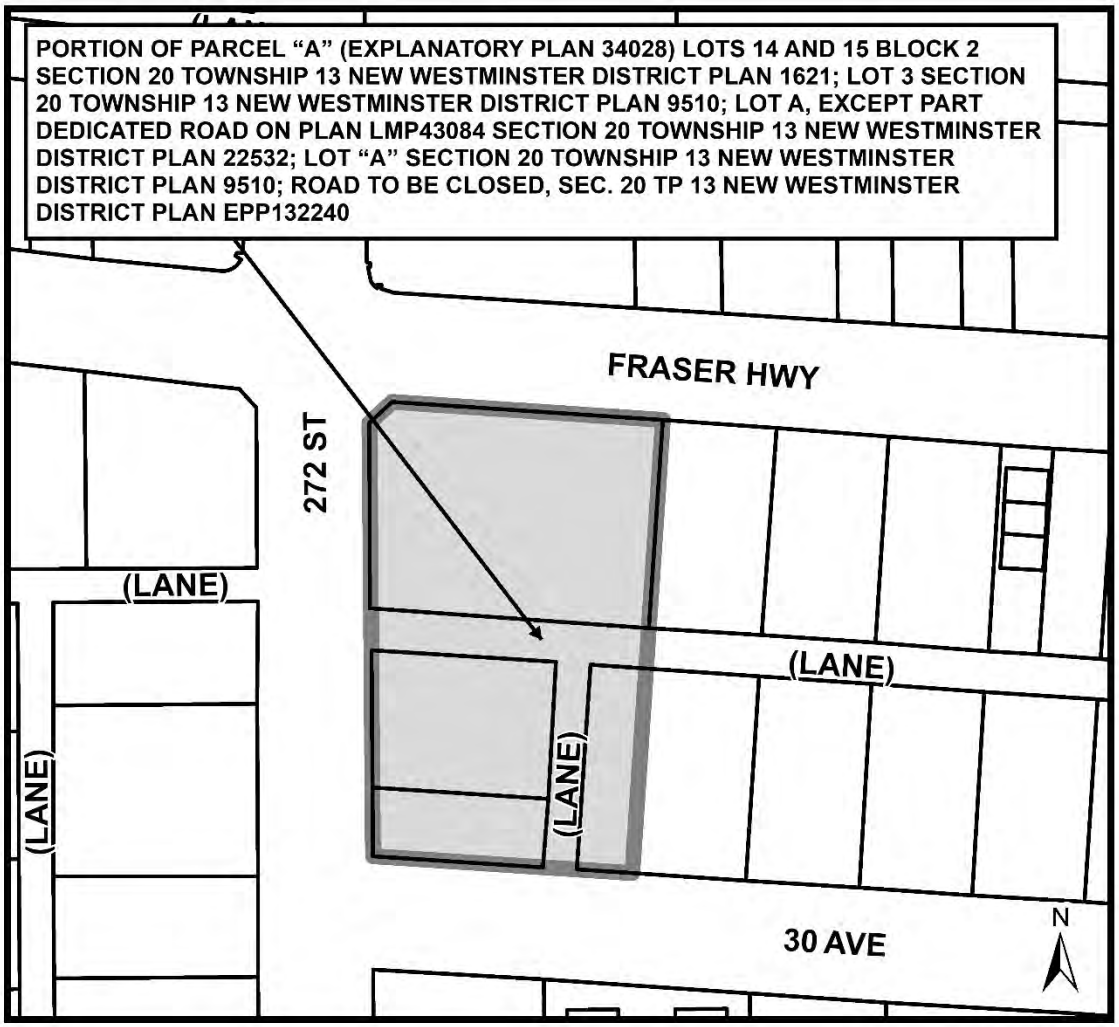
2. The “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802”, as amended, is further amended by:

    a) Amending the Aldergrove Core map to redesignated lands shown in Schedule “A” to High Density Mixed Use (3.0 FSR).

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5927



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW NO. 5928

EXPLANATORY NOTE

Bylaw No. 5918 rezones approximately 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway, the 27200 Block of 30 Avenue, a portion of 2992 – 272 Street and 2978 – 272 Street from Community Commercial Zone C-2 to Comprehensive Development Zone CD-192.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW 2019 NO. 5928

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. 5928".

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-192" after the words "Comprehensive Development Zone CD-191"

   b. Adding to Section 110.1 after the words "CD-191" the words "CD-192 – 0.1 ha"

   c. Adding after Section 1091 "Comprehensive Development Zone CD-191" the following as Section 1092 "Comprehensive Development Zone CD-192"

1092 **COMPREHENSIVE DEVELOPMENT ZONE CD-192**

Uses Permitted

1092.1 In the CD-189 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) *commercial uses* subject to Section 1092.3
5) *licensee retail store* subject to Section 1092.3
6) *group children's day care* subject to Section 1092.3

Density

1092.2 The maximum *floor space ratio* of all buildings located on lands zoned CD-192 shall not exceed 3.0 FSR.

Commercial Uses

1092.3 *Commercial* uses are only permitted on the ground floor in mixed-use buildings.

Lot Coverage

1092.4 *Buildings* and *structures* shall not cover more than 90% of the *lot area*.

Siting of Buildings and Structures

1092.5 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1092.6 The *height* of *buildings* and *structures* shall not exceed six storeys, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1092.7 Parking and loading shall be provided in accordance with Section 107

Subdivision Requirements

1092.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1092.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1092.10 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1092.11 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

Portion of Parcel "A" (Explanatory Plan 34028) Lots 14 and 15 Block 2 Section 20 Township 13 New Westminster District Plan 1621

Lot 3 Section 20 Township 13 New Westminster District Plan 9510

Lot A, Except Part Dedicated Road on Plan LMP43084 Section 20 Township 13 New Westminster District Plan 22532

Lot "A" Section 20 Township 13 New Westminster District Plan 9510

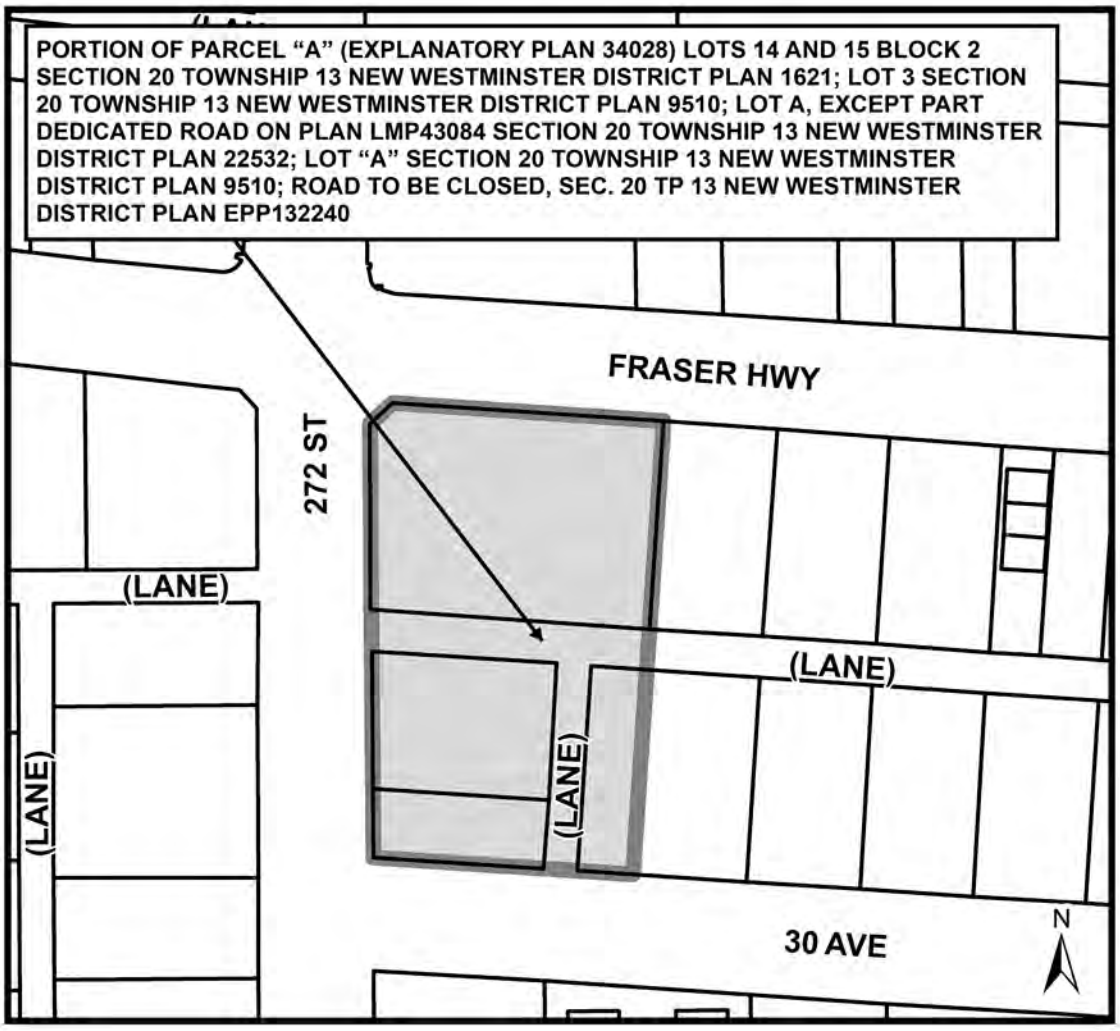
Road to be Closed, Section 20 Township 13 New Westminster District Plan EPP132240

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-192.

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. 5928



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 - REGULAR MEETING	**REPORT:**	23-249
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	LRP00012
SUBJECT:	REVISIONS TO THE PROPOSED WILLIAMS NEIGHBOURHOOD PLAN UPDATE		

RECOMMENDATIONS:

That Council repeal second reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

That Council give second reading to the revised "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

That Council receive for information the revised draft Williams amendments to the Community Amenity Contributions Policy.

That Council receive for information the revised draft Willoughby Greenway Amenity Policy.

That Council authorize staff to schedule the required Public Hearing for the revised Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799.

EXECUTIVE SUMMARY:

The Williams Neighbourhood Plan (WNP) update proposes to become the Township of Langley's blueprint for growth and change. The updated WNP contributes to the Willoughby's ongoing effort to build a complete community that is walkable, transit-oriented and supports a range of daily needs where residents and workers can live, work, learn, shop, care and play. The proposed updated WNP accommodates a broad range of lower-density, medium-density, high-density housing and residential/commercial mixed-use development forms that are in close proximity to shopping, employment, amenities, housing affordability provisions, along with numerous neighbourhood forested areas to maintain and enhance the 'treed' character of the Willoughby Escarpment.

The overall objective of the update has been to create a comprehensive, integrated, systems-based NP that is predicated upon careful planning and thoughtful design to imagine and create a neighbourhood that is walkable, vibrant, social and livable while supporting a great quality of life for all who will call this place home. Another objective is to provide a policy 'blueprint' that will guide future decisions and strengthen the Willoughby community.

The preparation of the proposed WNP update was initiated by Council at its Regular Meeting on November 14, 2022 where staff were directed to:

> *"Complete an update of the Williams Neighbourhood Plan to provide for more residential density and mixed-use developments and urban park area(s) as may be applicable and*

appropriate with consideration of additional Community Amenity Contributions specific to the Williams Neighbourhood Plan."

On July 24, 2023 at a Regular Meeting, Council received the proposed updated WNP, gave first and second reading to the bylaw and directed staff to schedule a public open house and a subsequent Public Hearing to receive public feedback on the said updated WNP.

On October 23, 2023, Council held a Public Hearing to receive written input and hear oral feedback on the proposed updated WNP. Following the close of the Public Hearing, Council passed a referral motion directing staff to amend the proposed WNP and consequential amendments to the Willoughby Community Plan (Bylaw No. 5799). Amendments to the proposed WNP have been incorporated into a revised draft plan.

If Council proceeds with the adoption of the proposed revised WNP as outlined and discussed in this report, the Williams neighbourhood once fully built-out will be home to approximately 9,500 residents in about 4,930 dwelling units. For comparison, the proposed WNP presented to Council on July 24, 2023, included a population projection of 10,800 in approximately 5,670 dwelling units and could accommodate approximately 3,200 jobs.

PURPOSE:

This report presents the revised version of the proposed Williams Neighbourhood Plan and the associated consequential amendments to the Willoughby Community Plan, based on Council direction. In addition, this report presents a revised draft of the Willoughby Greenway Amenity Policy and a revised draft of the Williams amendments to the Community Amenity Contributions (CAC) Policy.

BACKGROUND/HISTORY:

Project Context

The revised Williams Neighbourhood Plan (WNP) update will become the Township of Langley's 'blueprint' for growth and change. The updated and revised WNP will contribute to the Willoughby's ongoing effort to build a complete community that is walkable and supports a range of daily needs where residents and workers can live, work, learn, shop, care and play. The updated and revised WNP accommodates a broad range of housing from lower density, ground-oriented housing forms to higher density apartment and residential/commercial mixed use that are all in close proximity to shopping, employment and amenities, including numerous urban forested areas to maintain and enhance the 'treed' character of the Willoughby Escarpment. When it is fully built out, the proposed WNP will be home to 9,500 residents in 4,930 dwelling units.

The preparation of the existing WNP was initiated by Council on September 14, 2015 with the endorsement of the Project Terms of Reference, but began formally in the winter of 2016 with the initiation of multi-phase and multi-faceted public engagement and planning process. Consultation events throughout the original preparation process were well attended by property owners and residents of the Williams area as well as residents from adjacent Yorkson neighbourhood and the community of Walnut Grove. Input and feedback from these various constituents contributed to 'shaping' the development of the existing WNP.

The preparation of the proposed WNP update was initiated by Council at its Regular Meeting on November 14, 2022 where staff were directed to:

> *"Complete an update of the Williams Neighbourhood Plan to provide for more residential density and mixed-use developments and urban park area(s) as may be applicable and appropriate with consideration of additional Community Amenity Contributions specific to the Williams Neighbourhood Plan."*

On July 24, 2023, at a Regular Meeting Council received the proposed updated WNP, gave first and second reading to the bylaw and directed staff to schedule a public open house and a subsequent Public Hearing to receive public feedback on the said revised WNP.

On October 23, 2023, Council held a formal Public Hearing to receive written input and hear oral feedback on the proposed updated WNP. Following the close of the Public Hearing, Council considered third reading of the bylaws and passed a referral motion directing staff to amend the proposed bylaws with the following considerations:

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 m^2 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;*

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;

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

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

In keeping with Council's October 23, 2023 referral motion, the proposed updated WNP and consequential refinements to the Willoughby Community Plan have been revised and completed for Council's consideration.

DISCUSSION/ANALYSIS:

The following discussion summarizes the refinements prepared in response to the direction given.

Item 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);

The proposed Williams Land Use Plan (Map 1) and the proposed Integrated Neighbourhood Concept (Map 2) have been revised by changing the Single Family Mixed Residential land use designation to a Townhouse land use designation for lands in the southwest corner, between the planned 212 Connector and Morrison Crescent. Map 1 Long Range Land Use Map and Map 4 Development Permit Areas of the Willoughby Community Plan (Bylaw No. 3800) have also been amended to align with the proposed revisions to said WNP maps.

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

The proposed Williams Land Use Plan (Map 1) and the proposed Integrated Neighbourhood Concept (Map 2) have been revised by changing the Medium Density Apartment and Low Density Apartment land use designations to a Townhouse land use designation for lands along the 216 Street corridor, north and south of 78 Avenue. Map 1 Long Range Land Use Map and Map 4 Development Permit Areas of the Willoughby Community Plan (Bylaw No. 3800) have also been amended to align with the proposed revisions to said WNP maps.

Item 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;

Policies in Subsection 4.1.3 Mixed-Use + Residential District (Policy 8) and Subsection 5.7 High Density Mixed Use (2.5 FSR) (Policies 3 and 6) were amended by clarifying locational guidance for the accommodation and development of office space uses in the Mixed-Use + Residential District. Furthermore, polices were revised by removing the minimum office space area requirement associated with development in the High Density Mixed Use land use designation and replaced it with policy direction that encourages office space uses as part mixed use development.

Item D. Permit the grocery use of a maximum permitted size of 4,500 m^2 to be provided within subsequent phases of development beyond the first, when otherwise identified and confirmed to be provided within High Density Mixed-Use;

Policy #7 in Subsection 5.7 High Density Mixed Use (2.5 FSR) was amended by adding flexibility to the development timing of the full-service grocery store use by eliminating the

requirement for it to be part of the first phase of a multi-phased development and repositioning the provision of the grocery use as part of an early development rather than the last development within the High Density Mixed Use land use designation. Furthermore, the policy was revised to incorporate clarifying locational guidance that seeks a physically central and visible place within the mixed use area of Williams for anchor retail uses, including a full-service grocery store. The policy intent remains the same.

Item 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;

The proposed Williams Land Use Plan (Map 1) and the proposed Integrated Neighbourhood Concept (Map 2) have been revised by changing the Business Park land use designation to a Civic Institutional land use designation for lands in the northeast corner of the WNP, adjacent to the 216 Street, Highway 1 interchange. Furthermore, an additional policy Subsection 5.9 Civic Institutional has been incorporated in the WNP to provide development guidance for this new land use designation.

Item 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;

Subsection 5.6.1 Medium Density Apartment (FSR 1.9) has been revised by the inclusion of a new Policy #16 that encourages a range of non-market housing options. This provides Council with flexibility to determine the type(s) of non-market housing that would be suitable for the Williams area and development project under consideration.

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

In addition to Item B. above, the Low Density Apartment land use designation generally between 77 Avenue and 78 Avenue has been revised to Townhouse.

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

The proposed WNP presented to Council on July 24, 2023 included a Street Greenway along the west side of 216 Street, between the Highway 1 interchange and 76 Avenue. The portion of this greenway between 80 and 76 Avenues provided a 9.5 m wide greenway (from curb to private property line). Given Council direction, the greenway width for this portion has been increased to 12 m, with the purposes of providing an improved agricultural edge planning buffer.

Council Policies:
In addition to amendments to the revised WNP and consequential refinements to the Willoughby Community Plan, several associated Council policies presented on July 24, 2023 have been revised in response to Council's referral motion of October 23, 2023. Specifically, the Williams amendments to the Community Amenity Contributions (CAC) Policy have been revised and reflect the land use designation changes to the WNP (Attachment A). Furthermore, the draft amendments to the Willoughby Greenway Amenity Policy have also been revised and reflect the land use designation changes to the WNP (Attachment B).

Conclusion:
The proposed and revised WNP is intended to guide the growth and development of a livable neighbourhood that contributions to building a complete and transit-oriented community in Willoughby over the coming decades. Subject to Council's consideration of the revisions to the proposed WNP as guided by the October 23, 2023 referral motion and pending any further

direction from Council, staff recommend that Council authorize staff to schedule the required Public Hearing for the revised Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799.

Respectfully submitted,

Russell Nelson
SENIOR PLANNER
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

ATTACHMENT A	Williams Neighbourhood Plan Amendments to the Community Amenity Contributions Policy
ATTACHMENT B	Williams Neighbourhood Plan Amendments to the Willoughby Greenway Amenity Policy

Township of Langley
Est. 1873

ATTACHMENT A

COUNCIL POLICY

Subject: Community Amenity Contributions

Policy No:	**07-166**
Approved by Council:	**2018-07-23**
Revised by Council:	**2019-04-15**
	2019-11-18
	2021-10-18
	2022-12-12
	2023-02-13
	2023-xx-xx

1. Purpose

1.1 To provide administrative guidelines for a Community Amenity Contribution (CAC) Program.

2. Background

2.1 Municipalities are required to balance their budgets, which means the demand for new capital infrastructure and improvements must be kept within current fiscal and economic limits. Development Cost Charges (DCC), which are a primary source of funding especially for roads, water, sewer, stormwater systems, and park land acquisition and improvement, do not sufficiently assist in providing all facilities required for new communities.

2.2 CACs are voluntary amenity contributions by the developer as part of a rezoning process.

2.3 CACs are intended to offset the cost of providing community amenities associated with new commercial, industrial and residential development, thereby having a benefit to the community. In the event that CACs are not made to help provide the amenities, it is not necessarily in the public interest for the local government to support a rezoning. It has become common practice for many municipalities in B.C. for developers to propose, or municipalities to seek, amenities from projects that are applying for changes in use or density in order to help address the needs or impacts of new development. In this policy, the amenities are intended to be collected through a fixed rate contribution, based on a set of predetermined amenities.

3. Related Policies

3.1 The Official Community Plan (OCP) provides objectives and policies for the establishment of a community amenity contribution program. Objectives related to CACs aim to:

(a) Ensure that new development pays for the capital costs of providing new infrastructure and facilities to serve that development.

(b) Diversify revenue sources to fund new community infrastructure.

(c) Provide tools and incentives to encourage affordable housing options.

3.2 Specific policies include:

(a) Investigate potential for community amenity charges to cover the costs of facilities and amenities required for development that are not funded by DCCs.

(b) Create incentives to encourage developers to include affordable market rental housing and/or non-market housing in new developments, using community amenity contributions that include affordable housing as a community benefit (new units or cash).

4. Principles

4.1 As the Township of Langley continues to grow, new development should make a fair contribution to new community amenities, affordable housing, and other community needs, in order to meet the needs of a growing community and to contribute to managing growth pressures.

4.2 The Township of Langley will set its targets for CACs such that the cost implications for new development will be reasonable. The level of CACs will be such that there is minimal impact on new development. More specifically, the expectations for CACs are not likely to affect the financial viability of new development projects. The costs will be such that developers and landowners will still see incentives to seek higher density for residential developments.

5. Policy

5.1 The provision of community amenities will be subject to community input, Council prioritization, and available revenue. Where one developer is not expected to provide an entire amenity, the developer may pay the Township cash-in-lieu, referred to as CACs. The amenities are as follows:

(a) 13% will be Affordable Housing, and therefore 13% of CACs will go into the Affordable Housing Reserve Fund;

(b) 75% of community amenities will be Township-wide enhancements, and therefore 75% of CACs will go into a Community Amenity Contribution Fund to assist in funding amenities identified in the OCP, including the following amenities:

- Conference and Entertainment Centre
- Recreation Centre in Willowbrook
- Recreation Centre in Brookswood-Fernridge
- Indoor Pool and Community Centre in Yorkson Community Park
- Soccer Campus in the Smith Neighbourhood
- Recreation Facility at the Langley Events Centre for ice and dry floor recreation
- Additional urban parks for urban areas
- Fire Hall in North Willoughby
- Fire Hall in Brookswood-Fernridge;
- Community Police Office in Brookswood-Fernridge

(c) 5% of community amenities will be enhancements to areas within the Aldergrove Core Area Plan, and therefore 5% of CACs will go into an Aldergrove Community Amenity Fund to assist in funding amenities; and

(d) 7% of nature-based amenities will support the Climate Action Strategy, and therefore 7% will go into a Climate Action Reserve Fund to mitigate environmental impacts originating from development upon the Township of Langley for items related to corporate buildings, habitat preservation, agricultural areas, and transportation infrastructure improvements.

5.2 The Township intends to obtain contributions to civic infrastructure and amenities from new development that involves rezoning. In doing so, the Township will apply the following principles:

(a) New development should make a fair contribution to new community amenities, affordable housing, and other community needs to meet the needs of a growing community and to address some of the impacts of growth.

(b) The Township's community amenities are set out in section 5.1.

(c) The Township will set its targets for amenities (and for cash-in-lieu of amenities, referred to herein as CACs, where one developer is not expected to provide an entire amenity) such that the cost implications for new development will be reasonable. The extent of Community Amenity Contributions will be such that there is little risk that there will be any impact on the pace of new development in the Township.

(d) The Township will set targets for cash-in-lieu Community Amenity Contributions it hopes to obtain from new development. The targets as set out in Table 1 may be reviewed by Council from time to time, based on changing community needs, changing priorities, and changing market conditions.

Table 1

	Community Amenity Contributions per Dwelling Unit			
	Single Family*	Townhouse/ Rowhouse/ Duplex[1]	Apartment[2]	Required Amenity Contribution[3]
CAC Target Contribution Amounts	$16,900	$14,400	$11,000	See section 5.1

*New Single Family – per lot
[1]Townhouse / Rowhouse / Duplex or other ground-oriented dwelling unit
[2]Apartment
[3]Section 5.1 of Council Policy No. 07-166

(e) The Township will use phased development agreements or acknowledgement and release letters as the mechanisms to obtain cash-in-lieu CACs. In site by site negotiations, the Township will seek to obtain a target contribution that makes a meaningful contribution to community amenities while ensuring that land owners still have enough incentive to make land available in the redevelopment market.

(f) The Township shall utilize CAC funds in a manner that is appropriate and necessary for the purpose of servicing debt costs incurred as a result of delivering CAC capital projects.

(g) In addition to Community Amenity Contributions as set out in section 5.1, or set targets for cash-in-lieu as set out in Table 1, areas within the Urban Containment Boundary (UCB) as per Map 1, where an application includes an increase to the residential density beyond that established in the OCP or development regulations, the target CAC shall be as set out in Table 2.

Table 2

Urban Areas (within the UCB)				
Use	Single Family	Townhouse / Rowhouse / Duplex	Apartment (6 storeys or less)	Apartment (7 storeys or more)
Target Contribution	$25,000 per unit	$20,000 per unit	$25 per ft^2	$20 per ft^2

Calculating the contribution per ft^2 is as follows:

1.1.g.1 Apartment density is determined by a maximum floor space ratio (FSR), and the contribution per ft^2 will be based on the gross floor area exceeding the base density;

1.1.g.2 Development proposals seeking an increase above OCP densities are required to convert UPA to FSR as per the standardized UPA to FSR conversion, and the proposed FSR is below the FSR resulting from the standardized UPA to FSR conversion, a per ft^2 target contribution will apply to each additional unit based on the proponent's average unit size.

(h) For areas within the UCB as per Map 1, target rates will be based on a cash contribution proportional to the value being created by the increase in density for major OCP amendments, or development applications where:

1.1.h.1 The lot is currently designated Agriculture, Conservation & Recreation, Industrial, or Mixed Employment; and

1.1.h.2 The proposed density increase is greater than the maximum density allowed in the OCP, or development regulations.

(i) For Rural areas as per Map 1, CACs will be based on a per acre amenity contribution proportionate to the value being created by the increase in density for major OCP Amendments, or development applications where:

1.1.i.1 The lot is currently designated Agriculture, Conservation & Recreation, Industrial, Mixed Employment, or Rural; and

1.1.i.2 The proposed density increase is greater than the maximum density allowed in the OCP, or development regulations.

(j) Where lots designated Residential and significant increases in density are proposed, CACs will be based on an amenity contribution proportionate to the value being created by the increase in density for Major OCP Amendments, potentially in conjunction with or in lieu of the provisions of 5.2(f).

(k) For the Brookswood-Fernridge Neighbourhood Plan areas as per Map 1, a neighbourhood specific CAC will assist in funding amenities identified in the Official Community Plan based on the per unit target contributions as set out in Table 3.

Table 3

Brookswood-Fernridge Neighbourhood Plan Areas	Community Amenity Contributions per Dwelling Unit			
	Single Family*	Townhouse/ Rowhouse/ Duplex[1]	Apartment[2]	Required Amenity Contribution[3]
CAC Target Contribution Amounts	$35,500	$29,450	$21,750	See section 5.1

*New Single Family – per lot
[1]Townhouse / Rowhouse / Duplex or other ground-oriented dwelling unit
[2]Apartment
[3]Section 5.1 of Council Policy No. 07-166

(l) For the Williams Neighbourhood Plan areas as per Map 1, a neighbourhood specific CAC will assist in funding amenities identified in the Official Community Plan, based on the per unit target contributions as set out in Table 4.

Table 4

Williams Neighbourhood Plan Areas	Community Amenity Contributions per Dwelling Unit			
	Single Family*	Townhouse/ Rowhouse/ Duplex[1]	Apartment[2]	Required Amenity Contribution[3]
CAC Target Contribution Amounts	$16,900	$17,000	$30,000	See section 5.1

*New Single Family – per lot
[1]Townhouse / Rowhouse / Duplex or other ground-oriented dwelling unit
[2]Apartment
[3]Section 5.1 of Council Policy No. 07-166

5.3 EXEMPTIONS

Development that meets the following conditions is exempt from the CAC program:

(a) Any not-for-profit development as defined in the Development Cost Charge Waiver For Affordable And Supportive Housing Bylaw 2019 No. 5462;

(b) Where single family residential subdivisions propose fewer than three lots, the original lot is exempt, after which the CAC program applies to each new lot;

(c) Accessory dwelling units, such as a secondary suite or coach house;

(d) Duplex, triplex and fourplex dwelling units, where only one building is being constructed – only the first dwelling unit is exempt, after which the CAC program applies to each additional dwelling unit;

(e) The development of residential dwellings within the area identified in the Aldergrove Core Area Plan, including mixed-use development, that have received Third Reading from Council prior to July 31, 2024. Effective August 1, 2024 the Aldergrove Core Area will be subject to CACs applicable to Urban (see Map 1).

(f) Rezoning applications submitted prior to each subsequent amendment to this policy will be given a twelve (12) month grace period for each amendment and must receive fourth and final reading within the twelve (12) month grace period or will otherwise be subject to the amendments.

5.4 COLLECTION OF CACs

(a) Payment of the CAC shall be made to the Township, prior to Council consideration of adoption of the Zoning Bylaw amendment bylaw. At the discretion of the Director of Development Services, the provision of CACs may be secured through either a Phased Development Agreement or Acknowledgement and Release Letter. If adoption is not given by Council to the Zoning Bylaw amendment bylaw, the CAC (without interest) shall be returned to the applicant by the Township.

(b) Alternatively, payment of the CAC may be made to the Township at the time of issuance of a development permit, or where one is not required, at the time of issuance of a building permit. Where this option is selected by the applicant, an irrevocable letter of credit must be provided to the Township for the full amount of the CAC prior to Council consideration of adoption of the Zoning Bylaw amendment.

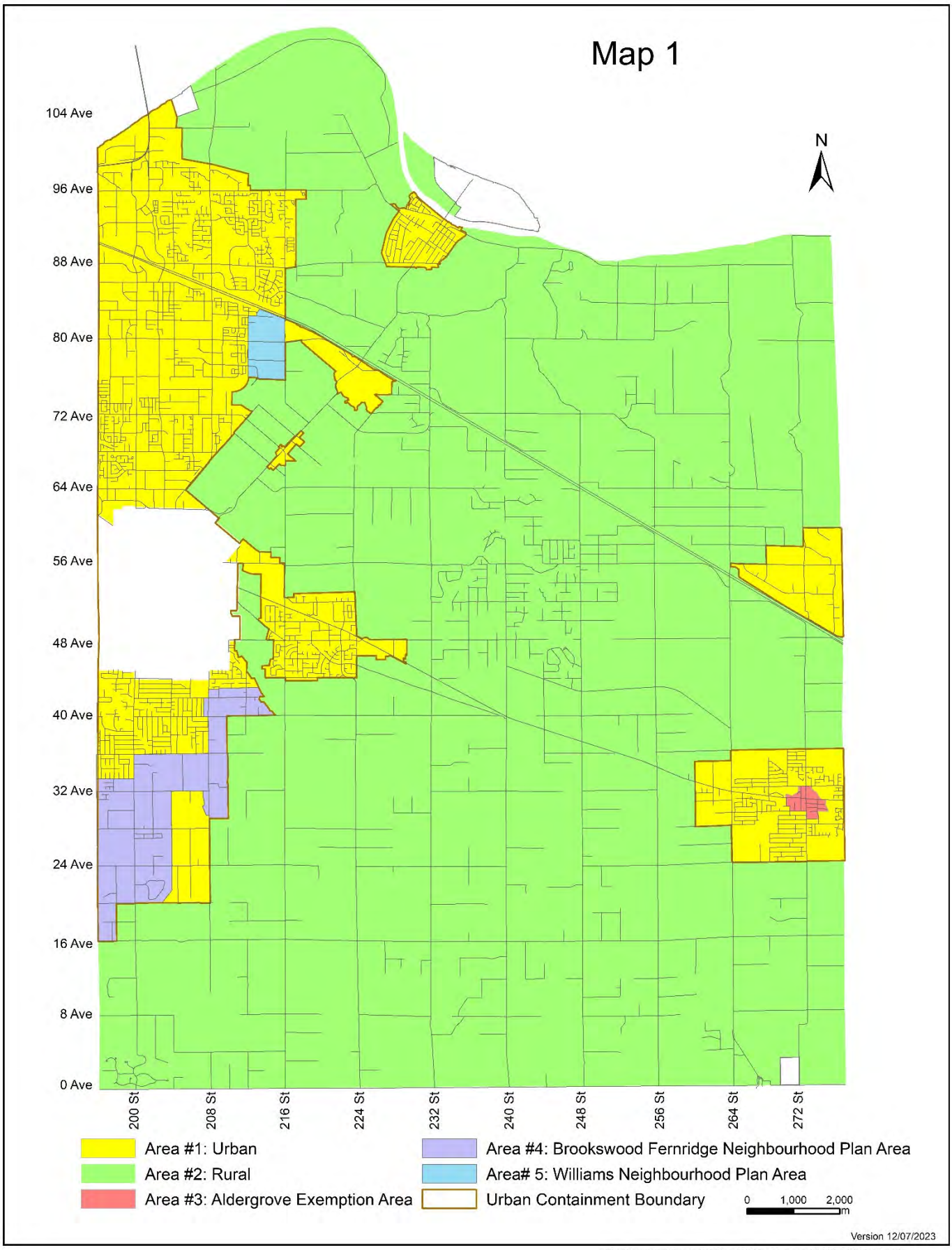
(c) Under specific circumstances, payment of CAC and Density Bonus target contribution amounts associated with residential floor space that exceeds OCP base densities may be made at the time of issuance of a Building Permit, as deemed appropriate by Council. Payment of CACs associated with base OCP densities will be required prior to Council consideration of adoption of the Zoning amendment bylaw.

5.5 Council may amend the CAC target contribution amounts and any other aspect of this Policy as it deems appropriate in response to changing needs.

5.6 Any proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and maybe recalculated to reflect the changes to the MPI from time to time

5.7 This Policy is to be administered and monitored by the Community Development Division and the Finance Division.

5.8 This Policy will be reviewed periodically to assess amenities and associated capital costs as required. Timing of the CAC Policy review will be offset so as not to overlap with the periodic review of the Development Cost Charges Bylaw to the extent possible.


Map 1
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Area #1: Urban
Area #2: Rural
Area #3: Aldergrove Exemption Area
Area #4: Brookswood Fernridge Neighbourhood Plan Area
Area# 5: Williams Neighbourhood Plan Area
Urban Containment Boundary
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1,000
2,000
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Version 12/07/2023
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Township of Langley
Est. 1873

ATTACHMENT B

COUNCIL POLICY

Subject: Willoughby Greenway Amenity

Policy No: 07-234
Approved by Council: 2023-02-13
Revised by Council:

1. Purpose

1.1 To provide a means of providing amenities in the Willoughby Community Plan area pursuant to the Local Government Act.

2. Background

2.1 The Willoughby Community requires the provision and construction of various amenities including enhanced sidewalks, public art, heritage features, and a variety of park and greenway typologies. Amenity zoning provisions of the Local Government Act may be used to acquire and construct the amenities. The Willoughby Greenway Amenity Policy (GAP) consolidates a number of similar policies at the neighbourhood level, while maintaining the same basket of amenities in the community as a whole. The neighbourhood-level policies were rescinded when the Willoughby GAP was approved by Council on February 13, 2023.

3. Related Policy

3.1 Willoughby Community Plan

4. Policy

4.1 The Willoughby Community Plan requires the provision and construction of various amenities including enhanced sidewalks, public art, heritage features, and a variety of park and greenway typologies ("Amenities") as shown in Schedule A.

4.2 All developing properties in that portion of the Willoughby Community Plan shown on the attached schedule, excluding those properties being developed for public school ("Development Area" as shown in Schedule B), will benefit from the Amenities.

4.3 The Township has determined that an equitable sharing of the cost of the Amenities in the Development Area will be $67.76 per m^2 of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule C. For the purposes of this Policy, "Developable Land" means the gross area of a parcel excluding streamside protection areas, the area below the top of bank and land to be used for greenways and parks. Detention Pond lands are included within the definition of "Developable Land".

4.4 The Amenity Cost can be provided by means of land with improvements constructed thereon ("Improved Land"), cash plus land without improvements constructed thereon ("Unimproved Land") and cash alone.

4.5 Section 482 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 conservation or provision of amenities, and the number, kind, and extent of amenities are met.

4.6 Where Council proposes to rezone a property within the Development Area pursuant to Section 482 it may choose to include the Amenity Cost as an amenity for the purposes of that bylaw.

4.7 Where the Amenity Cost is determined to be an amenity for the purposes of a bylaw adopted pursuant to Section 482 and the developer wishes to take advantage of the higher density set out in the bylaw referred to in Section 4.6 by providing the amenities, including the Amenity Cost, the Amenity Cost will be referenced in rezoning bylaws and may be provided as follows:

a) where the property being developed contains an amenitiy or amenities idendified in Section 4.13, subject to 4.7(b), provide the Amenity Cost by way of Improved Land plus cash;

b) where the property being developed contains an amenity or amenities identified in Section 4.13 and the General Manager of Community Development of the Township, or their designate, determines that the construction of the improvements would be premature, the developer shall provide the Amenity Cost by way of cash plus Unimproved Land; and

c) where the property being developed does not contain an amenity or amenities identified in Section 4.13, the developer shall provide the Amenity Cost by way of cash only.

4.8 The Amenity Cost payable in respect of any development shall be reduced by the value of the Improved Land provided as part of that development.

4.9 Where the value of the Improved Land exceeds the Amenity Cost, the difference shall be returned to the developer as a rebate. Contributions to the public art component of the Amenity Cost will not be included in the rebate.

4.10 Rebates shall be paid only when there are sufficient funds available based on a first-in first-out basis and shall be paid out at the collected rate.

4.11 Where the Amenity Cost includes Unimproved Land (including a wildlife habitat patch) the value of the Unimproved Land shall be deemed to be $4,000,000 per acre (2023 deemed cost).

4.12 Amenity costs collected will be placed in an interest-bearing Reserve Fund.

4.13 Where the Amenity Cost includes Improved Land, the value of the Improved Land shall be deemed to be the value of the Unimproved Land plus the costs outlined in Table 1. Amenities where the cost is per unit are based on pre-determined size of the amenity.

Table 1: Cost of individual amenities

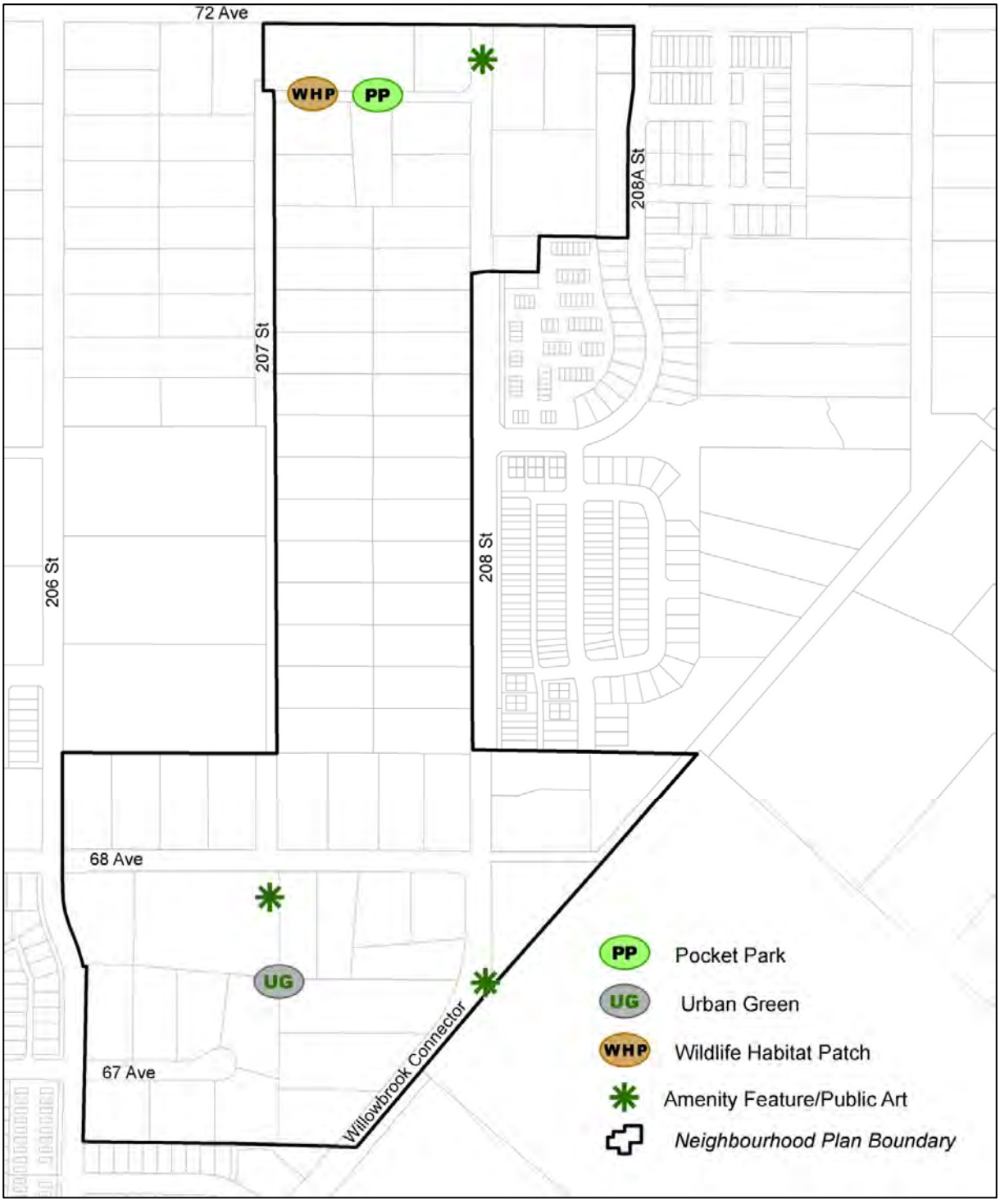
	Amenity	Amount	Per Unit
1	200 Street Greenway	$ 828.00	lineal metre
2	199 Street Greenway (6.0 metre width)	$ 725.00	lineal metre
3	200 Street Greenway fronting Commercial only	$ 690.00	lineal metre
4	202B and 68 Avenue amenity	$ 300.00	square metre
5	202B and 72 Avenue amenity	$ 100.00	square metre
6	Street Greenway with Wall	$ 850.00	lineal metre
7	212 Street Greenway	$ 850.00	lineal metre
8	216 Street Greenway (8 metres land, 12 metres construction)	$ 850.00	lineal metre
9	Blue Link / Art Walk	$ 2,888.00	lineal metre
10	Carvolth Commons	$ 336.91	square metre
11	Creek Greenway	$ 654.83	lineal metre
12	Dog Off-Leash Park	$ 49.41	square metre
13	Ecological Greenway	$ 704.83	lineal metre
14	Enhanced sidewalk	$ 365.67	lineal metre
15	Freeway Buffer	$ 1,412.50	lineal metre
16	Heritage (Smith)	$ 100,000.00	unit
17	Heritage (Latimer)	$ 200,000.00	unit
18	Integrated Open Space	$ 349.85	square metre
19	Living Wall[1]	$ 540,000.00	unit
20	Multi-Use Trail Linkages	$ 450.00	lineal metre
21	Neighbourhood Forested Mews (approx 2.07 Ac. In ROWs)	$ 672.17	lineal metre
22	Landmark Amenity (212 St and 80 Ave; west side)[2]	$ 242,599.00	unit
23	Landmark Amenity (N. of 212 St / 80 Ave) including public art[3]	$ 471,409.00	unit
24	Landmark Amenity (at 216 interchange) including public art[4]	$ 585,040.00	unit
25	Off-Street Recreational Greenway (6 m width)	$ 676.50	lineal metre
26	Off-Street Recreational Greenway Buffer (10 m)	$ 796.50	lineal metre
27	Plaza	$ 200.00	square metre
28	Pocket Park	$ 66.89	square metre
31	Public Art	$ 200,000.00	unit
32	Recreational Greenway	$ 796.50	lineal metre
33	Street Greenway	$ 695.67	lineal metre
34	Urban Green	$ 366.00	square metre
35	Urban Pocket Parks	$ 36.16	square metre
36	Wildlife Habitat Patch (1,563m^2 additional outside of ROW) (includes path)	$ 124,418.33	unit
37	Williams View Park	$ 406,520.00	unit

(1) Assuming 232.25 m^2 wall area, up to a maximum credit of $540,000 per location
(2) Assuming 0.95 acre total area: 0.45 acre in the Williams Neighbourhood Plan area and 0.5 acre in the Yorkson Neighbourhood Plan area
(3) Assuming 0.5 acre total area
(4) Assuming 0.5 acre total area

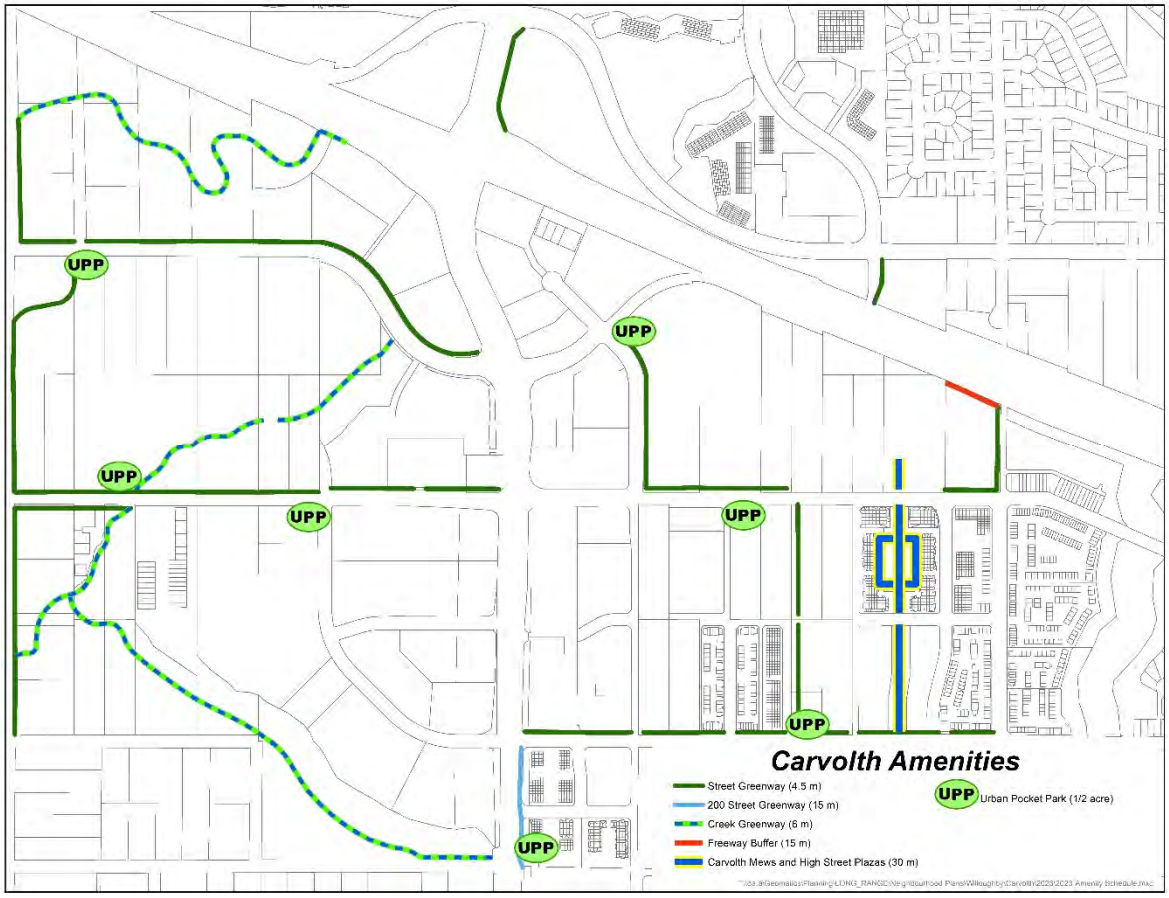
4.14 Nothing in this policy will fetter the discretion of the Council of the Township to exercise its legislative powers and functions.

Schedule A
Willoughby Amenities

Map 1: Willoughby Amenities (208 Street Density Review Area)



Map 2: Willoughby Amenities (Carvolth Neighbourhood Plan area)

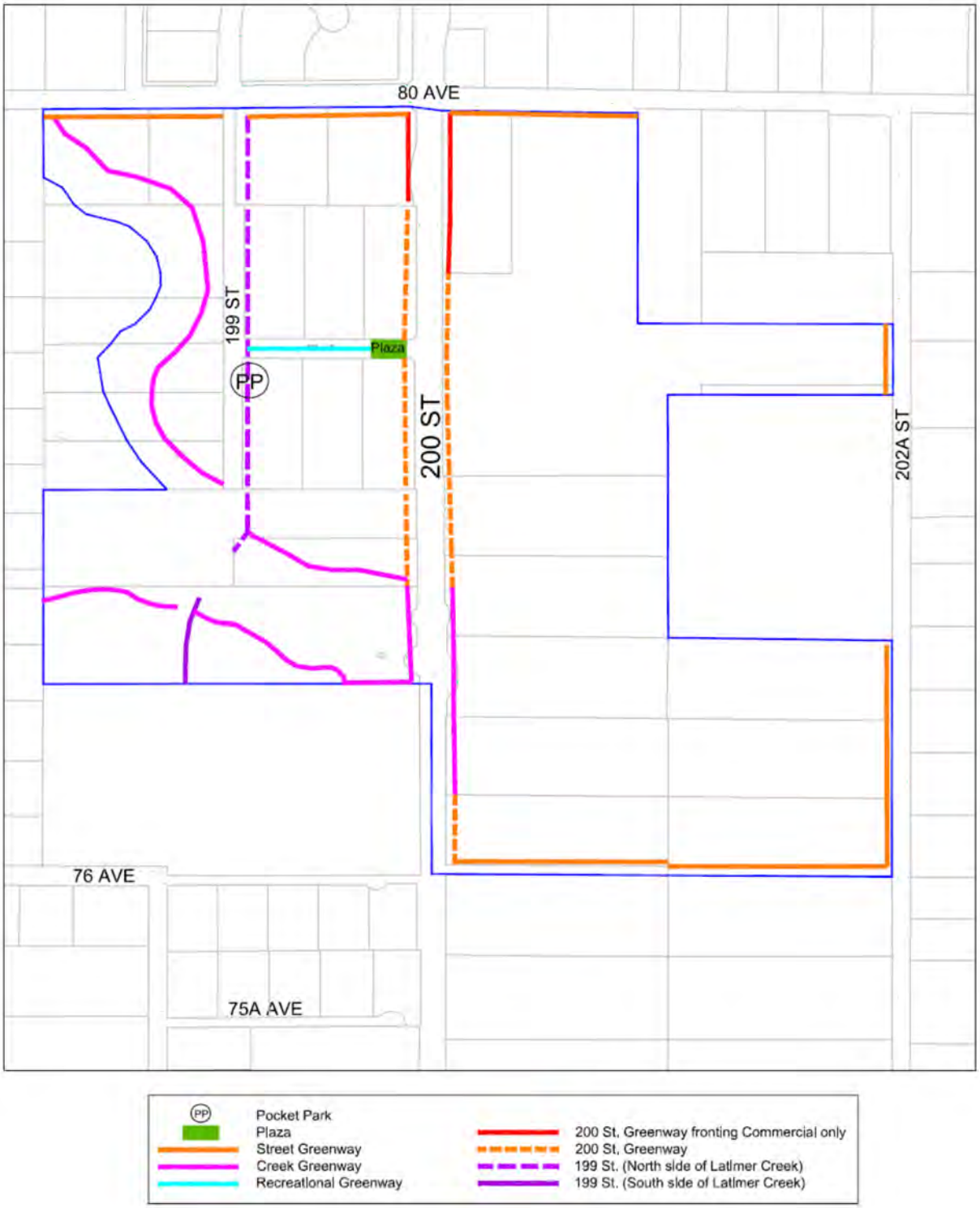


Public Art should be located in the plaza at 200 Street and 88 Avenue and in Carvolth Commons.

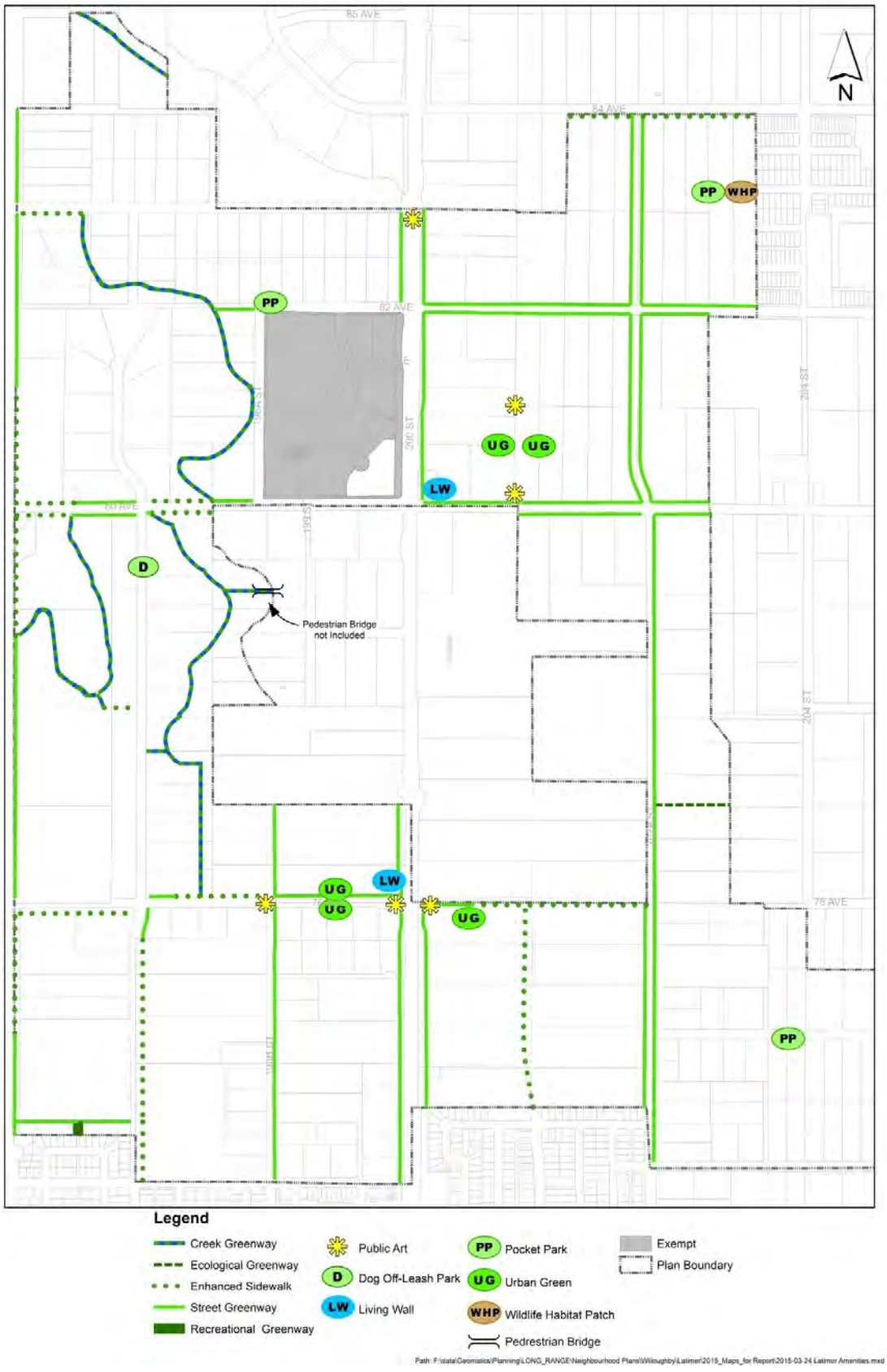
Map 3: Willoughby Amenities (Central Gordon Estate Neighbourhood Plan area)



Map 4: Willoughby Amenities (Jericho Neighbourhood Plan area)



Map 5: Willoughby Amenities (Latimer Neighbourhood Plan area)



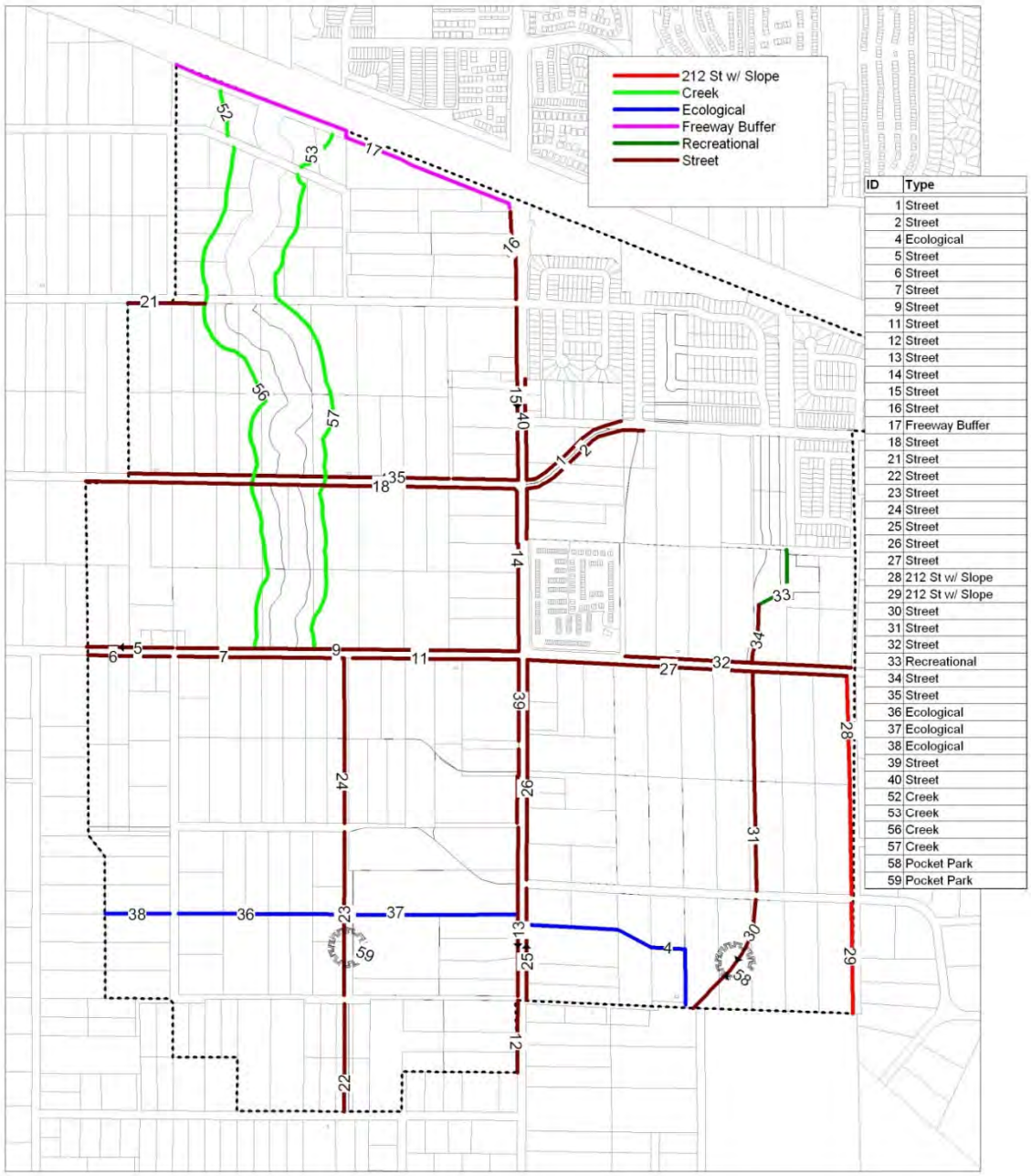
Map 6: Willoughby Amenities (Smith Neighbourhood Plan area)



Map 7: Willoughby Amenities (Williams Neighbourhood Plan area)



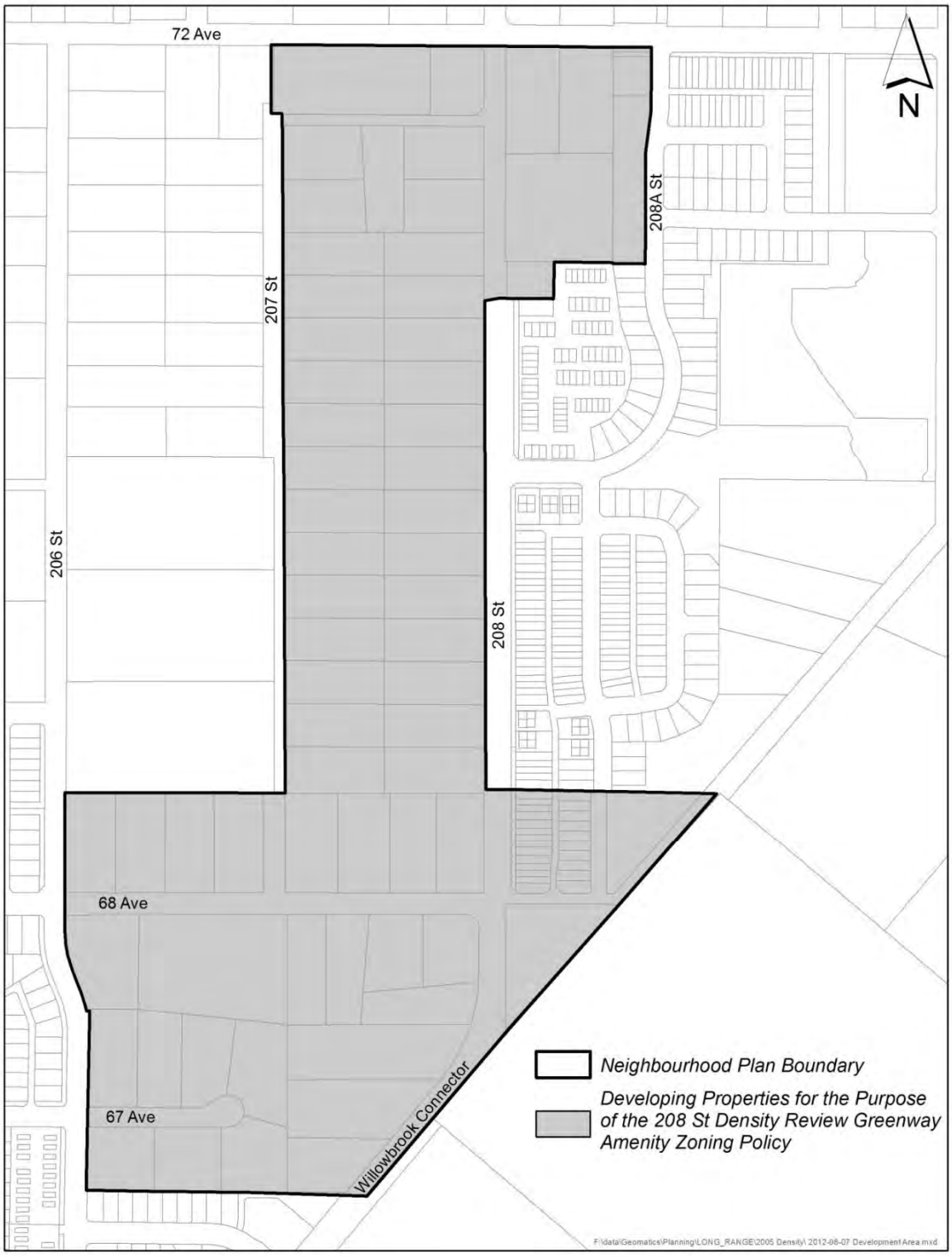
Map 8: Willoughby Amenities (Yorkson Neighbourhood Plan area)



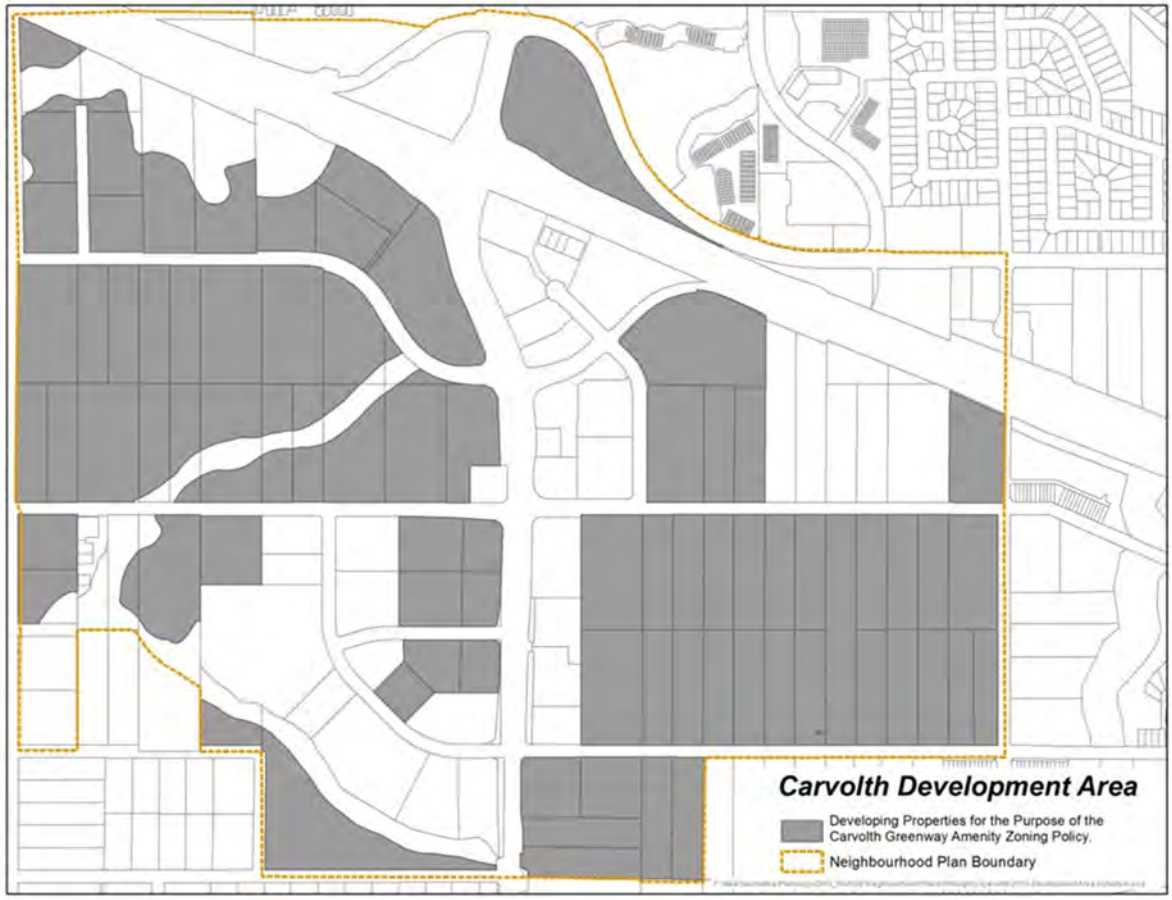
ID	Type
1	Street
2	Street
4	Ecological
5	Street
6	Street
7	Street
9	Street
11	Street
12	Street
13	Street
14	Street
15	Street
16	Street
17	Freeway Buffer
18	Street
21	Street
22	Street
23	Street
24	Street
25	Street
26	Street
27	Street
28	212 St w/ Slope
29	212 St w/ Slope
30	Street
31	Street
32	Street
33	Recreational
34	Street
35	Street
36	Ecological
37	Ecological
38	Ecological
39	Street
40	Street
52	Creek
53	Creek
56	Creek
57	Creek
58	Pocket Park
59	Pocket Park

Schedule B
Willouby Development Area

Map 9: Willoughby Development Area (208 Street Density Review area)



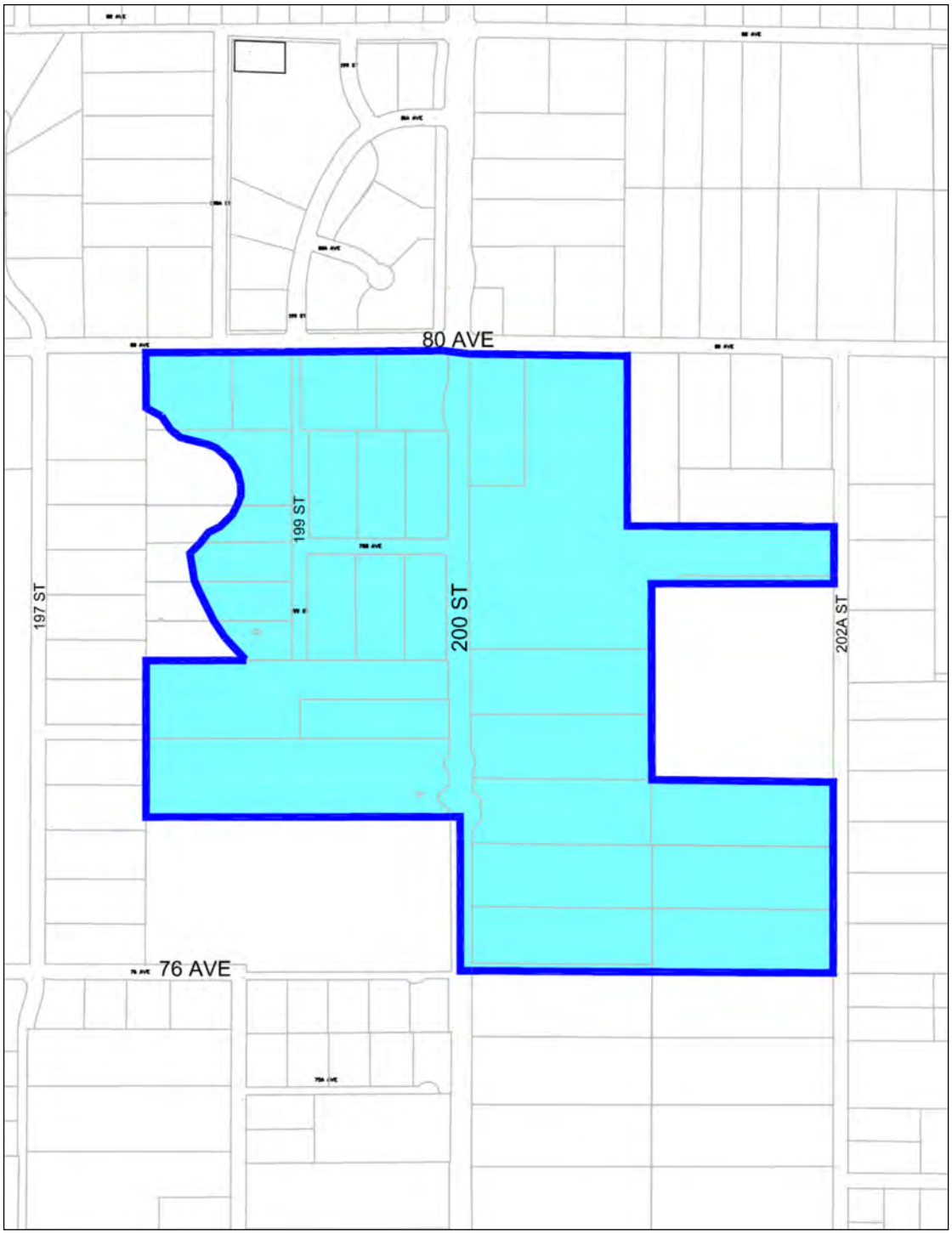
Map 10*:* Willoughby Development Area (Carvolth Neighbourhood Plan area)



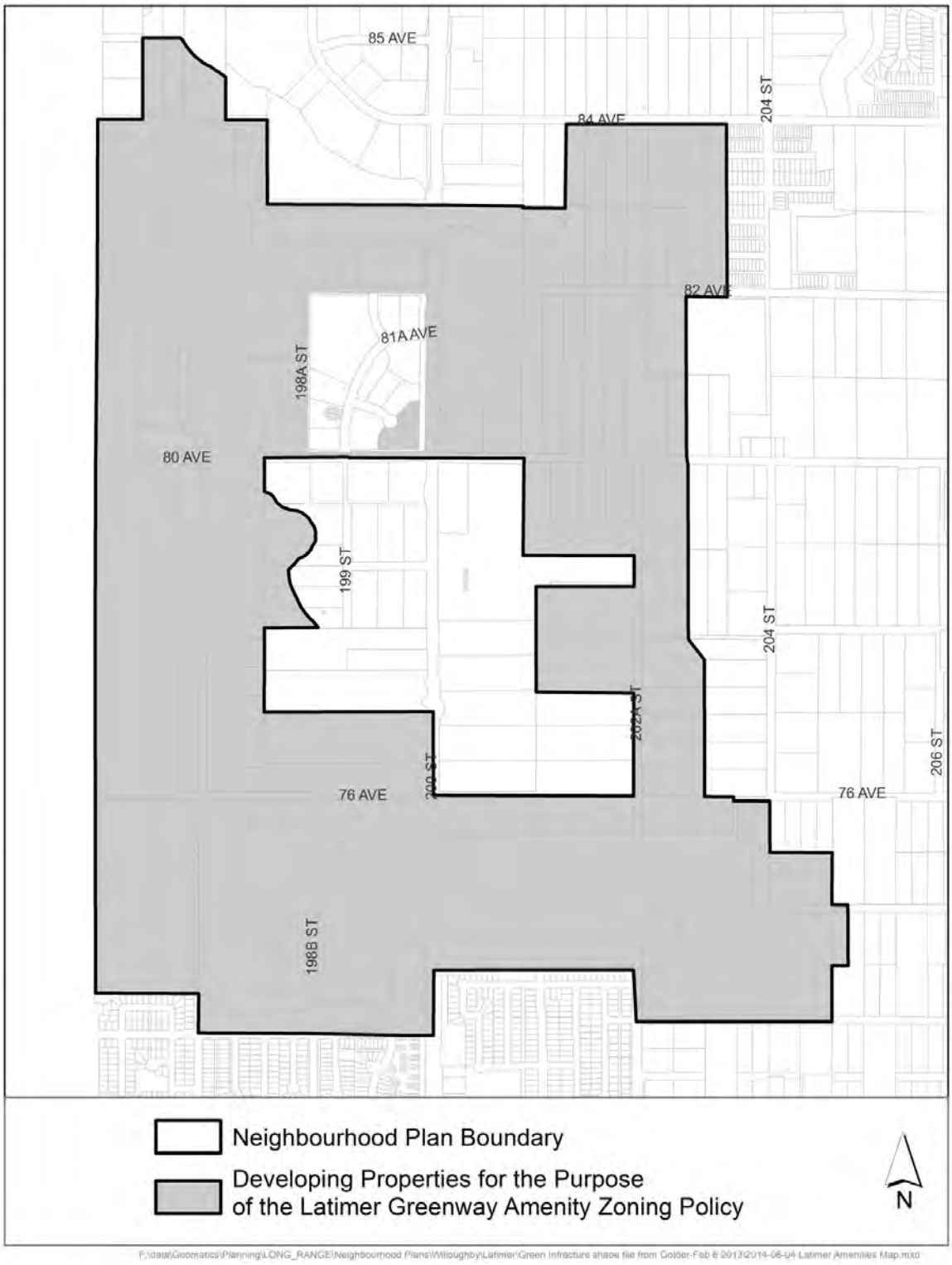
Map 11*:* Willoughby Development Area (Central Gordon Neighbourhood Plan area)



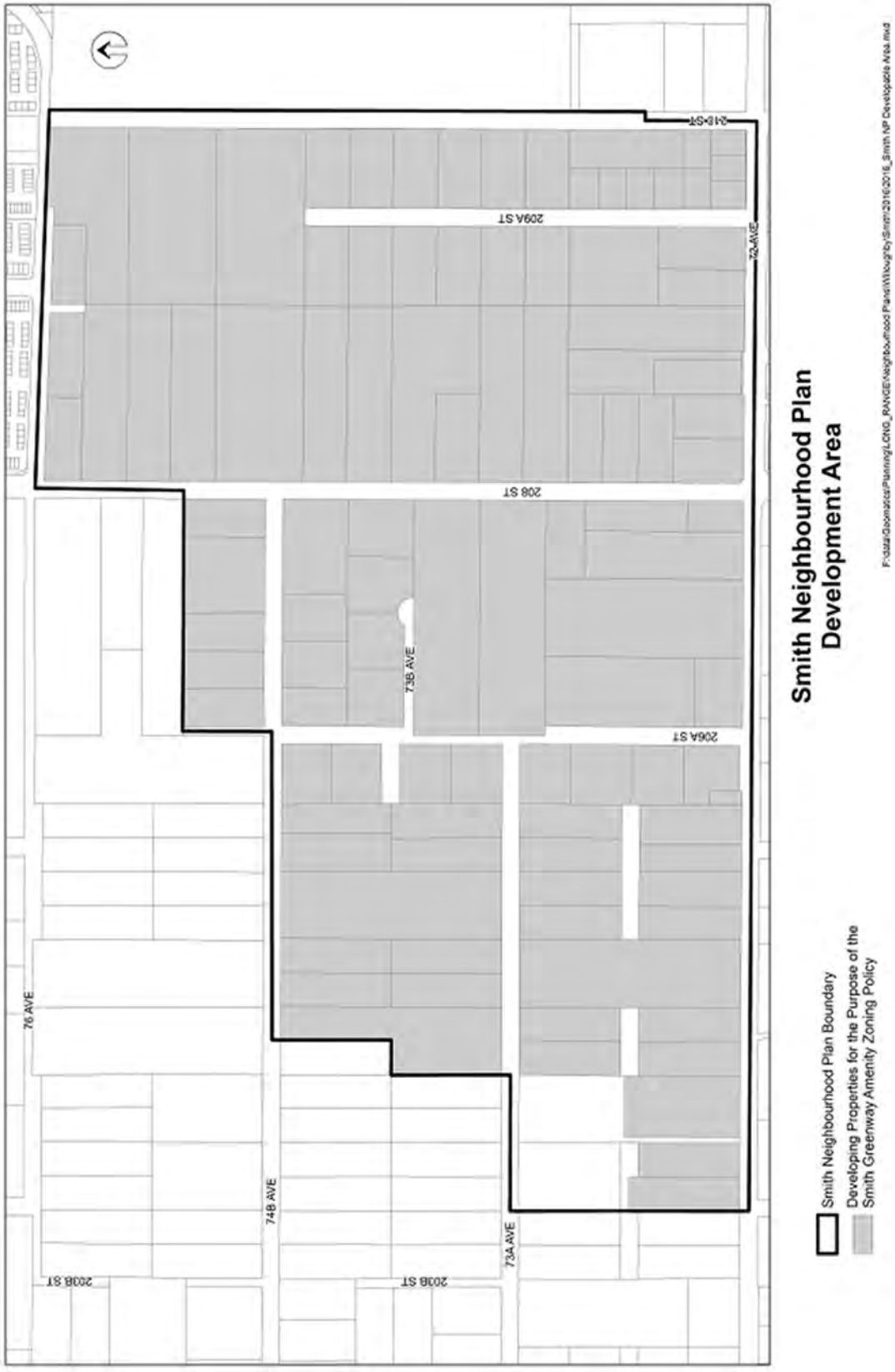
Map 12: Willoughby Development Area (Jericho Neighbourhood Plan area)



Map 13: Willoughby Development Area (Latimer Neighbourhood Plan area)



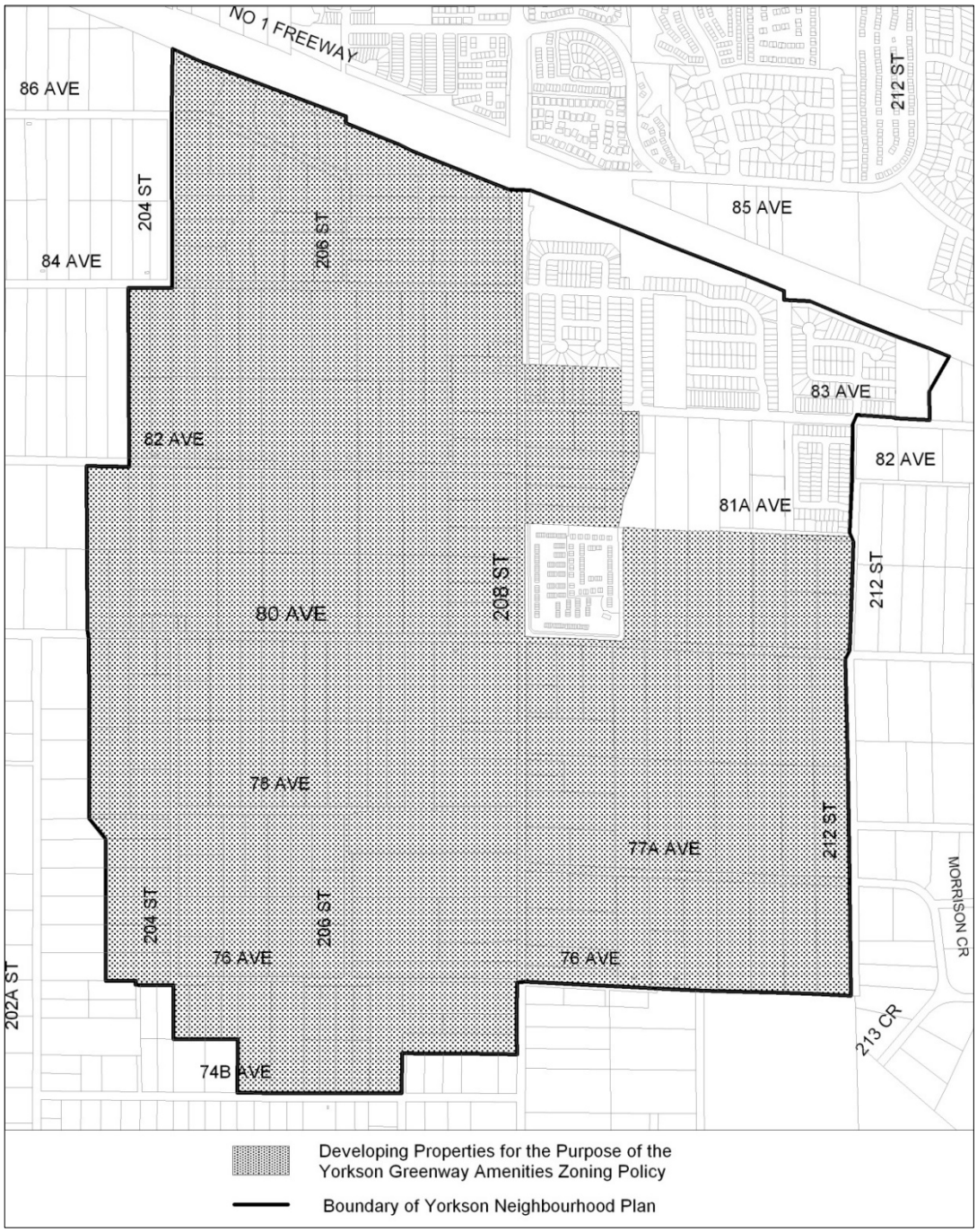
Map 14: Willoughby Development Area (Smith Neighbourhood Plan area)



Map 15: Willoughby Development Area (Williams Neighbourhood Plan area)



Map 16: Willoughby Development Area (Yorkson Neighbourhood Plan area)



Schedule C
Willoughby Amenity Cost

Table 2: Willoughby Total Amenity Cost Calculation

NP Specific/NP Universal	Amenity	Approximate Area (acres)[1]	Construction Cost	Land Cost	Total Cost
Universal	200 St Greenway (15 m width)	7.8	$2,086,746.81	$31,205,782.30	$33,292,529.11
Jericho	199 St GW (North side of Latimer Creek)	0.57	$278,737.00	$2,280,000.00	$2,558,737.00
Jericho	200 St Greenway fronting Commercial only	0.29	$179,957.00	$1,160,000.00	$1,339,957.00
CGE	202B & 68 Ave amenity	0.025	$607,200.00	$100,000.00	$707,200.00
CGE	202B and 72 Ave amenity	0.012	$40,000.00	$48,000.00	$88,000.00
Smith	212 St Connector Greenway with wall	0.43	$329,893.50	$1,725,537.00	$2,055,431.00
Yorkson	212 St Greenway	2.58	$755,254.45	$10,309,489.79	$11,064,744.24
Williams	216 St Greenway at (8 m land, 12 m construction)	0.85	$451,521.00	$3,385,618.98	$3,837,139.98
Smith	Blue Link / Art Walk		$689,510.00		$689,510.00
Carvolth	Carvolth Commons	1.3	$1,772,517.00	$5,200,000.00	$6,972,517.00
Carvolth	Creek Greenway (6 m)	1.99	$7,983,123.53	$0.00	$7,983,123.53
Latimer	Dog Off-Leash Park	1	$200,000.00	$4,000,000.00	$4,200,000.00
General	Ecological Greenway	11.74	$1,116,462.88	$46,966,594.55	$48,083,057.44
Williams	Enhanced sidewalk (1 m extra road ROW width)		$291,436.33		$291,436.33
Universal	Enhanced sidewalk[2]		$2,094,917.49		$2,094,917.49
Universal	Freeway Buffer	5.18	$1,972,248.32	$20,700,993.23	$22,673,241.55
Universal	Heritage		$900,000.00		$900,000.00
Carvolth	Integrated Open Space	2.3	$3,256,439.00	$9,200,000.00	$12,456,439.00
Latimer	Living Wall		$1,080,000.00		$1,080,000.00
Jericho	Multi-Use Trail Linkages		$20,000.00		$20,000.00
Williams	Neighbourhood Forested Mews (approx 2.07 Ac. In ROWs)		$196,945.81		$196,945.81
Williams	Neighbourhood Landmark Amenity Area (212 and 80; West side) (total area 0.45 acres)(private land area 0.11) (pub art incl)[3]	0.11	$242,599.00	$550,400.00	$792,999.00
Williams	Neighbourhood Landmark Amenity Area (North of 212 St and 80 Ave) (pub art incl) (0.5 acres total area)		$471,409.00		$471,409.00
Williams	Neighbourhood Landmark Amenity Area at 216 Interchange (pub art incl)		$585,040.00		$585,040.00

NP Specific/NP Universal	Amenity	Approximate Area (acres)[1]	Construction Cost	Land Cost	Total Cost
Williams	Off-Street Recreational Greenway (6 metre width)	0.18	$80,273.49	$703,691.62	$783,965.11
Williams	Off-Street Recreational Greenway Buffer (10m)	0.51	$162,860.36	$2,020,953.79	$2,183,814.15
Jericho	Plaza	0.2	$161,880.00	$0.00	$161,880.00
Universal	Pocket Park	10.776	$2,568,784.74	$43,104,000.00	$45,672,784.74
Universal	Public Art	0	$3,200,000.00	$0.00	$3,200,000.00
Universal	Recreational Greenway	0.56	$241,733.38	$1,201,126.74	$1,442,860.12
Smith	Smith View Park Assist (1 acre)		$500,000.00		$500,000.00
Universal	Street Greenway (8.5 m construction, 4.5 m land)	37.95	$20,154,618.41	$151,795,611.03	$171,950,229.44
Universal	Urban Green	1.5	$2,222,410.05	$6,000,000	$8,222,410.05
Carvolth	Urban Pocket Park existing detention pond)		$73,170.00		$73,170.00
Carvolth	Urban Pocket Parks	3	$439,019.00	$12,000,000.00	$12,439,019.00
Universal	Wildlife Habitat Patch (1 acre)	3.078	$0.00	$12,313,180.13	$12,313,180.13
Williams	Wildlife Habitat Patch (1,563 m^2 additional outside of ROW) (includes path)	0.39	$124,418.33	$1,544,848.04	$1,669,266.37
Williams	Williams View Park	5.02	$406,520.00	$20,080,000.00	$20,486,520.00
	Total	99.34	$57,937,645.88	$387,595,827.20	$445,533,473.59

(1) The actual size of an amenity may be larger than amounts shown in this column
(2) Enhanced sidewalks have 2 m buffer between curb and sidewalk, 3 m wide concrete sidewalk, and 1 m wide buffer between property line and sidewalk
(3) The total size of this Landmark Amenity is 0.95 acres: 0.45 acres in the Williams Neighbourhood Plan area and 0.5 acres in the Yorkson Neighbourhood Plan area

Net Development Area = 1624.70 acres = 657.50 hectares = 6,574,970.48 m^2

Amenity Cost = $445,533,473.59 / 6,574,970.48 = $$67.76 per m^2 or $677,620.49 per hectare or $274,224.38 per acre

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW NO. 5799

EXPLANATORY NOTE

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.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW NO. 5799

WHEREAS it is deemed necessary and desirable to amend the "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800" as amended;

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

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

    a) amending Map 1, "Long Range Land Use Map" to reflect the Land Use amendments in the Williams Plan Area as shown on Schedule 'B' attached to and forming part of this bylaw;

    b) amending Map 4, "Development Permit Areas" to reflect the Development Permit Area amendments in the Williams Plan Area as shown on Schedule 'C' attached to and forming part of this bylaw;

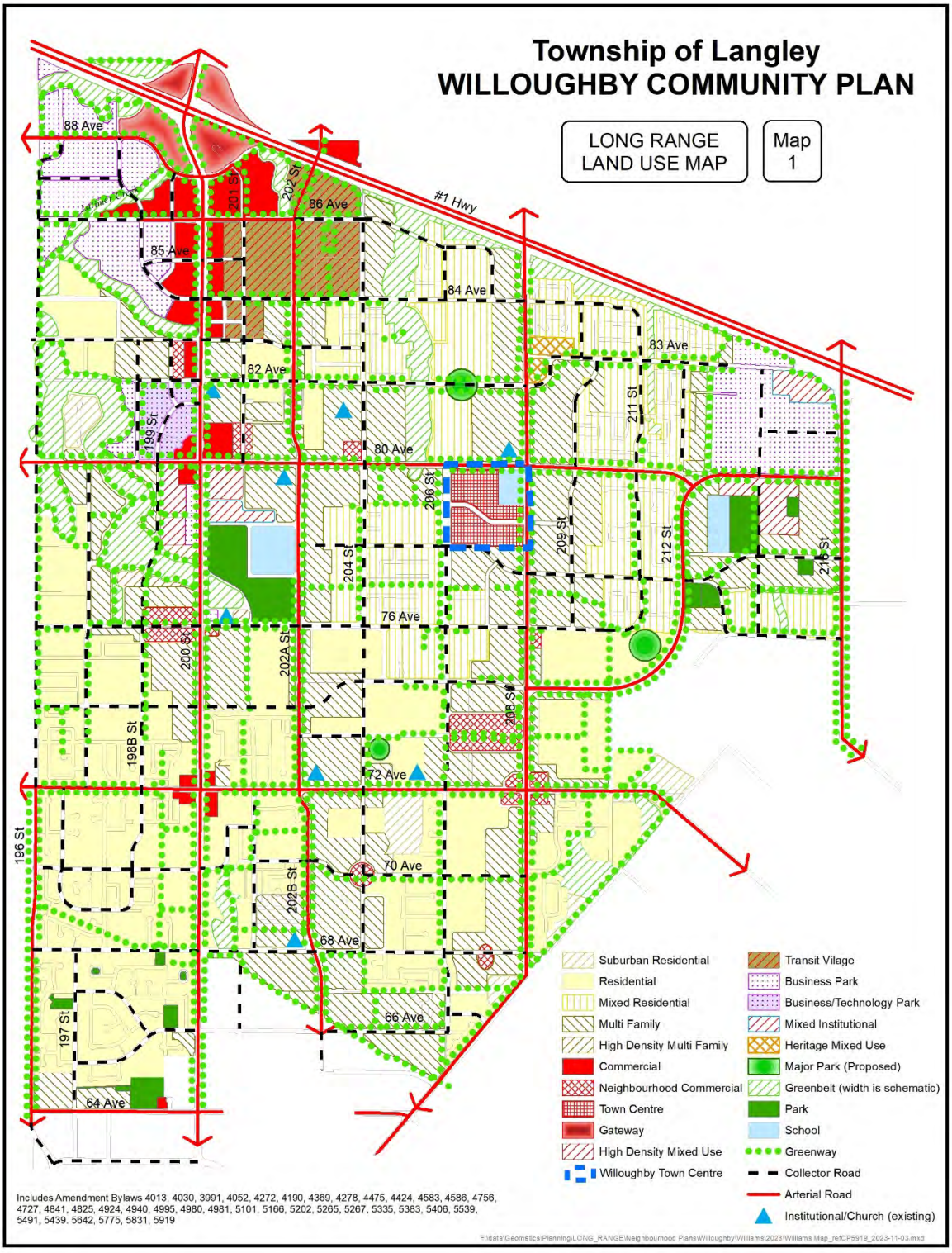
    c) adding Schedule "W-10" Williams Neighbourhood Plan as shown as Schedule 'E' attached to and forming part of this bylaw.

3. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800" as amended is further amended by repealing (Williams Neighbourhood Plan) Bylaw 2018 No. 5335.

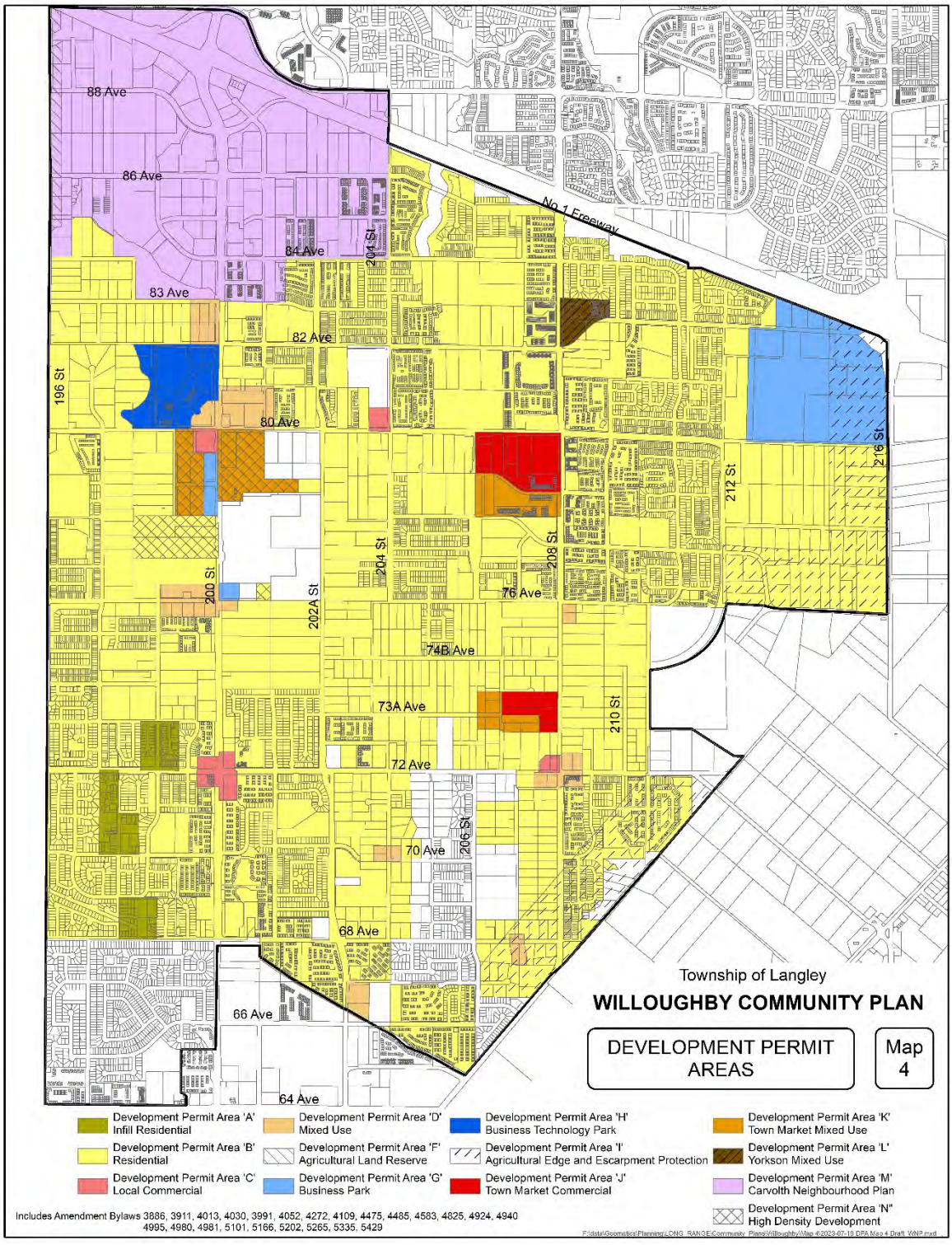
READ A FIRST TIME the	24	day of	July	, 2023
READ A SECOND TIME the	24	day of	July	, 2023
PUBLIC HEARING HELD the	23	day of	October	, 2023
READ A THIRD TIME the		day of		, 2023
RECONSIDERED AND ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5799

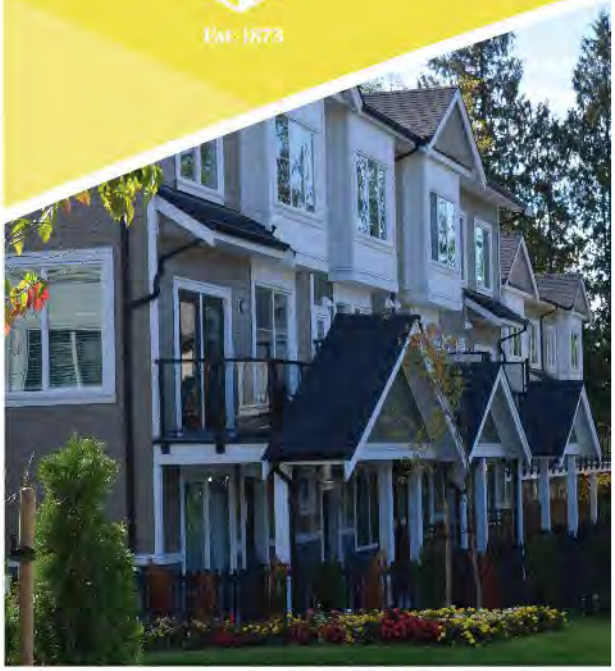


SCHEDULE 'B'
BYLAW NO. 5799



Township of Langley

Est. 1873



Willoughby

Neighbourhood Plan

Bylaw No. 5335

Williams





Adopted October 1, 2018





$20



THE CORPORATION OF
THE TOWNSHIP OF
LANGLEY

Schedule W-10
Willoughby Community Plan

Williams Neighbourhood Plan

Bylaw No. 5799



AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW NO. 5799

Adopted by Council XXXX

CONSOLIDATED FOR CONVENIENCE ONLY

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

AMENDMENTS

BYLAW NO. / NAME	MAP / TEXT CHANGE	DATE OF ADOPTION



WILLIAMS NEIGHBOURHOOD PLAN

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1.0 introduction



WNP

This Williams Neighbourhood Plan sets out the vision, goals and policies that will shape growth and development in Williams neighbourhood over the next 20 years and beyond. It provides an overall development framework for the neighbourhood and establishes policies related to land use, parks and open space, greenways and pedestrian connections, place making and identity, mobility and transportation, utilities, financial strategy and implementation.



Introduction

1.1 CONTEXT

The Williams Neighbourhood Plan, which forms part of the Willoughby Community Plan, which in turn forms part of the Township of Langley Official Community Plan (OCP; see Figure 1.1), provides a detailed land use plan to guide change, growth and development in the area. The Williams neighbourhood is a distinct part of Willoughby, and contributes to the building of a sustainable, complete community.



1.2 PURPOSE

The Williams Neighbourhood Plan seeks to establish a high quality of life for residents, business owners and employees. The Plan is based on a strategy of 'completeness' and livability, complementing other neighbourhoods plans in Willoughby, to establish key employment centre lands adjacent to the 216 Street interchange that supports the community, and to include a range of housing, commerce, recreational and public spaces that provide physical and social environments where residents can live, learn, work and play.

An accompanying Engineering Services Plan identifies the location and capacity of existing and proposed future infrastructure, including transportation, water, sewer, and stormwater management facilities.



Figure 1.1 | *Township of Langley Planning Framework*

1.3 PLAN AREA

The Williams Neighbourhood Plan area encompasses 110 hectares (274 acres) and is located in the northeastern portion of Willoughby in the Township of Langley. The Williams neighbourhood is within close proximity to community parks, trails and other amenities and services, and is immediately adjacent to Highway #1 with a full interchange and overpass (at 216 Street) that provides convenient access to Walnut Grove, and other areas in the Township, the Region and points beyond. It is generally bounded by 212 Street (west), Highway #1 (north), 216 Street (east) and 76 Avenue (south). The Williams Neighbourhood Plan area is delineated in Figure 1.2.



Figure 1.2 | *Williams Neighbourhood Plan Area*

1.4 PLAN PROCESS

The planning process for the Williams Neighbourhood Plan followed the project Terms of Reference, endorsed by Council. Public participation and engagement, along with detailed policy, technical, design and planning analysis, were integrated and informed the neighbourhood planning process throughout. Early in the Neighbourhood Plan process, a series of Community Dialogue Sessions, a Neighbourhood Team meeting, a design workshop (participation from Township of Langley staff, consultants and the Neighbourhood Team) and members of the public contributed to the development of initial urban design options for the Williams neighbourhood.



Through additional Neighbourhood Team meetings and four public open houses, which corresponded with key Steps of the planning process, there were various opportunities for focused and interactive community consultation, input and feedback. The Technical Team also met regularly throughout the plan development process to review and integrate input and feedback received from the broader community and property owners within the Williams area, and refine planning and design concepts, up until the final version of the plan was complete (see **Figure 1.3** on the page opposite for plan process details).





STEP 1
ASSETS, OPPORTUNITIES & CHALLENGES

- ✓ Endorsed by Council and formed the Neighbourhood Design Team
- ✓ Prepare Watercourse Classification Study
- ✓ Conduct background technical review and Technical Team Workshop (#1)
- ✓ Raise awareness of the project and the engagement process through Community Dialogue Sessions
- ✓ Gather input on issues, opportunities & big ideas with stakeholders and organizations through a Neighbourhood Design Team Workshop (#1)
- ✓ Held Public Open House (#1)

STEP 2
VISION, GOALS & PRINCIPLES

- ✓ Prepare Design Brief, Technical Backgrounder and other supporting documents
- ✓ Conduct Technical Team Workshop (#2)
- ✓ Identify initial neighbourhood design ideas with the Neighbourhood Team Design Charrette (#2)
- ✓ Present ideas from Charrette at a Public Open House (#2)



STEP 3
CONCEPT OPTIONS

- ✓ Gather technical input and feedback on draft neighbourhood concepts through a Technical Team Workshop (#3)
- ✓ Review and gather feedback on draft neighbourhood concepts through a Neighbourhood Team Workshop (#3)
- ✓ Present refined versions of the draft neighbourhood concepts at a Public Open House (#3)

STEP 4
PREFERRED LAND USE CONCEPT

- ✓ Gather technical input and feedback on the Preferred Land Use Concept through a Technical Team Workshop (#4)
- ✓ Present Preferred Land Use Concept at a Public Open House (#4)
- ✓ Engineering Services Plan

STEP 5
COUNCIL CONSIDERATION OF PROPOSED PLAN

- ✓ Finalized Land Use Plan and prepared Williams Neighbourhood Plan
- ✓ Bylaw consideration by Council
- ✓ Finalize Engineering Services Plan



Figure 1.3 | *Williams Neighbourhood Plan Process*



2.0 background and planning context



This section provides an overview of the main physical attributes and policy framework that has informed and guided the preparation of this Williams Neighbourhood Plan.

2.1 SITE PLANNING CONTEXT

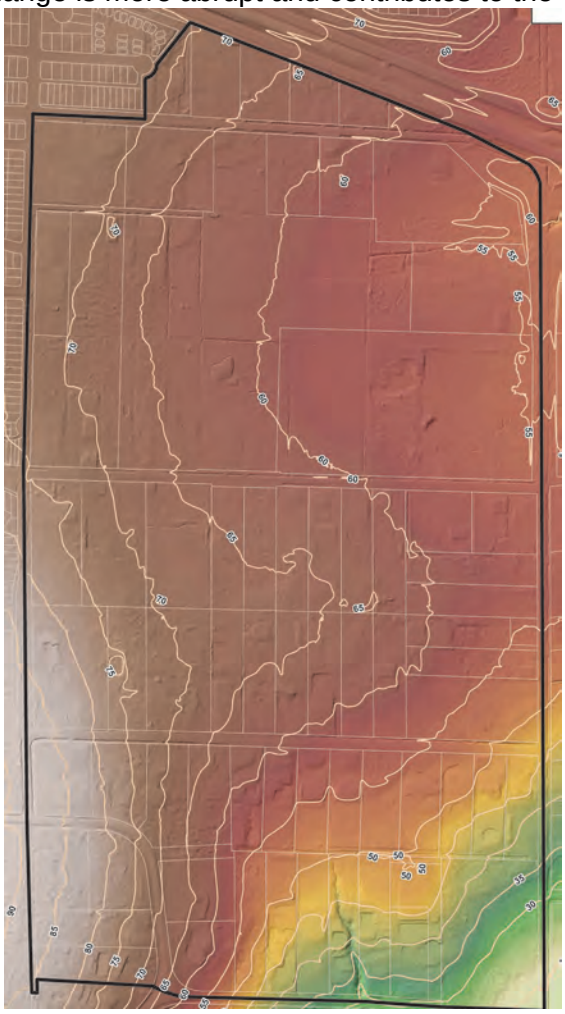
2.1.1 LAND USE CONTEXT

Within the Williams neighbourhood, the predominant existing land use is rural residential and some established single family estates on small acreage parcels. The neighbourhood is bordered by the urban neighbourhoods to the west and north (separated by Highway #1) and rural lands in the Agricultural Land Reserve to the east and south. Existing parcels of land range from 0.17 to 13.92 hectares (0.42 acres to 34.92 acres) in size, with more than three-quarters having a lot size of between 0.8 and 1.0 hectares (2 and 2.5 acres). This evolving subdivision pattern dates from over a century ago.

2.1.2 ENVIRONMENTAL CONTEXT

Geotechnical and Hydrogeological Conditions:

One of the defining features of the Williams area is the terrain, specifically the Willoughby Escarpment, that skirts along the southern edge, adjacent to the Milner Valley. The highest elevation in the Williams neighbourhood is along the western edge. From there, the elevation for most of the Williams area gently and generally declines in an easterly and south easterly direction. A key exception in the Williams area is south of 78 Avenue, where the elevation change is more abrupt and contributes to the most visible part of the Willoughby Escarpment from the Milner Valley, with nearly a 70 metre vertical fall from 212 Street in the southwest corner of Plan area to the confluence of 76 Avenue and 216 Street in the southeast corner. The combined orange, yellow and green colour shades and 5 metre contour lines, as illustrated on the Map in Figure 2.1, highlights this change in the terrain.



Aquatic Resources:

As part of the planning process for the Williams neighbourhood, the Township updated its information pertaining to watercourse locations and watercourse classifications, in accordance with the provisions for the Streamside Protection Development Permit Areas in the Township of Langley Official Community Plan. This information is used to identify and incorporate watercourse setbacks into the development of the Neighbourhood Plan. There are a number of Class 'B' (yellow coded) watercourses and other wetted features in the Williams area, which provide a significant source of food, nutrient, and cool water supplies to downstream fish populations and discharge into the two Guy Creeks; one that drains northward and the other that drains southward.

Figure 2.1 | *Elevation in Williams*

Vegetation and Forest Tree Canopy Cover:
The Williams neighbourhood habitat primarily consists of forests and grassland areas. Much of the vegetated habitat is fragmented and interspersed throughout the neighbourhood due to historic agriculture activities and more recently, suburban 'estate' development. As outlined in the Township's Wildlife Habitat Conservation Strategy (WHCS), coniferous forests represent the priority habitat for the Township's ecosystem yet is determined to be the least common habitat type found in the Township. Through the Williams neighborhood planning process, a small coniferous forest was identified as having the potential for preservation through establishment of a future Wildlife Habitat Patch along an upper portion of the Willoughby Escarpment in the southwest corner of the plan area.

2.1.3 HERITAGE CONTEXT

The community of Willoughby falls within the asserted traditional territories of the Coast Salish peoples that encompasses the Township and other neighbouring municipalities within the region. Although Willoughby would have been relatively remote from the earliest known transportation routes and navigable streams within the greater vicinity, early Willoughby residents have recalled reports of First Nations lithic material being found along the upper ridges of Yorkson Creek. The original woodlands that characterized Willoughby may also have provided refuge for cultural activities of the Coast Salish peoples for a time; however, the forest fires of the early nineteenth century, and subsequent logging and land clearing associated with late nineteenth century settlement would have destroyed any potential evidence of such activities. The neighbourhood of Williams defines the eastern edge of Willoughby, a historically expansive rural area located to the north-west of the original Hudson's Bay Company farmlands that were cultivated in the 1830s.

During the late 1800s, Willoughby's gently rolling hills rising to the west of the flat prairie farmlands of Langley Prairie attracted European settlers that gradually moved farther to the west. Although Willoughby's poor soils, relative isolation and woodland scrub forests provided for subsistence farming only, the area gained value as a place where people with modest means could settle, and by 1890 all the land in the area had been pre-empted.

These settlers established a small community centered on Alexander Road (208 Street) and Scholes Road (83 Avenue), and by 1921 the growing community had its first post office. Several community and commercial buildings came to define this centre built to serve the primarily rural population, including a church, community hall, school, and general store.

The Williams neighbourhood, bounded by the Trans-Canada Highway to the north, 76 Avenue to the south, 212 Street to the west, and 216 Street to the east, has three historic roads within its boundaries that formed part of Willoughby's early transportation infrastructure. Townline Road (216 Street) remains the central north-south spine running along the divide between Milner's agricultural lands and the Willoughby Escarpment to the west. Williams Road (78 Avenue) was built in 1927 and named after the A.J. (Bert) Williams, a local landowner in the area. The eastern end of McLarty Road (80 Avenue) which ran from what is now 196 Street to 216 Street was named after Peter McLarty who had large land holdings in Willoughby, west of the Williams neighbourhood.

From its inception to well into the modern era, the rural nature of the area came to define Willoughby as a place characterized by function and necessity. Many of the early buildings located on 208 Street that defined it as a community have been restored as a tribute to the area's early history, and although Willoughby remains centred on the historic corridor of 208 Street, the area is in a process of rapid densification and the small mixed farms that historically defined it are largely gone. Willoughby today is a mixture of new urban development and undeveloped rural land, with a new Willoughby Town Centre at its centre to support the changing needs of its new residential populations of which Williams forms a part.



2.1.4 MOBILITY CONTEXT

Network Overview:

The objective of the Township's transportation network is to support mobility for all modes of travel, including general purpose traffic, goods movement, and transit, walking, and cycling. Within the Williams neighbourhood, the transportation network consists of one north-south corridor along 216 Street and a partial along 212 Street, and three east-west corridors along 76 (Morrison Crescent), 78 and 80 Avenues not being a complete through road. The local road network has served the rural nature of the area and historically has not had a direct route to the north over or onto Highway #1. Currently main access to Willoughby Town Centre in Yorkson is on 80 Avenue, and access to Highway 10 (Glover Road) is from 216 Street. The remaining road network in the Williams area is characterized by a disconnected grid street network that serves large blocks. Significant improvements are planned to the road network with the construction of the 216 Street interchange, the 80 Avenue Extension and 212 Street Connector that will improve north-south and east-west connections.



Transit Overview:
Transit service in Langley and throughout Metro Vancouver is planned and funded by TransLink. Half a dozen transit routes currently provide regional connections through the Willoughby area, from Langley Centre and Langley South. The Carvolth Transit Exchange located at 202 Street and 86 Avenue provides transit service both east and west, connecting Township residents to other transit hubs in the region such as the Lougheed Skytrain Station in Burnaby and points east to Abbotsford. Public transit service is currently not provided within the Williams neighbourhood. However, it is anticipated as development occurs service could likely serve the area, possibly along 80 Avenue and the 212 Connector.

Pedestrian and Cycling Facilities:
Currently, dedicated cycling facilities (i.e., bicycle lanes or multi-use pathways) are not available in the Williams neighbourhood. The Township's Cycling Plan, adopted in 2015, defines cycling facilities and identifies on- and off-street community and recreational cycling facilities along all arterials in the Williams neighbourhood (80 Avenue, 212 Street Connector, and 216 Street). In addition to this key component of the cycling network, there are numerous opportunities to incorporate greenways and cycling routes through the Neighbourhood Plan.

Walking is the most fundamental form of transportation. Due to the current rural nature of the Williams neighbourhood, there are partial to no pedestrian facilities within the area, such as sidewalks. There is a need, as the neighbourhood develops, to improve the cycling and pedestrian infrastructure.

2.1.5 INFRASTRUCTURE CONTEXT

The availability and capacity of municipal infrastructure will influence the cost and feasibility to develop the Williams neighbourhood. Stormwater management, sewer, water, and energy systems have all been assessed.

Stormwater Management:
The existing drainage system in the Williams neighbourhood is consistent with a rural environment and consists primarily of open ditches and driveway culverts located along roadways and some property lines. Tributaries of two Guy Creeks, one in the north and another in the south of the Plan area, eventually drain to Salmon River through a culvert under Glover Road. Rainwater management facilities in many forms will be required to support the development. The application of on-site best management practices (BMPs) to maintain contact of rainwater with permeable ground, in combination with centralized detention ponds and piped conveyance networks will be employed to protect both Guy Creek systems and manage flood risk within the planned neighbourhood and downstream.

Water:
The existing water distribution network is adequate in the rural setting of Williams Neighbourhood Plan area and currently includes connection to the Greater Vancouver Water District main with the associated Jericho Reservoir and Willoughby Pump Station located at 73A Avenue and 204 Street and mains associated with conveyance to properties in the Plan area. A few residents retain private wells as a water source. As the neighbourhood transitions into an urban area, water services will require extensions to meet urban standards.

Sanitary Sewer:

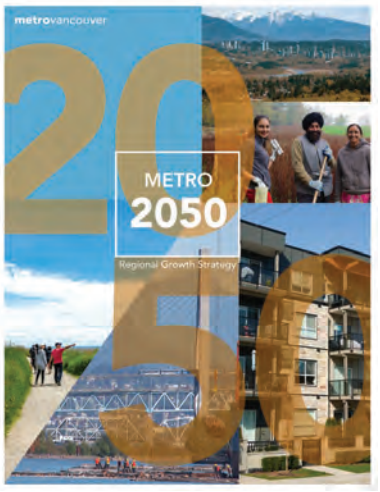
Given its rural character, the Williams Neighbourhood Plan area does not include any existing sanitary sewer infrastructure. Existing lots are serviced by individual septic systems. Any development will require infrastructure improvements, including upsizing or other upgrades, in order to accommodate changes in the sanitary sewerage loading for the area. Existing sanitary sewer system connections are located along 212 Street in the Yorkson neighbourhood; one at 77A Avenue and the other at 83 Avenue. Two pump stations and associated sanitary force mains, along with additional sanitary sewer conveyance systems will need to be installed as development occurs.



2.2 POLICY FRAMEWORK

2.2.1 METRO VANCOUVER REGIONAL GROWTH STRATEGY

The Metro Vancouver Regional Growth Strategy (RGS) establishes an integrated land use and transportation framework to encourage a concentration, mix and balance of jobs and housing to support transit use and walking and to preserve natural open spaces and agricultural lands. The RGS designates the Williams area as 'General Urban' and 'Mixed Employment'. The General Urban designation includes residential and supportive, local commercial uses and services. Mixed employment accommodates a range of light and heavy industrial uses, as well as stand-alone office and retail uses that are not suitable for Urban Centre locations.



2.2.2 OFFICIAL COMMUNITY PLAN

In 2016, Township of Langley Council adopted a new Official Community Plan (OCP) that provides a 30-year vision for growth and development in the municipality as a whole. The OCP includes a number of high-level goals and policy directions that follow the Sustainability Charter. As defined in the OCP, the spatial structure of the Township is to consist of a series of urban communities, that are shaped into a sustainable urban pattern and built environment, and based on the design principles of centres, walkability and viable transit.

The planning and policy concept of complete communities is at the core of the OCPs policy framework. This framework requires a mix of land uses, that offers and supports a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play locally. Lastly, this policy framework also seeks investment in and support for a range of alternative modes of transportation such as pedestrian and cycling trails and transit routes which connect one place within the community to another. This approach to community building will create urban environments where resources are used efficiently, provide residents the opportunity to walk or bike to services at least some of the time, and where there is enough concentration of people that providing transit is a practical and feasible solution.



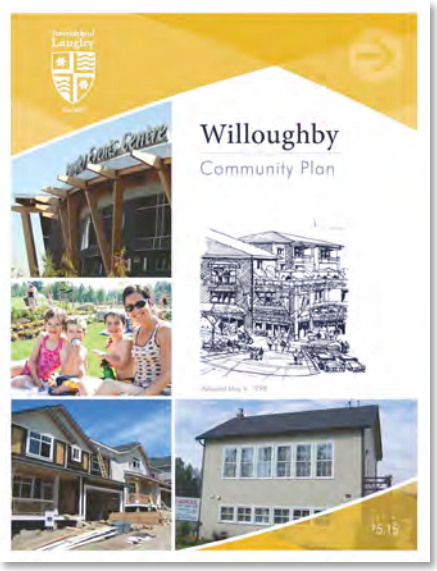
As further stipulated in the OCP, centres provide the foundation for developing the spatial pattern for communities and neighbourhoods and serve as the policy manifestation of a complete community.

Centres take on different forms yet offer a varying mix of commercial, employment, residential, health, educational, and recreational amenities that support the daily needs of residents and workers, and serve as important neighbourhood gathering places when they are planned and designed as people-oriented spaces. Centres also accommodate a variety of transportation systems, public spaces, and green infrastructure, each of which have a clear place in an organizational, spatial hierarchy within communities and neighbourhoods. The cohesive and integrative spatial arrangement and pattern of the different components in centres help create synergies among land uses and environmental features, activate the public realm, create opportunities for housing and mobility choice, and contribute to reductions in energy use and greenhouse gas emissions.

Centres come in various shapes and sizes and serve somewhat different purposes. Some centres can be residential focused, others can be employment dedicated, and still others can be recreation, arts and culture focused. The underlying feature for all types of centres is a mix of uses. Mixing uses is not simply a matter of varying land use on a block-by-block basis and in close proximity, but also integrating complementary uses in a range of appropriate building types within a common area or within the same building. This mixed use approach establishes neighbourhood focal points, which help to create a sense of place and contribute to place making.

2.2.3 WILLOUGHBY COMMUNITY PLAN

The Willoughby Community Plan is part of the OCP. It contributes to the overarching land use policy framework for the Williams Neighbourhood Plan and surrounding areas. Adopted in 1998, the Plan identifies Willoughby as one of the Township's primary growth areas. The Plan establishes a framework for future residential, commercial, industrial, and business park development, protection of sensitive environmental features, and the overall future character of the area. This policy framework provides a guide for the preparation of more detailed neighbourhood plans such as the Williams Neighbourhood Plan.



The Willoughby Community Plan outlines a number of key goals that are relevant to more detailed neighbourhood plans, that complements the policies of the OCP. For example, the Plan promotes the evolution of distinct but interrelated neighbourhoods, each of which is marked by a clear focal point and is defined primarily by current or proposed grid roads and supporting green space. Each neighbourhood within the Willoughby area is intended to be of sufficient size to support a variety of land use elements such as an elementary school and neighbourhood park, neighbourhood convenience shopping, and a mix of housing with a range of densities, which may also include supporting employment opportunities. As well, neighbourhoods are intended to be well-linked, providing for pedestrian and bicycle movements within green corridors.

Another key policy feature of the Willoughby Community Plan that informs the planning and guides the spatial structure of the Williams neighbourhood is escarpment and viewscape preservation and enhancement. The policy goal is to protect the scenic and ecological resources associated with lands characterized by steep slopes, ridgelines and Agricultural Land Reserve edge transition areas, also known as the Willoughby Escarpment, in a manner that allows for carefully designed, low-impact and integrated development. This poses a challenge for the Williams area as the Escarpment broadens out topographically (less steep terrain relative to other parts of the Escarpment), the most visible portions are not in the Agricultural Land Reserve (as with other neighbourhood areas to the southwest), and much of the Escarpment is void of trees, particularly high value trees such as evergreen, coniferous species.

The Willoughby Community Plan delineates predominantly two distinct land uses in Williams: an employment area in the north portion (north of 80 Avenue), and a residential area in the south portion (south of 80 Avenue). The Community Plan also includes a significant greenway network within the Williams area and connections to adjacent neighbourhoods and the Willoughby community more broadly.



3.0 neighbourhood vision and goals

Neighbourhood Vision and Goals

Designing a neighbourhood begins with a Vision Statement and a set of goals that set a direction for Neighbourhood Plan policies. The Vision Statement and Goals represent the aspirations of the neighbourhood and are an outcome of community input and feedback, policy and technical analysis, and best planning practices.

3.1 VISION STATEMENT

The Vision Statement, that was developed in consultation with property owners and the broader community, describes the desired future state of the neighbourhood and serves as an inspiring declaration for the Williams neighbourhood. All of the Goals, policies, and guidelines set forth in this Neighbourhood Plan contribute to the realization of this Vision.

'The Williams neighbourhood is a vibrant, walkable and connected community that maintains its natural assets and views. As a gateway to the Township and Willoughby community, it provides jobs close to home while maintaining a family friendly, front porch neighbourhood. Green spaces blend the neighbourhood into adjacent agriculture lands and a mix of affordable and accessible housing for families, individuals, and those wanting to age in place is offered.'

3.2 GOALS

Goals are broad statements that provide direction for the development and implementation of the detailed policies and guidelines of the Neighbourhood Plan. They express a common understanding of how to ultimately realize the Vision for the neighbourhood and are intended to influence and guide future growth and development in the Williams neighbourhood. The goals for the Williams Neighbourhood Plan area are as follows:

Goal 1:



Gateway into the Township
Use the 216 Street Interchange at Highway 1 as a gateway to the Township and the Willoughby community.

Goal 2:



Good Jobs Close to Home
Maximize the amount of employmen lands to generate attractive jobs for the Willoughby community and beyond.

Goal 3:



Affordable and Accessible Homes
Provide a mix of affordable and accessible housing to suit people in all stages of life.

Goal 4:



Local Shops and Services
Support some shops and services within a 5 to 10 minute walk from homes, without taking away from the Willoughby Town Centre.

Goal 5:



Sustainable Transportation
Support a walking community that builds on the network of greenways and plans for potential future transit service.

Goal 6:



Respectfully Transition Between Uses
Use land use patterns, roads, and community greenways to provide good quality buffers and transitions between land uses.

Goal 7:



Connected Streets That Move People and Goods
Enhance the road capacity on arterials and provide a fine-grain grid network that encourages walking and cycling for local trips.

Goal 8:



A Learning Community
Create good multi-modal and land use connections between the Williams Neighbourhood and local universities.

Goal 9:



Natural Areas
Respect the environment by preserving important areas, stands of trees, view-sheds (to the valley and from Glover Road), and wildlife habitat where feasible.

Goal 10:



Remembering Our History
Incorporate history into neighbourhood design elements.

Goal 11:



Energy Efficiency
Incorporate energy efficient design into the street, block and lot patterns, as well as building orientation that facilitates solar optimization and takes advantage of the south sloping conditions.

Goal 12:



An Implementable Plan
Develop a plan that is readily implementable.





04 neighbourhood urban design concept



This section of the Plan defines the urban design concept for the Williams neighbourhood. The built environment for the neighbourhood includes several "building blocks" that together establish the spatial arrangement and character of human settlement. These include block and street patterns, lot configurations and street design, building forms and placement, and vegetation, landscaping and natural features (e.g., trees, topography, watercourses). The spatial arrangement of these series of building blocks contributes to the development of a sustainable spatial pattern, based on the urban design principles of centres, walkability and viable transit, a cornerstone of the Township of Langley Official Community Plan.

Neighbourhood Urban Design Concept

4.1 NEIGHBOURHOOD DESIGN CONCEPT

Williams is the most eastern neighbourhood in the Willoughby community and is strategically located for businesses, employees and future residents. Located on the eastern terminus of the Willoughby Escarpment and west of the University District, Williams' hillside setting offers superb views of the Milner Valley, Mount Baker and vistas beyond. The Williams area benefits from key transportation linkages to Willoughby, Walnut Grove, University District, and other Township communities, and serves as an important gateway to the Township.

Based on the Plan's Vision and Goals, the Williams neighbourhood urban design concept, also referred to as the neighbourhood spatial structure, establishes a mixed-use, pedestrian/cyclist-friendly, transit-supportive, front porch neighbourhood. The urban design concept accommodates housing and employment areas within this 'peripheral' setting, preserves and enhances the natural environment and integrates with existing and future development in adjacent neighbourhoods and rural/agricultural areas as well as the community beyond.

The Employment District, the Transition District and the Mixed-Use + Residential District are the key geographic areas that define the spatial structure of the Williams neighbourhood area (See Figure 4.1 - opposite page). The physical arrangement of these three Districts provides the broad organizations of the area in terms of uses and activities, yet also provides the framework that guides finer spatial scales and informs, among other neighbourhood structure aspects, District specific features. These features or 'building blocks' and their arrangement and distribution, shape the built character and directly influence the everyday lives of residents, business owners, employees, and students in terms of where they work, shop and participate in recreation activities, as well as their everyday travel choices. These 'building blocks' include:

- ✓ **Block structure and street patterns** provide the urban framework, or 'bones,' of the neighbourhood;
- ✓ **Street design characteristics** and their configuration within the street right of way, such as sidewalks, medians and curbs, roadway width, pavement and surface materials, street trees and landscaping, are among the many physical elements that contribute to the character and sense of place;
- ✓ **Lot patterns and building placement**, along with size and shape, establish the 'grain' of the neighbourhood fabric and the 'rhythm' of the development along the street and other public spaces that contribute to defining the physical character of a place;
- ✓ **Building forms and types**, including the scale of structures and architectural characteristics, can provide places with distinct identities;
- ✓ **Vegetation, landscaping, natural features and open spaces** are neighbourhood features that integrate and accommodate nature to enhance neighbourhood livability; and
- ✓ **Distinctive place elements** are neighbourhood amenities such as play fields, trails and greenways, schools and other public spaces that further complement neighbourhood 'assets' and experiences.

Benefiting from these strategic opportunities and context, Williams will ultimately become a distinct neighbourhood in the Willoughby community and is projected to accommodate approximately 11,000 residents in 5,770 dwelling units at full build out.

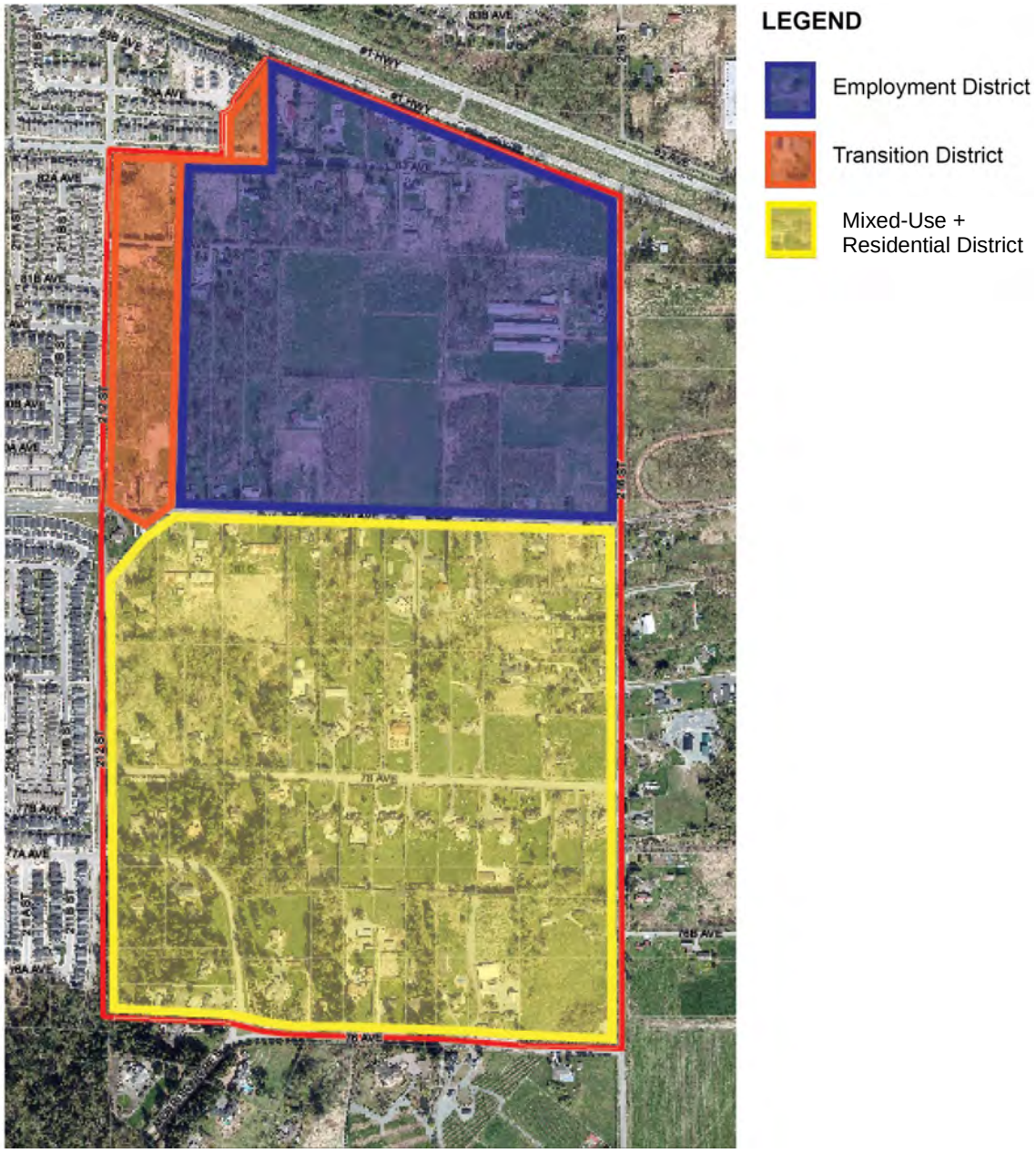


Figure 4.1 | *Neighbourhood Urban Design Concept*

4.1.1 EMPLOYMENT DISTRICT

The Employment District is a strategic location within the Williams neighbourhood, the Willoughby community, and the broader municipality; This District is located adjacent to the Trans-Canada Highway #1 and the 216 Street Interchange, providing business/employers and employees with direct access to the broader municipality, as well as the Metro Vancouver region, Fraser Valley, and areas beyond.

The Employment District accommodates a range of light industrial, office, business and employment (no retail sales) uses that will be an attractive place to invest and operate a business, that will provide jobs close to home, and that will contribute to the development of a complete community in both the Williams and the broader Willoughby area. Uses in this District will also include those that meet the needs of the working and travelling public such as a combined gasoline and electric vehicle charging station and overnight accommodations, as well as small-scale restaurants and convenience stores provided they are accessory and ancillary to and incorporated with principal uses. Given this strategic location, these business and employment lands are key generators for job growth that will provide significant contributions to the local economy.

Policies:

1. Develop an interconnected arterial, collector, industrial and local road network that conforms to the hierarchy of roads in the Employment District as conceptually delineated in the Williams Circulation Concept Plan on Map 4. Required roads within the Employment District include:
   a. 214 Street (Collector Road, connecting 80 and 81 Avenues)
   b. 81 Avenue (Collector Road, connecting 214 and 216 Streets)
   c. 214 Street (Industrial Road, connecting 81 and 83 Avenues)
   d. 83 Avenue (Industrial Road, connecting with 214 Street)

2. Terminate 83 Avenue at approximately the shared boundary between the Employment District and neighbouring Yorkson neighbourhood and Transition District to prevent vehicle and goods movement traffic between these areas. Limit the length and extent of 83 Avenue within the Employment District, both east and west, as accessed from 214 Street, and predicated on land consolidation, to accommodate the maximum amount of space for watercourse compensation areas.

3. Provide pedestrian and bicycle multi-use pathways and greenways along both retained portions and repurposed portions of 83 Avenue between 212 and 216 Streets.

4. Prohibit access to off-street vehicle parking and freight deliveries, as well as additional streets other than those listed in Policy #1 above, to/from 216 Street and 80 Avenue in the Employment District, in order to limit mobility interruptions along these high-volume arterial routes.

5. Design a Watercourse Compensation Area in the Employment District area of Williams, as depicted in **Map 1**, to include a reconstructed stream channel, a 15 metre wide planted buffer on either side of the ordinary high water mark, approximately 500 metres in length, for a total compensation area of approximately 15,871 m^2 (not including channel areas within culverts). The reconstructed stream channel within this Watercourse Compensation Area shall be surface-connected to Guy Creek (at 216 Street, immediately south of the Highway #1 interchange)

through another reconstructed stream channel, resulting in an additional Watercourse Compensation Area, with a minimum total area of approximately 25,497 m^2 (not including the channel itself and areas within culverts), a minimum length of approximately 782 metres and a 15 metre wide planted buffer on both sides of the ordinary high water mark of the reconstructed channel, shall be identified and designed as part of the development of lands in the Employment District between 80 and 83 Avenues, with the goal of balancing functional compensation space and contiguous development space within the Employment District. Also, compensation of existing pond[s] will require additional watercourse channel and result in an extension of this minimum length. The number of culverts for the reconstructed stream channels in the north portion of the Williams area, to accommodate road crossings (not including separate, clear-span pedestrian crossings), shall be kept to a maximum of three.

6. Incorporate drainage infrastructure, in the form of a detention pond, and a sanitary force main pump station, in the design and layout of the Employment District.

7. Prepare a Comprehensive Development Plan (CDP), at the expense of the development proponent, for each application, that aligns with the Vision, Goals and policies of this Neighbourhood Plan for the entire Employment District. The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the Employment District including building types and tenures, access and movement, building massing, form, layout and height, streetscape design and landscaping, parking and loading, watercourse compensation areas, stormwater detention, integration of greenways and other amenities, energy conservation measures and development and servicing. Each subsequent development applicant/proponent shall prepare an update version of the CDP.

4.1.2 TRANSITION DISTRICT

The Transition District provides a linear band of single family forms of residential development along 212 Street and 83 Avenue, followed eastward by rowhomes and townhomes, a greenway and environmental conservation areas that combine to create a multi-feature transition between existing residential areas in the Yorkson neighbourhood and the Employment District in north Williams.

Policies:

1. Provide for a combination of rear-loaded single family lots, fronting 212 Street and 83 Avenue, as well as rowhomes and townhomes uses east and south of said single family lots, in the Transition District.

2. Design block perimeters and block face lengths that result in a street network with high connectivity, that balances pedestrian and bicycle comfort and mobility, emergency and courier vehicles and resident automobile access and movement.

3. Layout the block, lots, lanes and local road patterns in the Transition District with a maximum block size length of 160 metres between street intersections and on average between 140 and 150 metres, measured between the outside curb faces of two cross streets. In other words, there should be a minimum of 3 east/west streets along the 212 Street frontage to serve the Transition District. At a minimum, 2 of these public streets should extend into the multi-family land use

designation a minimum of half the distance, not including a cul-de-sac nor other road terminus feature. Provide a Pedestrian Link from 212 Street, the full length of one side of the street extension, and connected with the Creek Greenway to the east, which runs along the Watercourse Compensation Area on the west side of the Employment District.

4. Design and orient the lotting pattern in blocks for housing developments with Single Family Mixed Residential Land Use Designation, so that the largest roof area of buildings is oriented directly south and within plus or minus 30 degrees (determined as the maximum deviation) or less (5 to 15 degrees is determined as optimal for solar sequestration) of the true east-west axis. Provide evidence of compliance as part of a subdivision application submission.

5. Provide development site dimensions for multi-family development in the Transition District to accommodate a building footprint, that conforms to the Plan policies, relevant zoning provisions and other development requirements, and a building roof area of a sufficient scale and optimal orientation, as outlined in Policy #5 above, for roof-top photovoltaics and adequate energy supply generation. Provide evidence of compliance as part of a subdivision application submission.

6. Design buildings in the Transition District to incorporate a pitched roof, to orient and site the largest surface area of said pitched roof to be south facing, within plus or minus 30 degrees (determined as the maximum deviation) or less (5 to 15 degrees is determined as optimal for solar sequestration) of the true east-west axis, in order to maximize solar gains in the winter and minimize in the summer. Provide evidence of compliance as part of a subdivision application and/or as part of a zoning amendment application, in advance of any other development permit area application or building permit.

4.1.3 MIXED-USE + RESIDENTIAL DISTRICT

The Mixed-Use + Residential District includes a combination of development forms that incorporate a range of commercial/residential mixed-use, medium density apartment and townhomes, and low density rowhome and single family uses. Include in this District urban parks, a forested view park, trails and neighbourhood greenways, and nature conservation and watercourse compensation areas that provide fish and wildlife habitat as well as contribute to the protection, restoration and enhancement of the ‘treed’ character of the Willoughby Escarpment. A combined elementary/middle school and neighbourhood park campus and other public amenities will contribute to establishing a highly-livable and dynamic residential neighbourhood.

Policies:

1. Provide a variety of development forms and housing types that incorporate a range of commercial/residential mixed-use, medium density apartment and townhomes, and low density rowhome and single family uses.

2. Incorporate an array of public amenities in the design of the Mixed-Use + Residential District that includes urban parks, a forested view park, trails and neighbourhood greenways, nature conservation and watercourse compensation areas that provide fish and wildlife habitat as well as contribute to the protection, restoration and enhancement of the ‘treed’ character of the Willoughby

Escarpment, a combined elementary/middle school and neighbourhood park campus and others that will contribute to establishing a highly-livable and dynamic residential neighbourhood.

3. Design neighbourhood blocks that result in a street pattern with high connectivity, that incorporates pedestrian and cyclist comfort and mobility, transit accessibility (where appropriate), freight delivery and commercial loading, and automobile movement.

4. Develop an interconnected arterial, collector, local road and lane network that conforms to the hierarchy of roads in the Mixed-Use + Residential District as conceptually delineated in the Williams Circulation Concept Plan on **Map 4**. Required roads within the Mixed-Use + Residential District include:
    a. 212 Street (Arterial Road, connecting 74B and 80 Avenues (Smith Neighbourhood Plan)
    b. 214 Street (Collector Road, connecting 76 and 80 Avenues)
    c. 215 Street (Local Road, connecting 78 and 80 Avenues)
    d. 216 Street (Arterial Road, connecting 76 and 80 Avenues)
    e. Morrison Crescent (Collector Road, connecting 76 and 79 Avenues
    f. 79 Avenue (Collector Road, connecting 212 Street/80 Avenue intersection and 216 Street)
    g. 78 [realigned] to 77A Avenue (Collector Road, connecting 212 and 216 Streets)
    h. 76 Avenue (Collector Road, connecting 212 and 216 Streets)

5. Establish a 'High Street' shopping area in the Mixed-Use + Residential District with its centre being situated at the intersection of 214 Street and 79 Avenue. The High Street shall extend north to 80 Avenue, south to the 78A Avenue alignment, west to the 213 Street alignment, and east to the 214B Street alignment and shall incorporate on-street, 45-degree diagonal parking. Prohibit access to off-street parking (residential and commercial), freight delivery and commercial loading facilities along the High Street areas; Incorporate service access lanes, approximately 8.5 metres wide at a mid point along the length of the block, including wayfinding signage, to provide for access to said features.

6. Provide continuous (except for Service Lanes and Pedestrian Links), ground-oriented, pedestrian focused commercial uses on the ground floor of all buildings along the 'High Street', as described in Policy #5 as Mandatory Commercial Street Frontage. Primary pedestrian entrances at finished grade that provide access to residential uses above may be located along Mandatory Commercial Street Frontage areas provided that they are modest in size and carefully designed to avoid dominating the commercial character of the street. Provide continuous weather protection (canopies, awnings) for pedestrians on building façades with no gaps wherever possible. Design commercial entrances that are slightly recessed at grade of the adjoining sidewalk to prevent door swing from impeding the through-movement zone of the adjacent sidewalk. Windows shall not have permanent or semi-permanent decal systems covering a windowpane fronting Mandatory Commercial Street Frontage, unless required by law (e.g. retail cannabis).

7. Provide a public square space on each of the four corners of 214 Street and 79 Avenue. The dimensions and shape of the corner public square spaces are determined by a combined elongated diamond-shaped, square-shaped and circular-shaped, 2-dimensional template. The elongated diamond-shaped portion of the 2-dimensional template stretches from the centre of the

intersections of 80 (southside) and 78 (northside) Avenues at 214 Street. The width of the elongated diamond-shaped portion of the dimensional template is 10 metres beyond the inside face of curb at 78 Avenue, on both sides of 214 Street. The centre of the circular-shaped portion of the dimensional template is located at the inside face of curb at the southwest corner of 78 Avenue and 214 Street, and its radius is 10 metres. The square-shaped portion of the dimensional template is 25 metres on each side and is located adjacent to and oriented by the inside edge of the sidewalk at the northeast corner of 78 Avenue and 214 Street.

8. Provide continuous (except for interruptions by Mid-Block Service Lanes and Pedestrian Links), ground-oriented, pedestrian focused, commercial, civic/assembly, and/or employment living – meaning space within a building or structure that can accommodate a permitted commercial use and permitted residential use within a single strata or rental unit. Provide either office space, the second storey of employment living units, or residential uses on the second storey. Provide residential uses only above the second storey.

9. Provide continuous ground-oriented residential or highly transparent residential building amenity uses on the ground floor of all buildings along all other frontages identified as Residential Street Frontage. Incorporate a useable (a minimum 2 metres for all terrace floor space dimensions), covered, elevated, single-storey height front terrace at the main entrance, that presents to the public street.

10. Configure the pedestrian scale block and local road patterns with a maximum block size length of approximately 180 metres and maximum block size depth of approximately 60 metres, between two street cross-sections or intersections, measured between the inside curb faces of two cross streets. Blocks that front arterial streets must adhere to this maximum block size length or depth and incorporate Mid-Block Services Lanes that align perpendicular to the arterial street, terminate before the arterial street, and extend and connect with the arterial street greenway through a Mid-Block Pedestrian Link.

11. Provide Mid-Block Pedestrian Links perpendicular through the block length, approximately in the middle of the block and Lanes with on-street/on-lane vehicle parking, vehicle travel both directions, as well as cycling and pedestrian facilities. These Mid-Block Pedestrian Links should bisect the length of a block to achieve a fine-grained grid pattern with Pedestrian Link corridors set at approximately 90 metre intervals (i.e., this is intended to achieve a sub-block pedestrian access grid that is up to 180 metres length on any one side and 80 to 90 metres on adjoining sides).

12. Design Mid-Block Pedestrian Links so that they are barrier-free and clearly identifiable from the street to increase block permeability for active transportation modes. These Pedestrian Links will be co-located within the Mid-Block Lanes or an independent, exclusive vehicle-free corridors and would bisect blocks in one or two directions to achieve a sub-block active transportation grid that is available every 90 metres along the block and street structure.





5.0 land use

WNP



This section of the Plan defines the land use designations and corresponding policies that will guide growth and change in the Williams area over the next 20 to 25 years. The designations include residential and commercial, as well as an important new employment area in the form of a Business Park to provide jobs and opportunities for business development.

Land Use

5.1 OVERVIEW

The neighbourhood Vision and Goals for the Williams area are embodied in the Williams Land Use Plan (see Map 1). The Land Use Plan identifies the residential and employment land use designations in the Neighbourhood Plan area, as well as future transportation corridors, protected areas, trails, parks, and other community amenities and infrastructure. The land use policies describe in detail the location, types, and density of uses for the Williams area. The designations and policies, which represent a balanced outcome of public input and feedback, technical analysis, existing policy and best planning practices, will be used to guide the development approvals process through to full build out of the neighbourhood.

5.2 LAND USE DESIGNATIONS AND POLICIES

This section describes the land use designations in the Land Use Plan (see Map 1). Included in each designation is a description of intent, as well as an identification of appropriate building typologies and development densities. Also included are general and specific policies for land use. General policies that apply across multiple designations are provided in Section 5.3. Policies unique to individual designations are provided in Sections 5.4 to 5.9. If there is a conflict between a general policy and a specific policy in a land use designation, the specific policy shall take precedence.

5.3 GENERAL LAND USE POLICIES

The following policies apply across multiple land use designations in the Williams neighbourhood.

Policies:

All Land Use Designations:

1. Obtain a Development Permit in accordance with Section 488 (1) (a), (b), (e) and (f) of the Local Government Act (LGA) for development on lands, which includes both subdivision and within the Williams neighbourhood as outlined by the Development Permit Areas on Map 4 and Map 4A of the Willoughby Community Plan, in order to achieve quality, resilient design.

2. Obtain a Development Permit in accordance with Section 488 (1) (c), (e) and (f) of the Local Government Act (LGA) for development on lands within the vicinity of the urban/Agricultural Land Reserve edge in the Williams neighbourhood as outlined by the Development Permit Areas on Map 4 of the Willoughby Community Plan, for the protection of farming (Development Permit Area 'I'). Incorporate appropriate subdivision design, building setbacks and landscape buffers for lands along the east and south portions of the Williams neighbourhood that are adjacent to the Agriculture Land Reserve boundary in order to clearly establish the edge between the urban and rural areas, to enhance the viability of farming on adjacent agricultural lands, and mitigate and minimize the impacts of farming on urban lands. Variations to the buffer size will be considered when the retention of buildings of historic or heritage value are preserved.

3. Consider lower densities for developments, as applicable, in cases where they cannot be achieved due to site constraints (e.g., topography or riparian setback requirements). Maximum permitted density may not be achievable on all properties.

4. Ensure development and infrastructure projects build with the slope to minimize cut and fill excavations and to help preserve the natural topography of this hillside and escarpment. Also, buildings should be 'stepped' on sloping sites to reduce the height and massing of the development and reduce the need for retaining walls, wherever possible, in order to establish a complementary, pedestrian-friendly streetscape and to support site and neighbourhood design efforts to retain and enhance the treed character of the Willoughby Escarpment.

5. Design appropriate building transitions between different land uses and distinct building types that are respectful of views, densities, traffic, and noise. Building massing, placement of glazing, site design and landscaping should mitigate overlook and address privacy implications.

6. Provide for inclusion of electric vehicle charging infrastructure as part of residential, commercial, industrial and institutional developments to contribute to a sustainable transportation network.

Residential Land Use Designations:

7. Provide for a variety of housing forms, sizes, floor layouts and tenures within the Williams Neighbourhood Plan area to address a range of housing needs and stages of life, subject to the form and density provisions of the applicable land use designation, including the following:

    a. Incorporate a diversity of housing choices to assist in achieving housing affordability through the provision of smaller-lot single family homes, duplexes, rowhouses, townhouses, apartments, secondary suites, coach homes, lock-off suites.

    b. Encourage a variety of tenures, such as fee simple, strata and rental, as well as a diverse range of housing options, such as co-housing, pocket neighbourhoods (a small group of cottage style housing units with shared parking), single-level housing and rowhouses and townhouses with 'master' bedrooms on the ground level.

    c. Permit seniors housing facilities, such as community care facilities, assisted living residences and supportive housing in townhouse development forms.

    d. Include a diversity of non-market housing choices to assist in achieving housing affordability through the provision of non-market rental housing, supportive housing, women's second stage housing, to name a few, as well as a variety of forms of housing such as co-housing and family-friendly housing that include dwelling units with three plus bedrooms; and

    e. Encourage development of secondary suites and coach homes as rental opportunities to achieve affordability objectives and provide housing options for college and university students.

8. Calculate the land area density on the basis of gross developable land area where the minimum and/or maximum density is expressed in terms of units per hectare (units per acre). Gross developable land area includes land dedicated for new roads, land above the top-of-bank protected for watercourses, and land secured for transmission lines and other utilities provided they are upgraded as a linear park system. Gross developable land area does not include land dedicated for stormwater detention ponds.

10. Calculate development density for lands designated as Medium Density Townhouse, Medium Density Apartment, High Density Apartment, High Density Mixed Use, based on Floor Space Ratio (FSR), as defined by the Township of Langley's Zoning Bylaw, in relation to developable land area. Land area (undevelopable areas) dedicated for street, lane and trail rights-of-way, lands dedicated for park spaces (e.g., neighbourhood greenways), lands below the top-of-bank for protected waterbodies and riparian setback areas above (secured through Schedule 3 Development Permit Areas: Streamside Protection and Enhancement of the Township of Langley's Official Community Plan, Bylaw 1979 No. 1842, as amended from time to time), lands to accommodate rainwater detention ponds, and easements/rights-of-way for electrical transmission, gas pipelines and other utilities, are not considered developable land area nor are they included in FSR calculations for determining development density.

11. Include adaptable housing requirements for a minimum of 5 percent of Single Family Mixed Residential and Rowhouse/Townhouse units per development, in accordance with Section 3.1.9 of the OCP (see Table 5.1), as amended from time to time. Adaptable housing requirements are modest improvements to provide and enhance accessibility, making it easier for residents to remain in place as they age and/or experience illness or injury.

12. Incorporate appropriate and responsive site design, and building separation distances and setbacks to accommodate a continuous evergreen, coniferous tree row, that integrates with other site design requirements for street fronting dwelling units and comprised of retained and/or new tree plantings, along the south property line of a development site that it shares with a public street, in the Mixed-Use + Residential District. This can be accomplished through both tree retention and/or new tree plantings and are considered different than street trees in the public boulevard.

13. Provide a viewscape analysis of the Willoughby Escarpment, from various points in the Milner Valley (Glover Road corridor), in the preparation of Comprehensive Development Plans (CDPs; Policy 1 and 2, Sub-Section 11.4) and for all proposed developments, south of 80 Avenue.

14. Require new single family home developments, including accessory residential uses, on fee-simple lot developments for land designated Single Family Mixed Residential to enter into an exterior design control agreement. The agreement should address the following general guidelines for new developments:

    a. Retain existing significant trees, especially evergreen, coniferous trees. Provide new trees in front, side, and rear yard spaces, with appropriate soil volumes.

    b. Incorporate high quality design and employ an architectural approach that is harmonious with the community context (e.g., front porch neighbourhood with modest scale, pedestrian-friendly buildings).

    c. Require developments to complement adjacent developments in terms of siting, form, and character, but individual architectural expression is encouraged both within and between street blocks.

d. Design all public facing building elevations to provide architectural interest, especially those that are visible from public streets, lanes, walkways, parks and trails. Incorporate structural thermal breaks for architectural elements that extend or protrude from the dominant portion of the building face to limit thermal bridging and support building energy efficiency.



e. Integrate, as part of building design, screening measures (e.g., horizontal louvers, vertical baffles, awnings, brise-soleils, shutters, screens, overhangs) of exterior glazing on all south and west facing elevations of the building to contribute to the prevention of overheating of the interior of the residence during the summer seasons.

f. Provide a strong street presence by through street facing buildings that include usable, modestly elevated above finished grade, covered front porches for single family, duplex and row-home development, and covered terraces for dwelling units on the ground-floor of townhomes, as well as other design elements that support social interaction. Single family dwellings shall not back onto a public road.

5.4 SINGLE FAMILY MIXED RESIDENTIAL (10 UPA)

The Single Family Mixed Residential designation accommodates a variety of compact lot, single family and character compatible housing on a variety of lot sizes (as defined in the Township of Langley Zoning Bylaw) such as semi-detached (duplex), manorhomes and rowhomes, as well as accessory forms of housing such as secondary suites and coach homes.

This variety of housing types are intended to primarily accommodate street-oriented housing with rear lane access in order to maximize parking opportunities, provide a high-quality pedestrian environment, and improve energy efficiency through the siting and alignment of homes. The accessory forms are to provide opportunities for rental housing, particularly for students in the nearby university. Policies specific for this designation are as follows:

Policies:

1. Provide for a variety of compact lot, single family housing and compatible housing forms on a variety of lot sizes (e.g., semi-detached, manor homes, and rowhomes) at minimum densities as defined as Residential Compact Lot Zoning schedules in the Township of Langley Zoning Bylaw, for all Plan areas designated Single Family Mixed Residential on **Map 1**.

2. Foster the development of accessory housing including secondary suites or coach homes (CL{CH}; defined in the Township of Langley Zoning Bylaw) with a single family home.

3. Design street, block and lot patterns that incorporate lanes, that provide access rear-loaded, off-street parking uses, in order to maintain a strong, pedestrian-oriented streetscape and front porch character in the neighbourhood.

4. Ensure that a diversity of housing is provided, as encouraged by the Township's Housing Action Plan, by limiting the quantity of any one type of the housing provided in the Single Family Mixed

Residential Land Use Designation to no more than 50 percent of the total number of dwelling units for any development, and that at least 3 housing types, with each one comprising a minimum of 25 percent of the total number of dwelling units, are included for any and all development. An accessory residential use, in the form of a secondary suite or coach home, are not counted as a separate unit for these percentage calculations.

Housing Type	Zoning Bylaw	Max Proportion of Development
Single Family with Secondary Suite or Coach House	R-CL, R-CL(A), R-CL(B), R-CL(CH)	50%*
Duplex / Semi-Detached	R-CL(SD)	50%
Rowhouse	R-CL(RH)	50%
Manorhouse (quadplex)	R-CL(MH)	50%

* Each lot is counted as 1 “dwelling unit” for the purposes of policy 5.4.4, regardless of whether there is or is not a secondary suite or coach house on a lot.

5. Provide a covered, single-storey front porch, elevated above finished grade between 0.6 and 0.8 metres, for all principal residential uses/dwelling units. The covered porch is permitted to project by up to 1.0 metres into the front yard setback provided that the porch has a usable floor space with dimensions that are no less than 2.0 metres by 3.0 metres; is open on at least two sides or protected by guard rails the height of which shall not exceed the minimum specified in the BC Building Code, is located at the first storey, and is limited to a single storey in height – its height does not exceed 4.0 metres, measured from the porch floor to the underside of the porch ceiling.6.Minimize the front yard setbacks in order to create a pedestrian-oriented street presence and to provide sufficient rear yard space for detached garages and useable outdoor space.

6. Protect the privacy and livability of individual dwelling units and between developments through an appropriate transition of building height and massing, landscaping and sound attenuation.

11. Incorporate the development of rowhomes on Residential Compact Lots, as defined in the Township of Langley Zoning Bylaw, provided that the rowhouse developments are designed in a single row, fronting a road and serviced by a rear lane and that the design of each contains no more than four units.



5.5 TOWNHOUSE

The Williams Neighbourhood Plan includes the Rowhouse / Townhouse (15 UPA), Townhouse (22 UPA) and Low Density Apartment (1.4 FSR), in a four-storey stacked courtyard townhouse form, Land Use Designations. The three designations together will provide a mix of affordable, ground-oriented housing for families with children, seniors, and 'empty nesters' and serve as a land use transition, in one situation, between predominantly low density, residential neighbourhoods and employment uses, and in another situation, between low density and medium density residential areas. The emphasis in the design of townhouse developments is on a ground-oriented, walkable, front porch neighbourhood character of the Williams neighbourhood, ensuring a good relationship of the units to the street and compatibility of form and scale to other residential areas. Access to vehicle parking will be provided via rear public lanes. Dwelling units that front a public street will have direct pedestrian access to/from said street, via a porch.

5.5.1 ROWHOUSE / TOWNHOUSE (15 UPA)

The Rowhouse / Townhouse designation accommodates both rowhouse and townhouse developments, where all units front and have direct pedestrian access from/to the public street. This designation is located in the northwest portion of the Plan area, between a predominately single family neighbourhood in the Yorkson area and the employment lands to the immediate east. This lower density multi-family designation will provide a land use, form and massing transition between these two land use conditions as well as a form of affordable, ground-oriented housing. Densities within this designation will range from a minimum 20 units per hectare (8 units per acre) to a maximum 37 units per hectare (15 units per acre). Policies specific to this designation are as follows:

Policies:

1. Provide for rowhouse or townhouse, as well as semi-detached dwellings on Residential Compact Lots, as defined in the Township of Langley Zoning Bylaw and duplexes, at a minimum density of 20 units per hectare (8 units per acre) to a maximum density is 37 units per hectare (15 units per acre).

2. Limit the maximum height of buildings to three (3) storeys.

3. Establish block and street patterns that include a public lane or strata road and provide continuous on-street parking along the public street that is not interrupted by driveway let-downs.

4. Design buildings and dwelling units, to include:

    a. Street-facing, pedestrian-oriented dwelling units that provide a useable, covered front porch at a main entrance that presents to the public street. Porches are permitted to project by up to 1 metre into the Front Lot Line Setback, as defined in the Township of Langley Zoning Bylaw, provided that the porch shall have a usable area with dimension that are no less than 1.5 metres by 3.0 metres; be open on at least two sides and protected by guard rails the height of which shall not exceed the minimum specified in the BC Building Code; and be a single-storey height and be integrated and located at the main entrance, and facing the public street;

    b. Off-street parking for the dwelling units shall be accessed from a rear lane or internal strata road.

d. Rear entrances for all dwelling units in the form of 'swing doors' that are separate from other enclosed spaces, including vehicular parking (e.g., garages) and access points.



5.5.2 TOWNHOUSE (22 UPA)

The Townhouse Land Use Designation accommodates townhouse developments. This land use designation is approximately located at the northeast corner of 212 Street and 80 Avenue, and north of 83 Avenue, between predominately single family neighbourhoods in the Yorkson area and the Employment District in Williams. This townhouse designation provides affordable, ground-oriented housing for households with children, seniors and 'empty-nesters'. The Townhouse Strata land use designation is situated and adjacent to schools and parks, urban greenways, local-serving commercial services, future transit and other destinations, and provides a land use, form and massing transition between land use conditions. Densities within this designation will range from a minimum 39 units per hectare (uph; 16 units per acre – upa) to a maximum 54 units per hectare (uph; 22 units per acre – upa). Policies specific to this designation are as follows:

Policies:

1. Provide for townhomes, including those with a primary bedroom on the ground floor, at a minimum density of 39 units per hectare (16 units per acre) to a maximum density of 54 units per hectare (22 units per acre), for all areas of the Williams Neighbourhood Plan that are designated Medium Density Apartment as delineated on **Map 1.**

2. Limit the maximum height of townhomes to two (2) storeys for buildings fronting 212 Street, including the Mid-Block greenway links between 80 Avenue and the 212 Street cul-de-sac and 83 Avenue and the Highway #1 (in the Transition District) in neighbouring Yorkson. Three (3) storeys could be considered if the first storey is entirely below the finished grade of any greenways. The maximum height for buildings for the remainder of the development is three (3) storeys.

3. Design buildings and dwelling units fronting 212 Street, the 212 Street cul-de-sac, north of 80 Avenue, 83 Avenue and Mid-Block Greenway link between 83 Avenue and the Highway #1 Greenway in neighbouring Yorkson, in order to provide a high quality pedestrian environment and to create a complementary form and scale of housing to those across the street from and

adjacent to neighbouring Yorkson (mimicking existing single-family, duplex and rowhome development), to include:

a. pedestrian-oriented, dwelling units and building forms, that are street- or greenway-facing, that provide a useable covered front porch along with the primary unit entrance adjacent to and facing a public street or pedestrian route (including the opposite side of the street); Porches are permitted to project by up to 1 metre into the Front Lot Line Setback, as defined in the Township of Langley Zoning Bylaw, provided that the porch shall have a usable area with dimension that are no less than 1.5 metres by 3.0 metres; be open on at least two sides and protected by guard rails the height of which shall not exceed the minimum specified in the BC Building Code; and be a single-storey height and be integrated and located at the main entrance, and facing the public street;

b. Off-street parking for the dwelling units that is accessed from a rear lane or internal strata road, for those units that front an arterial street. Provide a minimum of four (4) off-street parking spaces for these dwelling units. All parking spaces within a building shall be non-tandem; and

c. No more than four (4) dwelling units are contained within each building that directly fronts a public street.

d. Rear entrances for all dwelling units in the form of 'swing doors' that is separate from vehicular parking and access points.

4. Provide direct, publicly-accessible connections in the form of Pedestrian Links (see Section 6.2.5) through Townhouse developments – from public road to public road – in areas designated Townhouse Strata, in the approximate locations delineated on Map 1 to support pedestrian connectivity along 212 Street Corridor.





5.6 APARTMENT

The Williams Neighbourhood Plan includes Medium Density Apartment (1.9 FSR) and High Density Apartment (2.4 FSR) Land Use Designation that is adjacent to the High-Density Mixed Use Land Use Designation – the 'High Street'— as well as schools, parks and other amenities. The emphasis is on apartment developments that contribute to a walkable and front porch neighbourhood character, providing a compatible development form and scale to the adjacent mixed-use commercial / residential 'High Street' area, and ensuring active streetscapes and good relationships between public and private spheres. Off-street parking will be concealed below finished grade and accessed via an integrated rear public lanes. Ground floor apartment units that front a public street or other public space (e.g., Mid-Block Pedestrian Link) will have direct pedestrian access to/from said public street or other public space and include a front, elevated entry terrace. The entrances to all other apartment units will be accessed through a central entrance lobby, fronting a public street.

5.6.1 MEDIUM DENSITY APARTMENT (1.9 FSR)

The Medium Density Apartment Land Use Designation accommodates four-storey apartment developments. This land use designation is situated between 78 and 79 Avenues, between townhouse developments to the south – down the Willoughby Escarpment – and high density apartment and mixed use development to the north – up the Willoughby Escarpment. Furthermore, the Medium Density Apartment Land Use Designation serves as the home to the centrally located neighbourhood park and schools and other neighbourhood amenities, and also provides a land use, form and massing transition between lower and higher density forms of development. The maximum density is a gross floor area of 1.9 times the net developable lot area for all Williams Neighbourhood Plan areas designated as Medium Density Apartment. Policies specific to this designation are as follows:

Policies

1. Provide for apartment land uses where all buildings and structures together have a maximum gross floor area of 1.9 times the net developable lot area for all permitted uses, for all plan areas designated Medium Density Apartment as delineated on **Map 1**.

3. Conceal accessory off-street parking, both resident and visitor, and off-street bicycle parking/storage for residents. For an apartment use, concealed parking means an off-street parking use hidden from view and entirely below the finished grade of the development site. However, where grade/elevation changes exist on the development site that results in partial or full exposure of this structured parking feature on the downhill side, active uses (e.g., dwelling units, indoor amenity spaces, group children's day care) will be applied to conceal and hide the off-street parking portion of the structure. For the purposes of this Section of the Plan, accessory off-street parking means a use providing for all the vehicle and bicycle parking needs generated by a permitted use.

4. Design, orient and site buildings such that the largest roof area is facing directly south, within plus or minus 30 degrees (determined as the maximum deviation) or less (5 to 15 degrees is determined as optimal) of the true east-west axis or parallels of latitude, to improve and provide for passive and active solar building design, including the application of solar (photovoltaic)

panels. The ridge of pitched roofs should also orient east-west to position the largest portion of the roof directly south to maximize all-season solar sequestration. This design requirement shall take precedence over other site planning approaches such as the orientation of the front elevation of buildings to all public streets on corner lots.

5. Limit the average maximum length (longest building wall) of the building to 65 metres and on average between 50 and 60 metres where there is more than one building on a development site.

6. Provide a minimum and consistent building separation distance of 12 metres between all buildings, in order to achieve walkable neighbourhoods through a fine-grained block, lot and building pattern and to communicate a pedestrian scale. This space will establish a common central courtyard space for the development and is to accommodate soft and hard landscaping incorporates pathways, trees and plantings, including in planters, a variety and plentiful seating, lighting, covered areas, water fountain features and other appropriate design elements to accommodate gathering space. Additional separation distance maybe required to accommodate a Mid-Block Pedestrian Link, as indicated on **Map 1** and **Map 3**, or a Mid-Block Lane Link, or hybrid version of the two Links that uses a portion of said Link to provide access to off-street parking and loading spaces. These building separation features are discrete and distinct from every other development requirement such as, among others, landscaping area and screening requirements as defined by the Township's Zoning Bylaw, development permit area landscaping guidelines, relevant portions of zoning schedules and typically landscaped areas defined by required building setbacks and building separation distances.

7. Limit the maximum height of apartment development to four (4) storeys (storey being defined by the Langley's Zoning Bylaw).

8. Confine and align below grade structures – off-street parking, storage, mechanical, solid waste management and other, however with exception for safety, access, ventilation, mechanical, and other building requirements – to the footprint of the building(s) in order to effectively provide open, unbuilt space to retain existing trees, accommodate required soil volumes and adequate growing space for medium and large trees and other plantings, and other drainage/recharge facilities where buildings are not located. In site-specific circumstances where additional below grade structure beyond the building footprint is required, this expansion shall be confined to building separation area only and not below front, rear and side lot line setback areas (as defined by the Township's Zoning Bylaw) in order to maintain these areas as medium and large tree planting spaces that have access to sufficient soil volume, root depth, soil drainage and rainwater infrastructure. Incorporate raised planters over the extent of the corresponding below grade structure beyond the building footprint that provides sufficient surface area and depth, to accommodate required soil volumes and root depth for medium and large trees and their long-term stability.

9. Contribute to a high-quality pedestrian realm along all building frontages, including those adjacent to the Mid-Block Pedestrian Links, Greenways, and to other publicly accessible spaces (e.g., public roads and lanes, parks, trails and pathways), with individual unit entries for ground floor apartment uses and associated private, elevated and landscaped terrace spaces. The

entrance of a common lobby for an apartment use building shall be clearly visible from and facing toward public space(s) and connected to and from public street(s)

10. Incorporate appropriate site design with sufficient front yard lot line, side yard lot line, and rear yard lot line setbacks on a lot in order to establish generous spaces for medium- and large-sized trees with access to sufficient soil volume, including coniferous species, and other plantings, a pedestrian-oriented street presence, and a functional and livable outdoor space. This can be accomplished through both tree retention and/or new tree plantings and are considered different than street trees in the public boulevard, greenway, thoroughfare or other publicly accessible space. Specific emphasis for sufficient spaces for medium- and large-sized trees shall be placed on all south property lines that abut a public street or lane, where at a minimum but not limited to, a second row of trees that are complementary to the required street trees along the streetscape.

11. Provide individual exterior entrances for ground floor apartment dwelling units on all sides of the building and include a pedestrian connection/path to a public streets and lanes, greenways, a central courtyard, and a Mid-Block Pedestrian Link. To ensure a degree of privacy, while maintaining visual surveillance, these ground floor apartment units should be defined through grade, elevated separation and/or is universally accessible, between 0.6 and 1.2 metres above finished grade. These exterior entrances will be accompanied with a minimum 9.0 m^2 covered and usable terrace that is partially recessed into the building massing. The terrace can project up to a maximum of 1.0 metre into the common central courtyard. A hard surface pathway sufficiently sized to accommodate access for emergency services and separate from any vehicle space should be provided from the terrace steps or accessible ramp to the public sidewalk. The separation of the private terrace space from quasi-public and public space shall be clearly delineated, through hard and soft landscaping with horizontally and vertically layered features.

12. Provide for a range of apartment unit sizes and tenures to appeal to a broad mix of households at different stages of life. This can include student-oriented housing, seniors housing, family housing, and purpose-built rental. Specifically, require apartment development to provide a minimum twenty percent (20%), three or more bedroom units with layouts that consider the needs of households with children, such as generous entryways, spacious living spaces for family activities, adequately-sized bedrooms to accommodate a bed, dresser, desk, floor space for playing and closet/storage space, all bathrooms large enough for a parent and child, and balconies/terraces as an extension of living places and visible from the kitchen.

13. Require apartment developments to incorporate lifestyle support features and necessities, such as secure storage space for oversize sports equipment and seasonal supplies, and secure parking for bicycles, scooters and other micromobility devices (e.g., electric kick scooter, electric unicycles).

14. Incorporate active design features to make daily physical fitness more inviting and to encourage social interaction in apartment buildings. These building design features include primary stairs that provide the most visible and inviting means of vertical travel, transparency measures for secondary fire-exiting stairs, physical fitness spaces, and outdoor gardening places.

Research has identified that building design – not just neighbourhood design – has a significant influence on our physical health and well-being. This is not surprising as we spend the majority of our time indoors. Changes to building design can influence how we engage with our neighbours and the ease and availability of physical fitness. These opportunities can improve the health and well being of residents and create stronger community bonds.

15. Incorporate functional window overhangs, specifically for south and west facing windows, and other solar management building techniques to control seasonal solar gain and shading. Use openable windows designed to facilitate air flow and ventilation to apartment dwelling units.

16. Encourage the provision of non-market housing in the Medium Density Apartment Land Use Designation. Non-market housing can include any form of supportive or subsidized housing, including but not limited to rent-geared-to-income, below-market rental, affordable ownership, long-term housing with supports, and short-term housing with supports.

5.6.2 HIGH DENSITY APARTMENT (2.4 FSR)

The High Density Apartment Land Use Designation accommodates six-storey apartment developments. This land use designation is situated in the northwest and northeast corners of the Mixed Use + Residential District, adjacent and south of 80 Avenue. The High Density Apartment Land Use Designation areas serve as development 'bookends' to the mixed-use 'High Street' areas. These high density apartment lands provide ease of access to future public transit, commercial services, parks and schools, and other neighbourhood amenities. The maximum density is a gross floor area of 2.4 times the net developable lot area for all Williams Neighbourhood Plan areas designated as Medium Density Apartment. Policies specific to this designation are as follows:

Policies

1. Provide for apartment land uses where all buildings and structures together have a maximum gross floor area of 2.4 times the net developable lot area for all permitted uses, for all plan areas designated Medium Density Apartment as delineated on **Map 1**.

2. Conceal accessory off-street parking, both resident and visitor, and off-street bicycle parking/storage for residents. For an apartment use, concealed parking means an off-street parking use hidden from view and entirely below the finished grade of the development site. However, where grade/elevation changes exist on the development site that results in partial or full exposure of this structured parking feature on the downhill side, active uses (e.g., dwelling

units, indoor amenity spaces, group children's day care) will be applied to conceal and hide the off-street parking portion of the structure. For the purposes of this Section of the Plan, accessory off-street parking means a use providing for all the vehicle and bicycle parking needs generated by a permitted use.

3. Design, orient and site buildings such that the largest roof area is facing directly south, within plus or minus 30 degrees (determined as the maximum deviation) or less (5 to 15 degrees is determined as optimal) of the true east-west axis or parallels of latitude, to improve and provide for passive and active solar building design, including the application of solar (photovoltaic) panels. The ridge of pitched roofs should also orient east-west to position the largest portion of the roof directly south to maximize all-season solar sequestration. This design requirement shall take precedence over other site planning approaches such as the orientation of the front elevation of buildings to all public streets on corner lots.

4. Limit the average maximum length (longest building wall) of the building to 65 metres and on average between 50 and 60 metres where there is more than one building on a development site.

5. Provide a minimum and consistent building separation distance of 12 metres between all buildings, in order to achieve walkable neighbourhoods through a fine-grained block, lot and building pattern and to communicate a pedestrian scale. This space will establish a common central courtyard space for the development and is to accommodate soft and hard landscaping incorporates pathways, trees and plantings, including in planters, a variety and plentiful seating, lighting, covered areas, water fountain features and other appropriate design elements to accommodate gathering space not to be used for. Additional separation distance maybe required to accommodate a Mid-Block Pedestrian Link, as indicated on **Map 1** and **Map 3**, or a Mid-Block Lane Link, or hybrid version of the two Links that uses a portion of said Link to provide access to off-street parking and loading spaces. These building separation features are discrete and distinct from every other development requirement such as, among others, landscaping area and screening requirements as defined by the Township's Zoning Bylaw, development permit area landscaping guidelines, relevant portions of zoning schedules and typically landscaped areas defined by required building setbacks and building separation distances.

6. Limit the maximum height of apartment development to six (6) storeys (storey being defined by the Langley's Zoning Bylaw).

7. Confine and align below grade structures – off-street parking, storage, mechanical, solid waste management and other, however with exception for safety, access, ventilation, mechanical, and other building requirements – to the footprint of the building(s) in order to effectively provide open, unbuilt space to retain existing trees, accommodate required soil volumes and adequate growing space for medium and large trees and other plantings, and other drainage/recharge facilities where buildings are not located. In site-specific circumstances where additional below grade structure beyond the building footprint is required, this expansion shall be confined to building separation area only and not below front, rear and side lot line setback areas (as defined by the Township's Zoning Bylaw) in order to maintain these areas as medium and large tree planting spaces that have access to sufficient soil volume, root depth, soil drainage and rainwater infrastructure. Incorporate raised planters over the extent of the corresponding below

grade structure beyond the building footprint that provides sufficient surface area and depth, to accommodate required soil volumes and root depth for medium and large trees and their long-term stability.

8. Contribute to a high-quality pedestrian realm along all building frontages, including those adjacent to the Mid-Block Pedestrian Links, Greenways, and to other publicly accessible spaces (e.g., public roads and lanes, parks, trails and pathways), with individual unit entries for ground floor apartment uses and associated private, elevated and landscaped terrace spaces. The entrance of a common lobby for an apartment use building shall be clearly visible from and facing toward public space(s) and connected to and from public street(s).

9. Incorporate appropriate site design with sufficient front yard lot line, side yard lot line, and rear yard lot line setbacks on a lot in order to establish generous spaces for medium- and large-sized trees with access to sufficient soil volume, including coniferous species, and other plantings, a pedestrian-oriented street presence, and a functional and livable outdoor space. This can be accomplished through both tree retention and/or new tree plantings and are considered different than street trees in the public boulevard, greenway, thoroughfare or other publicly accessible space. Specific emphasis for sufficient spaces for medium- and large-sized trees shall be placed on all south property lines that abut a public street or lane, where at a minimum but not limited to, a second row of trees that are complementary to the required street trees along the streetscape.

10. Provide individual exterior entrances for ground floor apartment dwelling units on all sides of the building and include a pedestrian connection/path to a public streets and lanes, greenways, a central courtyard, and a Mid-Block Pedestrian Link. To ensure a degree of privacy, while maintaining visual surveillance, these ground floor apartment units should be defined through grade, elevated separation and/or is universally accessible, between 0.6 and 1.2 metres above finished grade. These exterior entrances will be accompanied with a minimum 9.0 m^2 covered and usable terrace that is partially recessed into the building massing. The terrace can project up to a maximum of 1.0 metre into the common central courtyard. A hard surface pathway sufficiently sized to accommodate access for emergency services and separate from any vehicle space should be provided from the terrace steps or accessible ramp to the public sidewalk. The separation of the private terrace space from quasi-public and public space shall be clearly delineated, through hard and soft landscaping with horizontally and vertically layered features.

11. Provide for a range of apartment unit sizes and tenures to appeal to a broad mix of households at different stages of life. This can include student-oriented housing, seniors housing, family housing, and purpose-built rental. Specifically, require apartment development to provide a minimum twenty percent (20%), three or more bedroom units with layouts that consider the needs of households with children, such as generous entryways, spacious living spaces for family activities, adequately-sized bedrooms to accommodate a bed, dresser, desk, floor space for playing and closet/storage space, all bathrooms large enough for a parent and child, and balconies/terraces as an extension of living places and visible from the kitchen.

12. Require apartment developments to incorporate lifestyle support features and necessities, such as secure storage space for oversize sports equipment and seasonal supplies, and secure parking for bicycles, scooters and other micro-mobility devices (e.g., electric kick scooter, electric unicycles).

13. Incorporate active design features to make daily physical fitness more inviting and to encourage social interaction in apartment buildings. These building design features include primary stairs that provide the most visible and inviting means of vertical travel, transparency measures for secondary fire-exiting stairs, physical fitness spaces, and outdoor gardening places.

Research has identified that building design – not just neighbourhood design – has a significant influence on our physical health and well-being. This is not surprising as we spend the majority of our time indoors. Changes to building design can influence how we engage with our neighbours and the ease and availability of physical fitness. These opportunities can improve the health and well being of residents and create stronger community bonds.

14. Incorporate functional window overhangs, specifically for south and west facing windows, and other solar management building techniques to control seasonal solar gain and shading. Use openable windows designed to facilitate air flow and ventilation to apartment dwelling units.

5.7 HIGH DENSITY MIXED USE (2.5 FSR)

The High Density Mixed Use Land Use Designation provides opportunities for the integration of street-facing, ground-floor, pedestrian friendly retail shops, offices, restaurants, public houses, civic facilities and personal services, along with apartment residential uses – including seniors' housing. Mixed-use buildings in this designation are required to have residential apartment units on the upper floors above the commercial-oriented ground-floor to ensure 'eyes on the street' and provide residents with opportunities to live and meet their daily needs within the same area. The High Density Mixed Use Land Use Designation also accommodates for predominantly residential-only buildings that are in immediate proximity and surround the mixed-use buildings that front the new 'High Street'. Policies specific for the High Density Mixed Use Land Use Designation are as follows:

Policies:

1. Create an off-arterial, contiguous, 'High Street' oriented, mixed-use commercial, residential, and recreational space on lands with a High Density Mixed Use Land Use Designation as delineated on **Map 1**. All buildings and structures together must not exceed a gross floor area of 2.5 times the net developable lot area for all permitted uses.

2. Incorporate mixed-use buildings in this designation to have residential apartment units on the upper floors above the commercial-oriented ground-floor to ensure 'eyes on the street' and provide residents with opportunities to live and meet their daily needs within the same area.

3. Require locally-serving commercial uses, such as financial institutions, retail stores, convenience stores, an 'anchor' grocery store, an 'anchor' pharmacy, delicatessens, bakeries, hardware, barber shops, beauty salons, business, medical and professional offices, restaurants and cafés with space for outdoor/patio dining, child-care, liquor store, and fitness centre, and employment

living uses – means unit/space within a building or structure that can accommodate a permitted commercial use within an at-grade ground-oriented unit, or a combination of both a permitted commercial use and a permitted residential use within an at-grade ground-oriented unit. Service stations, gas bars, vehicle servicing, and drive-throughs are not permitted. Encourage the provision child-care facilities within the High Density Mixed Use Land Use Designation. Accommodate outdoor display spaces (e.g., Christmas Trees, flower, fruit and vegetable stands), outdoor patio dining, and public gathering/seating areas that serve as a key destination for the neighbourhood.

4. Locate retail and service commercial uses at ground floor spaces (first storey) in mixed-use buildings. Each retail and service commercial use occupy a maximum floor-space size of 1,000 m^2 (~10,764 ft^2) or less. This maximum floor-space size does not apply to the one [1] anchor grocery store use, as well as pharmacies, fitness centres, and childcare.

5. Incorporate frequent entrances into commercial frontages with a maximum spacing of 15 metres. Where tenants require somewhat larger frontages, design considerations will be required to maintain the character and appearance of frequent entrances.

6. Permit business, medical and professional offices on the second storey above retail and service commercial uses located on the first storey and/or in separate, stand-alone buildings specifically for office uses only.

7. Accommodate and incorporate one (1) grocery use/establishment, with a maximum size of 4,500 m2 (~48,440 ft2) that serves residents of the neighbourhood and community, subject to other provisions of this Plan, on lands in the High Density Mixed Use Land Use Designation. Prior to final reading of any rezoning application within this designation, the required grocery use/establishment must be confirmed to be provided within any phase of development.

8. Design a combination of mixed-use commercial/residential buildings, and commercial/ institutional/residential buildings in the High Density Mixed Use Land Use Designation, that provide:

    a. a minimum of four storeys in height and a maximum of six storeys in height. ‘Step back’ along the length of the upper fifth and sixth storeys of buildings by a minimum of 2.5 metres in order to reduce visual and overshadowing impacts related to building height.

    b. rectangular, generally, and trapezoidal shaped buildings, or one side of an ‘L’ shaped building, that have maximum length of 65 metres and on average between 50 and 60 metres where there is more than one building on a lot.

    c. the longest wall length of a building (s) that is oriented south and the largest, unencumbered roof area of a building(s) that is south facing and oriented within plus or minus 30 degrees (determined as the maximum deviation) or less (5 to 15 degrees is determined as optimal for solar sequestration) of the true east-west latitudinal axis, in order to provide optimal passive and active solar design performance of all buildings. Incorporate sloped roof surfaces that orient to the south to provide optimal and potential use of photovoltaic and other solar energy sequestration technologies.

d. a maximum lot coverage of sixty percent (60%) where a minimum of seventy-five percent (75%) of the off-street vehicle parking use associated with retail and service commercial and recreational uses is concealed parking. Maximum lot coverage can be increased to eighty percent (80%) where one hundred precent (100%) of the off-street vehicle parking use, including visitor, is concealed parking. For this specific policy provision, concealed parking means an off-street parking use hidden from view and below the finished grade of the development site, and/or off-street parking use that is also obscured and located within a principal building (at or above finished grade). Locate most of the surface parking, when provided, adjacent to retail anchors (e.g., grocery, pharmacy) and recreation spaces. Off-street parking means a use providing for the vehicle and bicycle parking needs generated by a permitted use. For an apartment or office use, one hundred percent (100%) of the off-street vehicle parking use, including visitor, is concealed parking that is hidden from view and below the finished grade of the development site.

e. concealed parking access, as well as off-street loading spaces, will be provided via a lane network. No off-street vehicle parking, loading spaces or manoeuvring drive aisles shall be permitted in the areas between the street travel lanes and/or on-street diagonal parking where provided on the 'High Street' (portions of 214 Street and 79 Avenue) and the front building face of buildings. For clarity 'front building face' refers to that part of the exterior wall of a building along the front building elevation that orients one direction.

'Front building face' refers to that part of the exterior wall of a building along the front elevation that orients one direction and is the location of the main entrance.

f. a range of apartment unit sizes and tenures to appeal to a broad mix of households at different stages of life. This can include student-oriented housing, seniors housing, family housing and purpose-built rental. Specifically, require apartment (mixed-use or stand alone buildings) development to provide a minimum twenty percent (20%), three or more bedroom units with layouts that consider the needs of households with children, such as generous entryways, spacious living spaces for family activities, adequately-sized bedrooms to accommodate a bed, dresser, desk, floor space for playing and closet/storage space, all bathrooms large enough for a parent and child, and balconies/terraces as an extension of living places and visible from the kitchen.

g. individual exterior entrances for buildings with ground floor apartment dwelling units that are visible from and with pedestrian paths to public streets, greenways, trails, or Mid-Block Pedestrian Links. To ensure a degree of privacy while maintaining visual surveillance, most ground floor apartment units should be defined through grade separation (a minimum 0.6 metres from finished grad), with half being universally accessible. Exterior entrances will be accompanied with minimum 9 m^2 covered terraces, at least 2 metres deep, that are partially recessed into the building massing. Covered terraces are permitted to project up to 1.7 metres into setback or separation distances, provided they are: open on at least two sides and protected by guard rails the height of which shall not exceed the minimum specified in the BC Building Code; limited to a single storey, not exceeding 4.0 metres measured from

the terrace floor to the underside of the terrace ceiling; and provided with a hose bib faucet. A hard surface pathway, sufficiently sized to accommodate access for emergency services and separate from a driveway space, should be provided from the terrace steps or accessible ramp to the public sidewalk. Separation of private terrace space from quasi-public and public space shall be clearly delineated by multi-level planter boxes constructed with cast-in-place concrete and masonry materials/finishes.

h. below grade structures, that are confined to the footprint of the building(s) to provide open, unbuilt space for new and existing trees, excluding safety, vehicle and non-vehicle access, ventilation, mechanical, and other building requirements. These underground setbacks and separations will provide required soil volumes and growing space for medium to large trees and other plantings. Underground setbacks and separations also provide bioretention and other drainage/recharge facilities. In site-specific circumstances, where additional below grade structures beyond the building footprint are required, they shall not intrude into the front yard, rear yard and side yard setbacks. Incorporate raised planters over the extent of the corresponding below grade structures beyond the building footprint, in areas not otherwise occupied by drive aisles, lanes, loading, parking, and pedestrian/bicycling facilities; such spaces shall have sufficient surface area and depth to accommodate required soil volumes and root depth for medium and large trees to support long-term tree stability.

i. a common lobby for each building with office uses and apartment units above the first storey, whose entrance shall be clearly visible and directly connected to and from a fronting or public street and not secluded in the interior of the development.

j. building amenities, such as secure storage space for oversize sports equipment and seasonal supplies, and secure parking for bicycles and scooters with buildings with apartment units.

k. active design features to make daily physical fitness more inviting and encourage social interaction in buildings with apartments. Active design features include primary stairs that provide the most visible and inviting means of vertical travel, transparency measures for secondary fire-exiting stairs, outdoor, rooftop gardening places, and indoor amenity areas for the exclusive use of building residents and guests. Indoor amenity areas can provide recreational, social and shared home-office space spaces, and should comprise a minimum of three (3.0 m^2) square metres per dwelling unit.

l. vertical oriented windows, appropriate window-to-wall ratios (WWR) and associated exterior shading devices and other solar management building techniques to control seasonal overheating and shade. Use operable windows designed to facilitate air flow and ventilation to apartment dwelling units. Apply common industry best practice targets – an overall WWR of forty percent (40%) – for the building overall to reduce heat gain and loss through the building envelope by increasing the area of insulated wall. As determined appropriate (e.g., commercial at-grade) distribute the overall WWR of the building such that the at-grade WWR target is higher (e.g., seventy-five percent [75%]) and deemed a priority for

transparency purposes, and remainder of the building would be lower to meet the overall best practice target.

m. continuous weather protection for pedestrians on all building frontages that include ground floor commercial uses.

n. a high-quality pedestrian realm along all building faces, including those buildings not adjacent to public streets, and those that are adjacent to publically-accessible spaces – (e.g., public roads and lanes, trails and pathways). Commercial and residential storeys should be clearly delineated by glazing patterns (e.g., lower window-wall ratios for residential), materials (e.g., commercial facades predominantly masonry and heavy timber), and horizontal architectural breaks (e.g., cornice, belt course).

9. Incorporate appropriate site design with sufficient front yard lot line, side yard lot line, and rear yard lot line setbacks and building separation distances on a lot. Setbacks and separations will establish generous spaces for medium and large trees (including coniferous) and other plantings, a pedestrian-oriented street presence, and functional outdoor space. Treed setbacks and separations can include tree retention and/or new tree plantings, but are distinct from street trees in public boulevards, greenways, thoroughfares and other public spaces.

10. Provide minimum and consistent building separation distances of 12 metres between all buildings to achieve walkable neighbourhoods with a fine-grained block and lot pattern, and communicate a pedestrian scale. Separation distances will serve as both Mid-Block Pedestrian Links and abundantly landscaped garden spaces, except where a portion provides below-grade access (e.g., off-street parking) and loading (commercial and residential) spaces. These building separation features are discrete and distinct from every other development requirement such as, among others, landscaping areas and screening requirements as defined by the Township's Zoning Bylaw, development permit area landscaping guidelines, relevant portions of zoning schedules, and typically landscaped areas defined by required building setbacks and building separation distances.



5.8 BUSINESS PARK

The lands with a Business Park Land Use Designation are immediately adjacent to the 216 Street Interchange with primary access provided directly off 216 Street at approximately 81 Avenue as well as 80 Avenue at 214 Street. Given this strategic location, these business and employment lands are key generators for job growth that will provide significant contributions to the local economy. As such, the Business Park designation emphasizes high quality office and business uses, including a mix of light manufacturing, distribution warehousing, office, research and development and similar uses. The interface and transition between Business Park Land Use Designation and neighbouring residential areas consist of a variety of treatments, including a Creek Greenway, a Watercourse Compensation Area and landscaping requirements associated with business park development. Policies specific to this Business Park Land Use Designation are as follows:

Policies:

1. Encourage and provide for a range of employment and business activities in the Business Park Land Use Designation as delineated on **Map 1**. Uses can include warehousing, wholesaling and distribution, technical and educational, instructional and recreational, research and development, film studio and post-studio production, information technology, business and professional offices, mini-storage, micro-breweries, distillery and private utilities. Allow for light-impact manufacturing uses provided that the business activities have no emissions (e.g., emissions from furnaces, boilers or process heaters, and automotive or similar refinishing facilities or other activity regulated by the Air Quality Regulatory Program of Metro Vancouver). Bulk storage of hazardous or flammable materials or substances, salvage, ready-mix concrete plants, and processing, manufacturing or repair of heavy machinery, equipment, and heavy transportation products are not permitted.

2. Design distinctive buildings to emphasize the gateway functionality of the area, along the 216 Street and 80 Avenue corridors that signifies the entry into the Williams Neighbourhood and the broader Willoughby Community. High quality building design and landscaping will be required to assist in the creation of this gateway character. Distinct roof lines and roof features should be considered, including active and planted/landscaped spaces.

3. Accommodate both multi-tenant complexes and freestanding, single-tenant buildings. High standards of building and site design, incorporating quality architectural building expression, superior landscaping, and appropriate vehicular and pedestrian circulation are required.





4. Contain all business and employment activities wholly enclosed within buildings with no open storage.

5. Provide small outdoor open spaces for employee seating and recreation, with appropriate, all-season weather protection, that take advantage of south-facing exposure, and are part of site planning and building design.

6. Provide the business population with sidewalks, pathways and other facilities, as part of site design of development and road and subdivision patterns, vehicular access, parking and circulation design, that bisect the Business Park lands and link key area destinations, such as the commercial node, the area Greenway network, neighbouring park spaces and other recreational areas, in order to improve accessibility and provide amenities for employees. On-site pedestrian facilities and walkways should be linked to the public sidewalks by well-defined paths to minimize and manage conflict with vehicular traffic.

7. Locate business and professional offices, mini-storage – including multi-storey formats – micro-breweries, technical and educational, and instructional and recreational (e.g., first aid training, martial arts and dance studios, trampoline, climbing, go-karts, skate, ice rinks) types of uses along 80 Avenue given the active nature of the business that can provide ease-of-access to neighbouring residential areas and also serve as a transition to the residential uses along the south side of 80 Avenue.

8. The primary entrance(s), for both employees and visitors, and office uses shall be located and oriented to the street, with no surface parking between the face of building and the greenway for all developments along 80 Avenue and 216 Street as well as adjacent to adjoining intersections of 214 Street and 81 Avenue.

9. Allow restaurants as a permitted use in the Business Park designation, provided that it is incorporated into a building containing one or more of the principal uses. Drive-through features are not permitted.

10. Restrict parking, loading, access and circulation adjacent to Watercourse Compensation Areas.

11. Design buildings to be street-fronting and pedestrian-focused. Avoid generic, 'big box' building designs that exhibit little façade interest and transparency to the street. Variations in massing and changes in height and horizontal planes are encouraged; long and non-articulated buildings should be avoided. All exterior mechanical units or equipment, including roof top units that may be visible from a public street and adjacent residential areas, should be enclosed or sufficiently screened.

12. Landscape surface parking lots and locate them to the rear of buildings that front 80 Avenue or 216 Street. Surface parking at the side of buildings is permitted elsewhere in the Business Park lands. If side parking is provided, design elements shall be applied to ensure it is partially screened from view from the adjacent public road and sidewalk to create a separation between public/private space along roads and sidewalks.

13. Include secure, weather-protected bicycle parking for employees.

14. Incorporate a 6 metre wide Interface Buffer, in addition to landscaping and setback requirements as stipulated in other municipal bylaws, that includes plantings, a berm and a sound attenuation fence in between lands designated for Townhouse Strata (north of 83 Avenue) and Business Park.

5.9 CIVIC INSTITUTIONAL

The Civic Institutional designation is intended to accommodate civic uses such as, but not limited to, municipal operations centre, public works yard, detention pond, and associated ancillary uses. Sites and buildings should respond to the gateway location with high quality materials and exemplary design, particularly along the north and east sides of the designation.

Policies:

1. Prioritize office space with high window-to-wall ratios along the north and east edges of the designation at or above the grade of adjacent roads, greenways, and highway infrastructure.

2. Screen outside storage uses by locating buildings on permitters of sites where feasible, or large trees with dense understory landscaping where buildings do not frame the edges of sites.

3. Permit a detention pond to be located below the grade of the site, with other permitted uses located at and/or above grade.

5.10 CONSERVATION AREAS

The Conservation Areas designation seeks to protect important fish and wildlife habitat in the Williams area through the Streamside Protection and Enhancement Development Permit Area policies and guidelines, as stipulated in the Township of Langley Official Community Plan. Such spaces include sensitive environmental areas that protect not only fish and wildlife habitat, but other environmental benefits such as rainwater conveyance, open space for existing and new native plants, including native evergreen, coniferous trees, and passive recreation opportunities. The intent of the Conservation Areas designation is habitat protection and enhancement, and restoration works that improve instream and riparian habitats for fish and wildlife species, as well as rainwater management and area hydraulics.

As shown on **Map 1** of this Plan, one Conservation Area has been identified that accommodates and includes a Class B watercourse. However, this should only be considered as a guide. Other watercourses could be identified in the Williams area that are deemed to be a Conservation Area by a qualified environmental professional. Therefore, further environmental assessment may be required to verify the accuracy of the classification, the location of watercourses or the presence of watercourses that may not be shown. Policies specific to this designation are as follows

Policies:

1. Protect, enhance and apply restoration works that improve the quality of instream and riparian habitats for fish and wildlife species in the Conservation Areas through the development and subdivision approval processes based on the Township's Streamside Protection and Enhancement Areas (SPEAs), as described in the Township of Langley Official Community Plan (OCP).

2. Redirect flows, as determined from a Qualified Environmental Professional, from constructed stream channels in Watercourse Compensation Areas to Conservation Areas, or other watercourses or drainage channels within and outside the Plan area, to contribute to the provision of high habitat values for fish and wildlife.

3. Include a fish passable culvert crossing with the redesign and upgrade of 76 Avenue, as part of off-site works and services associated with adjacent development.

4. Manage watercourses and associated riparian areas in accordance with the requirements of Section 3.13.19 of the Township of Langley Official Community Plan.

5.11 WATERCOURSE COMPENSATION AREAS

The intent of the Watercourse Compensation Areas designation is to accommodate the relocation of Class B (yellow-coded) watercourses in the Williams area and re-establish higher-value habitat areas for fish and wildlife, that would be subsequently protected under the Township's Streamside Protection and Enhancement Areas (SPEAs), as delineated in the Langley Official Community Plan. This will involve the relocation of Class B watercourses for both the north and south tributaries of Guy Creek through redevelopment. The objectives achieved from this approach include:

- Improved fish and wildlife habitat that is currently comprised of fairly degraded stream channels that are fragmented and consist of barriers that restrict fish and wildlife movement;
- Retention and enhancement of trees and native vegetative plantings along the Watercourse Compensation Areas of the southern Guy Creek tributaries that will retain and enhance the 'treed' character of the Willoughby Escarpment;
- Reduce and eliminate the need for culverts and other vehicular crossings of the watercourses associated with the riparian compensation areas;
- Contribute to a buffer between residential and employment uses for the northern Guy Creek
- promote groundwater recharge and reduce flood risk;
- benefit air quality and contribute to the absorption of greenhouse gases; and
- provide passive recreation opportunities.



The Class B watercourses identified in the Williams neighbourhood and accommodated through relocation and compensation in the Watercourse Compensation Areas should only be used as a guide for determining fisheries habitat values and siting areas for relocation and compensation for a given watercourse. Further environmental assessment may be required to verify the accuracy of the classification, the location of watercourses or the presence of watercourses that may not be shown.

Policies specific to this designation are as follows:

Policies:

1. Manage all Class B (yellow-coded) watercourses in accordance with requirements of Section 3.13.19 of the Township of Langley Official Community Plan.

2. Relocate and reconstruct Class B watercourses and establish associated riparian habitats, to the Watercourse Compensation Areas as depicted in **Map 1** and prescribed in policies below, based on best and required practices, as part of development and subject to municipal, provincial and federal government regulatory approval processes.

3. Design the Watercourse Compensation Area in the Employment District area of Williams (refer to Figure 4.1), as depicted in **Map 1**, to include a reconstructed stream channel, a 15 metre wide planted buffer on either side of the ordinary high water mark, approximately 500 metres in length, for a total compensation area of approximately 15,871 m^2 (not including channel areas within culverts). The reconstructed stream channel within this Watercourse Compensation Area shall be surface-connected to Guy Creek (at 216 Street, immediately south of the Highway #1 interchange) through another reconstructed stream channel, as depicted in **Map 3**, resulting in an additional Watercourse Compensation Area, with a minimum total area of approximately 25,497 m^2 (not including the channel itself and areas within culverts), a minimum length of approximately 782 metres and a 15 metre wide planted buffer on either side of the ordinary high water mark, shall be identified and designed as part of the development of lands in the Employment District between 80 and 83 Avenues. Also, compensation of existing pond[s] will require additional watercourse channel and result in an extension of this minimum length. The number of culverts for the reconstructed stream channels in the north portion of the Williams area, to accommodate road crossings (not including separate, clear-span pedestrian crossings), shall be kept to a maximum of three.

4. Design the Watercourse Compensation Area in the Residential District area of Williams (refer to Figure 4.1), as depicted in **Map 1**, to include a reconstructed stream channel, a 15 metre wide planted buffer on either side of the ordinary high water mark, approximately 433 metres in length, for a total area of 12,081 m^2 (not including channel areas within culverts). The reconstructed stream channel within this Watercourse Compensation Area should be connected to the water channel retained within the Conservation Areas designation and other surface drainage along 216 Street, as determined by Qualified Environmental Professionals.

   An additional Watercourse Compensation Area, with a total of approximately 5,849 m^2 (required compensation for existing ponds) and a 15 metre wide planted buffer on either side of a stream channel (not including the channel itself and areas within culverts), shall be added to or located south of this Watercourse Compensation Area, between 216 Street and lands designated as Conservation Areas in this Plan, as determined by Qualified Environmental Professionals, arborists and BC Land Survey professional. Modifications to the exact location of any or all of the Watercourse Compensation Areas in the Residential District can be considered and will not ultimately require a Plan amendment, provided that they remain in the general area south of 78 Avenue and that the combined goals of providing fish and wildlife habitat and contributions toward the retention and enhancement of the 'treed' character of the Willoughby Escarpment are to be upheld and not compromised with this additional Watercourse Compensation Area. The total number of culverts for the reconstructed stream

channels in the south portion of the Williams area, to accommodate road crossings (not including separate, clear-span pedestrian crossings), shall be kept to a maximum of three.

5. Identify and confirm the exact location and the extent of the SPEA through a survey undertaken by a BC Land Survey professional, per the requirements of the SPEA provisions of the Township of Langley Official Community Plan. Changes to the Watercourse Compensation Areas as depicted in **Map 1** and delineated in policy above may be considered in accordance with the SPEA requirements, provided other policy provisions of this Plan, such as the retention and enhancement of the 'treed' character of the Willoughby Escarpment, are upheld and not compromised.

6. Complete at the time of development the watercourse relocations and compensations as depicted in **Map 1** and delineated in policy above. Additional municipal, provincial and federal government regulatory approval processes may apply. The depiction of watercourse locations in the Neighbourhood Plan area should not be interpreted as final approval / endorsement by municipal or senior government regulatory agencies. Additional considerations include:

   a. A minimum habitat balance applies to each relocated Watercourse Compensation Area as depicted in **Map 1** and delineated in policy above, with an overall minimum habitat balance threshold (59,298 m^2; in addition to the retained watercourse immediately north of 76 Avenue) to be met for the entire plan area. Any additional watercourses found on-site will increase the habitat totals accordingly and if relocated, they shall be integrated into the watercourse concept depicted in **Map 1** and delineated in policy above.

   b. Lands containing a watercourse being located off-site will be required to provide funds for the equivalent land and reconstruction costs of their portion of the relocated watercourse as well as temporarily pipe the watercourse(s) if they are unable to provide the equivalent reconstructed watercourse as depicted in **Map 1** and delineated in policy above.

   c. Where a watercourse is relocated to lands not currently containing a watercourse or SPEA, the owner of said lands will not be responsible for the cost of watercourse construction. Land with these relocated watercourses shall be compensated for the land and construction costs of the watercourse relocation as funds become available.

   d. Where watercourse relocations cannot be completed at time of development, interim solutions may be considered until such time that watercourse relocations, as depicted in **Map 1** and delineated in policy above, can be fully completed. Interim solutions will be subject to municipal, provincial and federal government regulatory approval processes and, upon completion of watercourse relocations, interim solutions will be removed at the developer's expense.

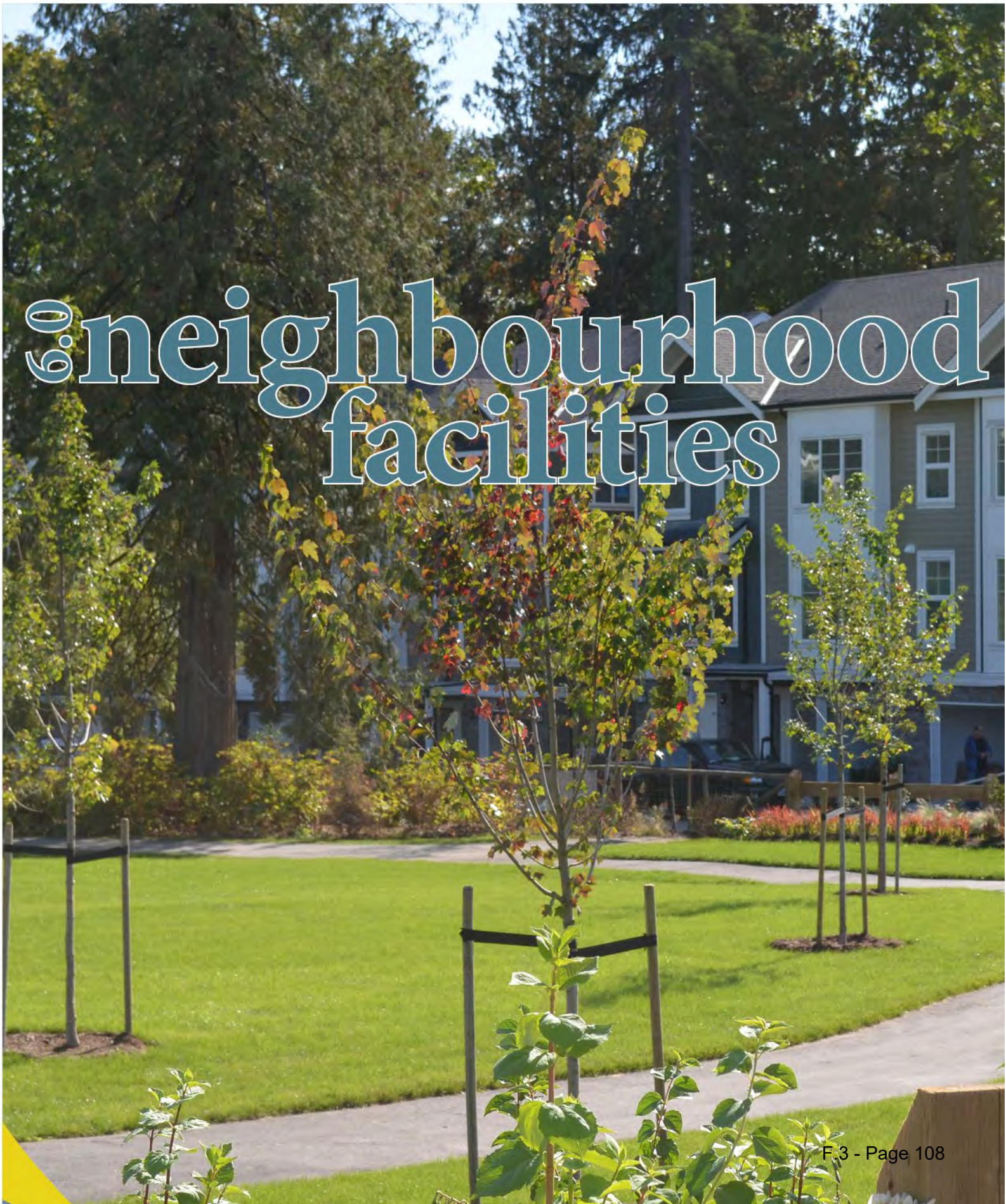
7. Align Creek Greenways adjacent to and within the outer six (6) metres of the Watercourse Compensation Areas, or SPEA, in consideration of connectivity to other Greenways, Enhanced Sidewalks, Wildlife Habitat Patch and public park spaces. The design of the Creek Greenways must conform to the requirements of the Streamside Protection and Enhancement Development Permit Area. Access from new development to Greenways or environmental areas may be restricted if the access is deemed detrimental to the overall biological integrity and viability of the compensation or other environmental sensitive areas. Tree removal shall be avoided and

additional native plants may be needed to enhance Creek Greenways. The locations of future Creek Greenways are shown in **Map 1**.

5.12 HOUSING AND POPULATION ESTIMATES

At full build-out, it is estimated that the Williams neighbourhood will accommodate approximately 9,500 people in 4,930 dwelling units.





6.0 neighbourhood facilities

WNP



This section of the Neighbourhood Plan details the components that will contribute to making the Williams area liveable and support the physical, mental, environmental, social and cultural health of the neighbourhood and the broader community.

Neighbourhood Facilities

6.1 PARKS AND OPEN SPACES



This Plan establishes a network of parks and open spaces that contributes to a complete and livable neighbourhood in the Williams area. These parks and open spaces provide the neighbourhood with active and passive outdoor recreational opportunities to meet the needs of residents, employees and visitors alike.

6.1.1 NEIGHBOURHOOD PARK

A Neighbourhood Park is to be accommodated in the initial phase of implementing and developing the Williams neighbourhood. This Neighbourhood Park will provide a variety of recreational opportunities, including sports fields, playgrounds and access to natural areas, along with an Elementary and Middle Schools. The intent of these policies is to provide direction to ensure that the Neighbourhood Park site, along with the Elementary and Middle Schools, are appropriately located, sized and configured, and that necessary access and connectivity to and from the park-elementary-middle schools site is sufficient and appropriate for the needs of the users. Policies specific to a Neighbourhood Park are as follows:

Policies:

1. Provide a Neighbourhood Park (minimum 4 hectares [10 acres] in size), which will form part of a joint neighbourhood park-elementary school site with a minimum size of 6.9 hectares (17 acres), within the vicinity of 214 Street and 78 Avenue, as indicated on **Map 1**.

2. Identify and secure the Neighbourhood Park site along with the rezoning of all lands designated for residential development, as outlined in Policy 1, Subsection 11.2, General Prerequisites.

3. Ensure that the Neighbourhood Park and the adjoining Elementary and Middle Schools that comprise the joint park-elementary-middle schools site, are appropriately located to serve the intended purpose and to the acceptance of the Township of Langley and the Langley School District.

6.1.2 WILLIAMS VIEW PARK

The Williams View Park is at least 2 hectares (5 acres) in size and takes advantage of one of the highest points of the Willoughby Escarpment in the Williams area and one of the most visible from the Milner Valley. It is located in the vicinity of Morrison Crescent and 76 Avenue and provides public open space for the neighbourhood and community, within an urban forest space that is established through retention, restoration and enhancement.

The Williams View Park will be a combined passive and active open space with recreational activities carefully woven into the urban forest context. The View Park will help maintain and enhance the forest character of the Willoughby Escarpment from the Milner Valley and view opportunities to the valley below. The intent of these policies is to establish an important place-making feature that contributes to the character and identity of the Williams neighbourhood. Policies specific to the Williams View Park are as follows:

Policies:

1. Provide and develop the Williams View Park that is approximately 2 hectares (5 acres) in size and is in the vicinity of Morrison Crescent and 76 Avenue, as indicated on **Map 1**.

2. Prepare a Williams View Park design as conceptually illustrated in **Figure 6.1**, that has approximate dimensions of 100 metres by 200 metres, and includes extensive tree plantings, strategic view opportunities to the Milner Valley and Mount Baker, connections to the Arbour Ribbon, integration of informal adventure play grounds that provide a space for children to engage in unstructured play and exploration of their surroundings, outdoor exercise circuits and other compatible recreational activities.

3. Fund the Williams View Park through the Willoughby Greenway Amenity Policy.



Figure 6.1 | *Williams View Park*
Illustrative Design

6.1.3 URBAN PARKS

The two (2) Urban Parks in Williams will be 0.6 hectare (1.5 acres) in size and provide a gathering and active play area, with a combination of programmed and informal, accessible, and soft and hard surface spaces, for children, youth and adults of all ages. The Urban Parks are intended to be small but inviting areas of public space incorporated into urban areas. This park space, along with the Neighbourhood Park and Williams View Park, will help to serve the needs of the local population by providing a space for people to have a picnic, for children to play, and for friends to meet and gather. The Urban Parks can also be designed so that the space is adaptable and able to accommodate different programming opportunities. Policies specific to Urban Parks are as follows:

Policies:

1. Develop a minimum of two (2) Urban Parks located generally in the area indicated on **Map 1**, that is a minimum of 0.6 hectares (1.5 acres) in size.

2. Locate one of the Urban Parks within the High Street area, in the north section of the Mixed-Use + Residential District (see **Figure 6.2**). The High Street Urban Park shall:
   - be bordered by a minimum of three public streets and immediately adjacent to the High Street Greenway. The fourth side must be bordered by storefronts, at finished grade, preferably occupied by restaurants and cafes with outdoor patios;
   - incorporate seamless connections between the streetscape and the park area;
   - maximize building entrances, dwelling unit terraces and balconies, windows facing directly toward the park; and
   - provide on-street vehicle and food truck parking.

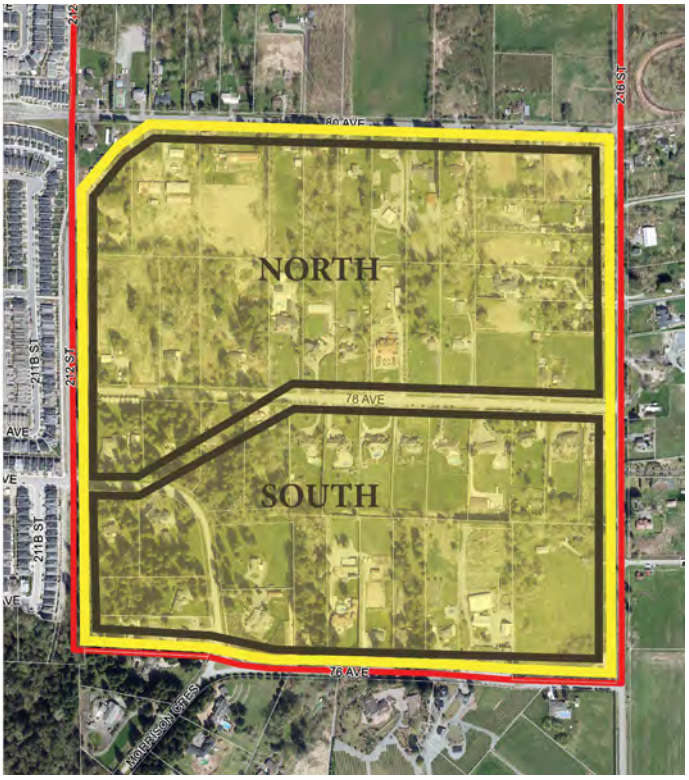


Figure 6.2 | *'North' and 'South' Sections within the Mixed-Use + Residential District*

3. Locate one of the Urban Parks within the Townhouse development area, in the South section of the Mixed-Use + Residential District (see **Figure 6.2**). This Urban Park shall:
   - be bordered by a minimum of three public streets, one of which can be a lane, and immediately adjacent to a Street Greenway;
   - incorporate seamless connections between the streetscape / lanescapes, and the park area;
   - maximize building and dwelling unit entrances, dwelling unit terraces, balconies and porches facing directly toward the park; and
   - provide on-street vehicle and food truck parking.

4. Design the Urban Parks from both a large-scale perspective (e.g., part of the parks and open space network of the neighbourhood and community) and a micro-perspective that provides everyday ‘episodic’ activities (e.g., a walking through enroute to another destination).

5. Incorporate a creative framework of an inclusive urban park (accessible + offered to all), a green urban park (integration of nature, natural materiality, and a significant tree canopy), a blue urban park (maximizing access to water settings, interactive waterplay, and visible management of rainwater), a sensory urban park (immersing all five senses), a neighbourly urban park (all-season weather protection, abundant seating and lounging opportunities that support socializing), an active urban park (supporting exercise and mobility), and a playable urban park (offering opportunities for all-age creativity and play) in the park design process.

6. Consider design features and elements for Urban Parks such as a central lawn with a possible focus point in the middle; pedestrian walkways and paths [natural steppingstone, wooden boardwalk]; various water elements [ponds, falls, fountains, play table, corridors, visible rainwater management spaces]; significant quantity of trees, specifically, but not exclusively, around the perimeter, native plantings, and other green design measures; abundant and variety of seating and lounging areas including some with a variety heights and sizes of tables; variations in grade; natural and programmed child play areas; youth spaces [hammocks, maze, labyrinth]; combination of high, mid and low level, whimsical and colourful, and safety lighting; canopies, open pavilions and other garden structures; grassed mounds and other climbing / jumping features; massive boulder for informal seating and play; and other features that enhance and support social interaction, relaxation, informal gathering, quiet contemplation, and unstructured recreation.

6.1.4 WILDLIFE HABITAT PATCH

In accordance with the Township Wildlife Habitat Conservation Strategy, an approximate 1,563 m² (0.4 acre) Wildlife Habitat Patch shall be secured, enhanced and maintained for education and recreation opportunities near the vicinity of Morrison Crescent and 77A Avenue. The Wildlife Habitat Patch is intended to provide food and foraging opportunities for wildlife and serve as a small node in a network of greenways and watercourse riparian areas within the Williams area, that connect and extend throughout Willoughby.

The intent of these policies is to facilitate the establishment of a Wildlife Habitat Patch for the provision of nature space, the preservation, restoration and enhancement of trees, the contribution to biodiversity, and for the purposes of ensuring ecological integrity and the strengthening of connections between natural areas and public connections and spaces. Policies specific to Wildlife Habitat Patch are as follows:

Policies:

1. Provide a Wildlife Habitat Patch, along with associated Off Street Greenway and Enhanced Sidewalks with connections to neighbouring Creek Greenway and Enhanced Sidewalks, within the vicinity of the intersection at Morrison Crescent and 77A Avenue, as illustrated on **Map 1**.

2. Prioritize the location, configuration and vegetation enhancement of the Wildlife Habitat Patch that is deemed most capable of supporting wildlife in an urban setting.

3. Protect intrusion into the Wildlife Habitat Patch to preserve ecological integrity, as warranted.

4. Include interpretive signage and additional amenities, as and where appropriate, while keeping the overall protection of the area the priority.

5. Fund the Wildlife Habitat Patch and the connecting Off-Street Greenway and Enhanced Sidewalks through the Willoughby Greenway Amenity Policy.



6.1.5 NEIGHBOURHOOD FORESTED MEWS

The Neighbourhood Forested Mews is a former and decommissioned municipally-owned street and/or road right-of-way that is currently not used for vehicular traffic, has had unnecessary utility infrastructure removed and all asphalt, concrete and other surface material removed, as relevant. The area has been reassigned and replaced with pedestrian-accessible, forested open spaces. The Neighbourhood Forested Mews will contribute unique 'place making' feature for neighbourhood design in the low-density residential areas in Williams. This concept provides an opportunity to meet one of the planning principles and design features in Williams that supports integrating natural features and systems into new neighbourhoods to create a sense of place and to preserve and enhance the 'treed' character of the Willoughby Escarpment, while at the same time, creating a pedestrian-oriented, public amenity-rich neighbourhood. Policies specific to the Neighbourhood Forested Mews are as follows:

Policies:

1. Provide and develop the Neighbourhood Forested Mews at the locations as indicated on **Map 1**. The Neighbourhood Forested Mews will encompass the entire width – approximately 20 metres – of the existing dedicated public right of way.

2. Incorporate appropriate soils along the Forested Mews to support long-term, stable rooting for trees as well as rainwater detention and nutrient holding capacity.

3. Retain and include new trees, with a focus on coniferous, evergreens, and integrate a 3.0m wide shared-use, asphalt trail.

4. Consider relocation of the Neighbourhood Forested Mews provided that the area is the same or greater and there is a clear net benefit (e.g., retention of mature trees).

5. Consider the orientation of adjacent residences to front the Neighbourhood Forested Mews, if deemed appropriate and feasible. Provide these residences with pedestrian access to the Mews, yet include measures to differentiate public and private space, and provide a minimum of four (4) off-street parking spaces for each dwelling unit that fronts the Mews. No tandem parking within a building shall be permitted.

6. Require development to fund the removal and/or relocation of infrastructure, and any soil remediation, as part of Works and Services requirements of the Township's Subdivision and Development Servicing Bylaw.

7. Fund the reforestation of the Neighbourhood Forested Mews from existing and appropriate Township of Langley sources.

8. Fund the 3.0 metre wide shared-use trail through the Willoughby Greenway Amenity Policy.

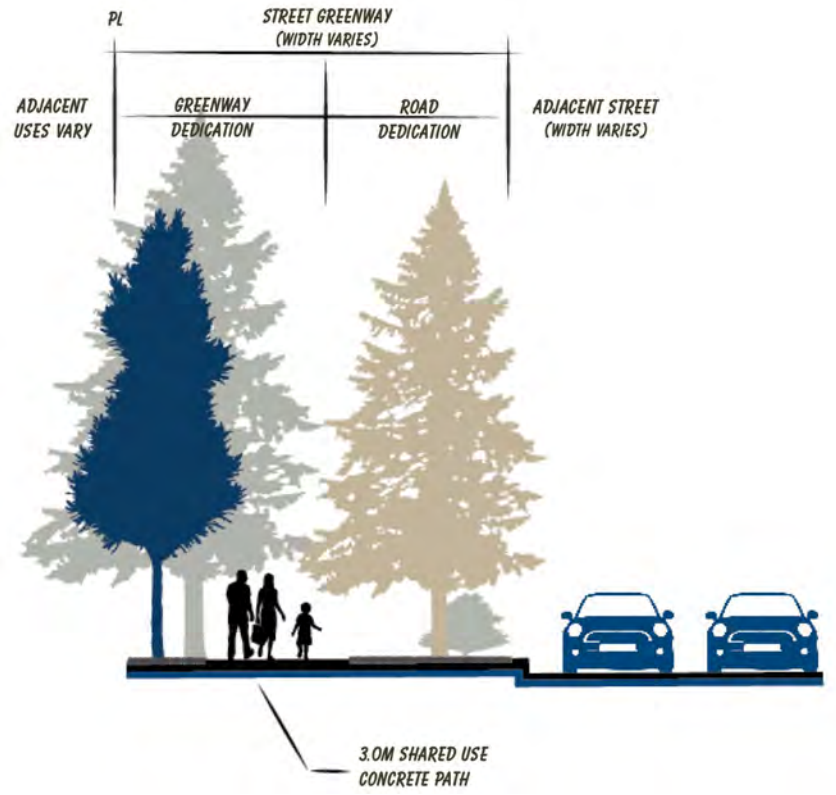
6.2 GREENWAYS AND PEDESTRIAN CONNECTIONS

The network of greenway and pedestrian connections in Williams is an important component of the mobility network for both pedestrians and cyclists and a key recreational amenity. Along with the sidewalk and cycle lane network described in Section 8, street greenways, creek greenways (trails), enhanced sidewalks, and pedestrian links provide continuous pedestrian connections between destinations within and beyond the plan area, and a range of easily accessible, recreational experiences. Some greenways also provide opportunities to integrate unique landscape and stormwater management features such as raingardens into the public realm. The specific locations of planned greenways and pedestrian connections are illustrated on **Map 1**.

6.2.1 STREET GREENWAYS

Street Greenways are wide landscaped boulevards along major roads which provide attractive and safe pedestrian and cyclist connections throughout the community. Street Greenways connect pedestrians and cyclists with parks, natural areas, commercial nodes, neighbourhood amenities and services, as well as the integration with greenways in adjacent neighbourhoods, and connections to destinations beyond. Policies specific to street greenways are as follows:

Figure 6.4 | *Street Greenway Illustrative Design*



Policies:

1. Provide contiguous Street Greenways in the locations identified on **Map 1**;
2. Construct Street Greenways in accordance with the standards provided in **Table 6.1** and illustrated in **Figure 6.4**;
3. Incorporate tree species, such as cedar and other evergreen, coniferous varieties, that complement the usual deciduous street trees;

4. Discourage the crossings of Street Greenways by driveways. Where no alternative exists, driveways should be consolidated and intersections with greenways shall be designed for the safety of greenway users;

5. Provide safe street crossings for pedestrians and cyclists at key intersections; and

6. Fund Street Greenways through the Willoughby Greenway Amenity Policy.

6.2.2 OFF-STREET RECREATIONAL GREENWAYS

Off-Street Recreational Greenways are trails that provide pathway connections between other pedestrian and cycling facilities. These multi-use pathways accommodate both pedestrians and cyclists and can be used for both recreation and commuting purposes. Policies specific to off-street greenways is as follows:

Policies:

1. Provide Off-Street Greenways in the locations identified on **Map 1**.

2. Construct Off-Street Greenways in accordance with the standards provided in **Table 6.1** and illustrated in **Figure 6.5**.

3. Fund Off-Street Greenways through the Willoughby Greenway Amenity Policy.

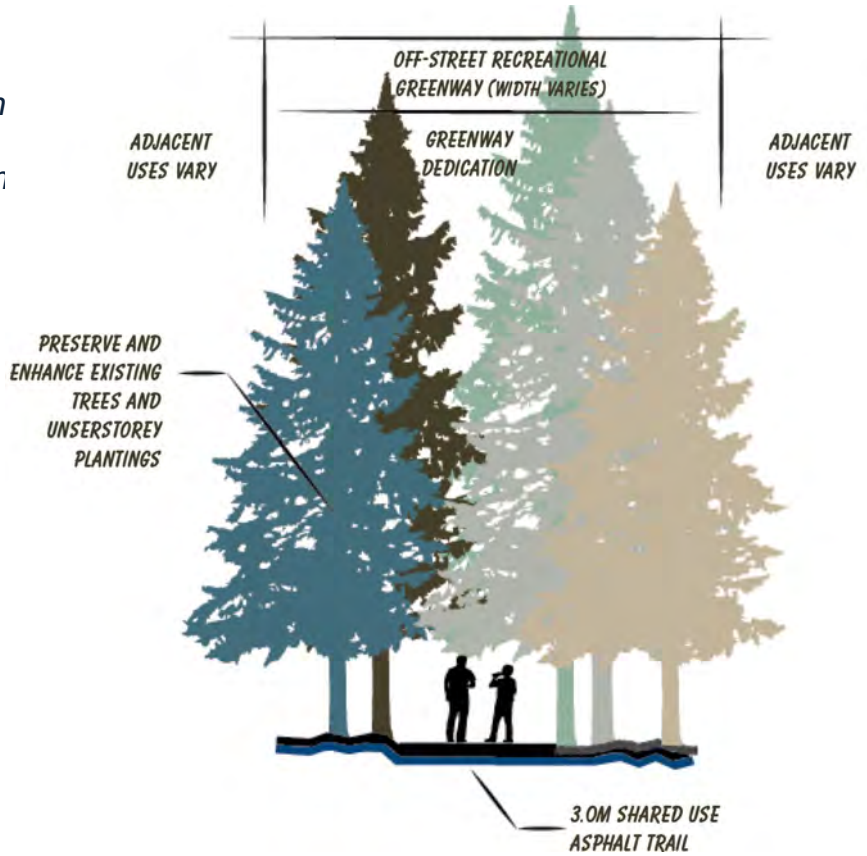


Figure 6.5 | *Off-Street Recreation Greenway Illustrative Design*

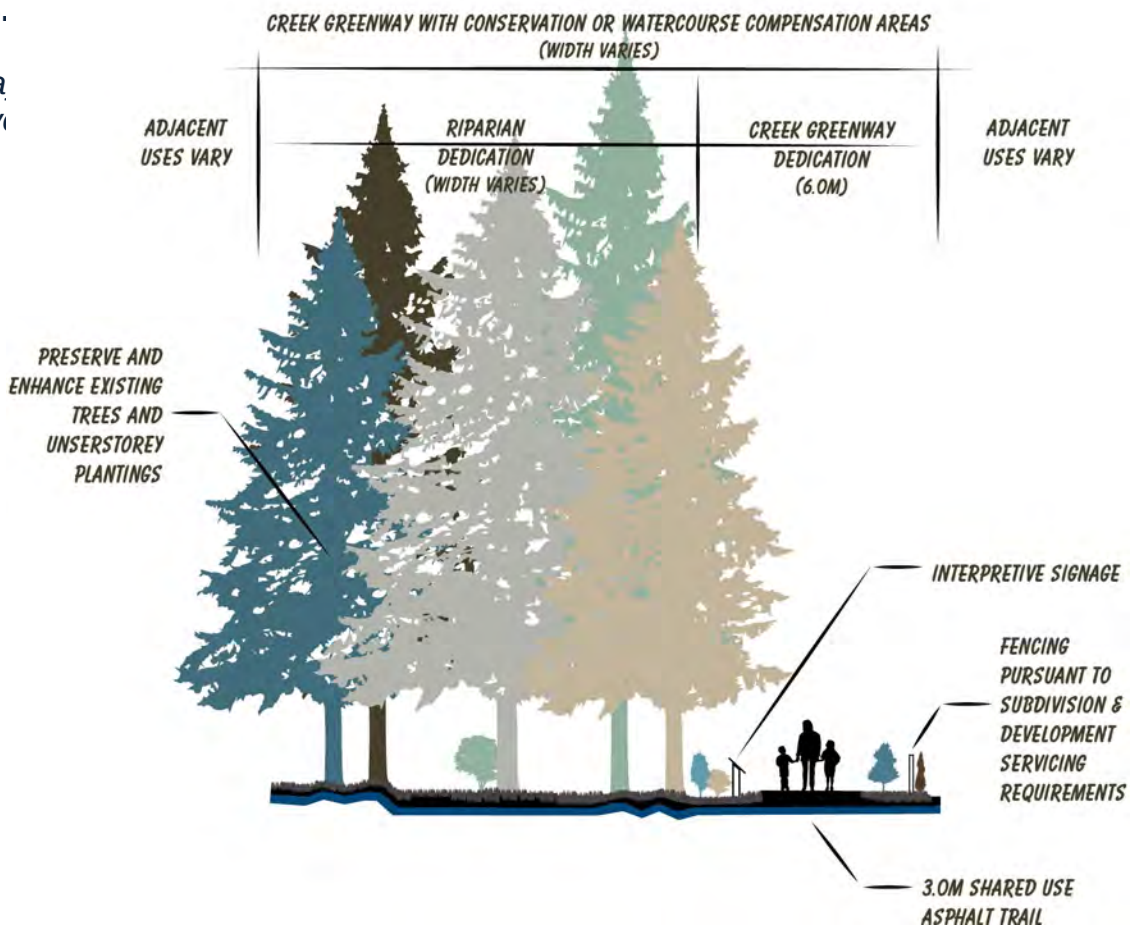
6.2.3 CREEK GREENWAYS

Creek Greenways are off-street trails that run adjacent to existing watercourses, Conservation and Watercourse Compensation Areas. These multi-use pathways accommodate both pedestrians and cyclists and can be used for both recreation and commuting purposes. Policies specific to creek greenways are as follows:

Policies:

1. Provide Creek Greenways in the locations identified on **Map 1**.
2. Construct Creek Greenways in accordance with the standards provided in **Table 6.1** and illustrated in **Figure 6.6**.
3. Locate Creek Greenways generally adjacent to the Conservation Areas and Watercourse Compensation Areas. Consideration will be given to locating the Creek Greenways within the outer edges of the Conservation Areas and Watercourse Compensation Areas provided that they do not negatively impact the habitat value or biological integrity of said areas.
4. Build appropriate 'connections' where the Creek Greenways intersect with other pedestrian and cycling facilities and other types of Greenways.
5. Fund Creek Greenways through the Willoughby Greenway Amenity Policy.

Figure 6.
Creek Greenwa
Illustrativ
Design



6.2.4 ENHANCED SIDEWALKS

Enhanced sidewalks are suitable in areas where short on-street pedestrian and cyclist connections are required adjacent to the riparian areas or in order to connect greenways. Enhanced Sidewalks are designed to accommodate a 3-metre wide multi-use pathway. Policies specific for Enhanced Sidewalks are as follows:

Policies:

1. Provide Enhanced Sidewalks in the locations identified on **Map 1**.
2. Construct Enhanced Sidewalks in accordance with the standards provided in **Table 6.1**.
3. Fund Enhanced Sidewalks through the Willoughby Greenway Amenity Policy.

6.2.5 PEDESTRIAN LINKS

Pedestrian Links are to be provided to connect through developments and subdivisions, to and from greenways and trails, schools and bike routes within and outside the plan area as well as through areas where public access along a road is widely spaced. The location for the Pedestrian Links, as shown on **Map 1**, is not intended to be interpreted literally but approximately. The intent of these policies is to secure, through development, additional connection points through development to increase the walkability and permeability of the neighbourhood and to improve connections with adjacent neighbourhoods and destinations. Policies specific for the Pedestrian Links are as follows:

Policies:

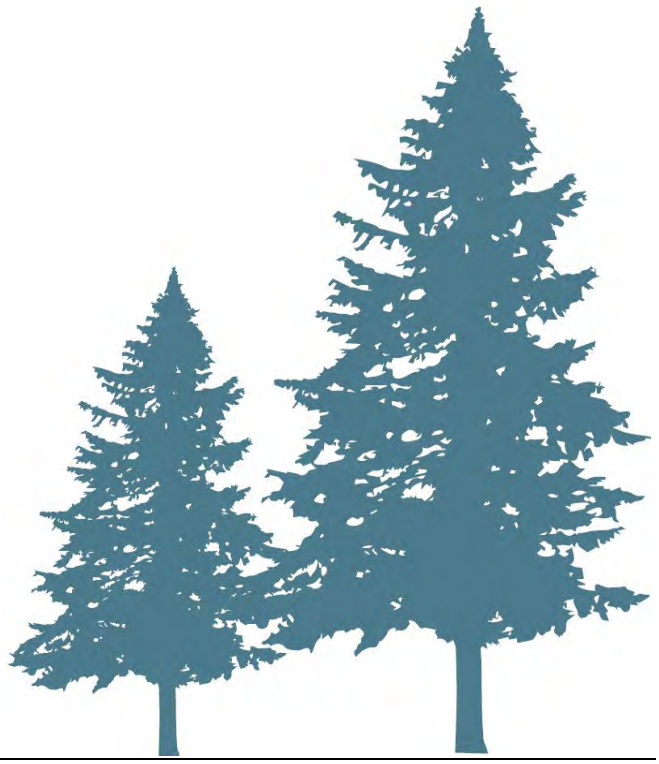
1. Provide Pedestrian Links, which are a minimum three (3) metre wide concrete shared use, hard-surface (e.g., concrete, asphalt) pathway, in the locations identified on **Map 1**.
2. Design entrances to Pedestrian Links, adjacent to Greenways, Enhanced Sidewalks, and other public rights-of-way, so that they are visible and will be interpreted as a ‘public’ pathway.
3. Pedestrian Links are not funded through the Willoughby Greenway Amenity Policy.

6.2.6 GREENWAYS, PEDESTRIAN LINKS & ENHANCED SIDEWALK STANDARDS

Table 6.1 provides a summary of the Greenways, Pedestrian Links and Enhanced Sidewalk Standards.

Table 6.1 | *Greenways, Pedestrian Links, and Enhanced Sidewalk Standards*

TYPE	STANDARDS
Street Greenways	• 4.5m wide dedication (8m wide dedication along 216 Street, between 76 and 80 Avenues) • 3.0m wide shared use, concrete pathway
Off-Street Recreational Greenways	• 6.0m to 10.0m wide dedication, depending on location • 3.0m wide shared use, concrete pathway
Creek Greenways	• 3.0m wide shared use, asphalt trail located in the outer 6.0m of the required riparian area
Pedestrian Links	• 3.0m wide shared use concrete pathway
Enhanced Sidewalks	• Within the road dedication • 2.0m wide buffer between the curb and sidewalk • 3.0m wide concrete sidewalk • 1.0m wide buffer between



6.3 SCHOOLS

At present there are no public schools in the Williams neighbourhood. At full buildout it is estimate that the Williams neighbourhood will contribute approximately 530 elementary school students (i.e., kindergarten to grade 5), 220 middle school students (i.e., grades 6 to 8), and 251 senior high school students (i.e., grades 9 to 12). In consultation with the Langley School District, it has been determined that Williams neighbourhood will need to accommodate an elementary school and a middle school.

A future elementary school site in Williams is anticipated to accommodate this growth in the number of students in the neighbourhood. It is anticipated that approximately 2 hectares (5 acres) of land for a new school site will be required. School District 35 will acquire the new school site, which would be developed at such time that the population growth warrants the establishment of the new school. Rezoning of lands for development will require that school sites be secured as outlined in Section 11.2.1.

The number, location and grade configurations of schools referred to in this plan are projected based on information available at the time of plan preparation. The future actual number, location and grade configurations may differ from those of this plan. The School District has developed a Long Term Facilities Plan which has a requirement to hold public consultation on grade configurations in particular areas of the Township. In addition, as the School District has limited ability to raise funding for capital projects, it relies heavily on funding from the Ministry of Education for the acquisition of land and the construction of schools. Funding requests are made annually though the submission of a five-year capital plan. Ministry decisions to support projects in that plan are dependent on many factors, including the needs of other school districts.

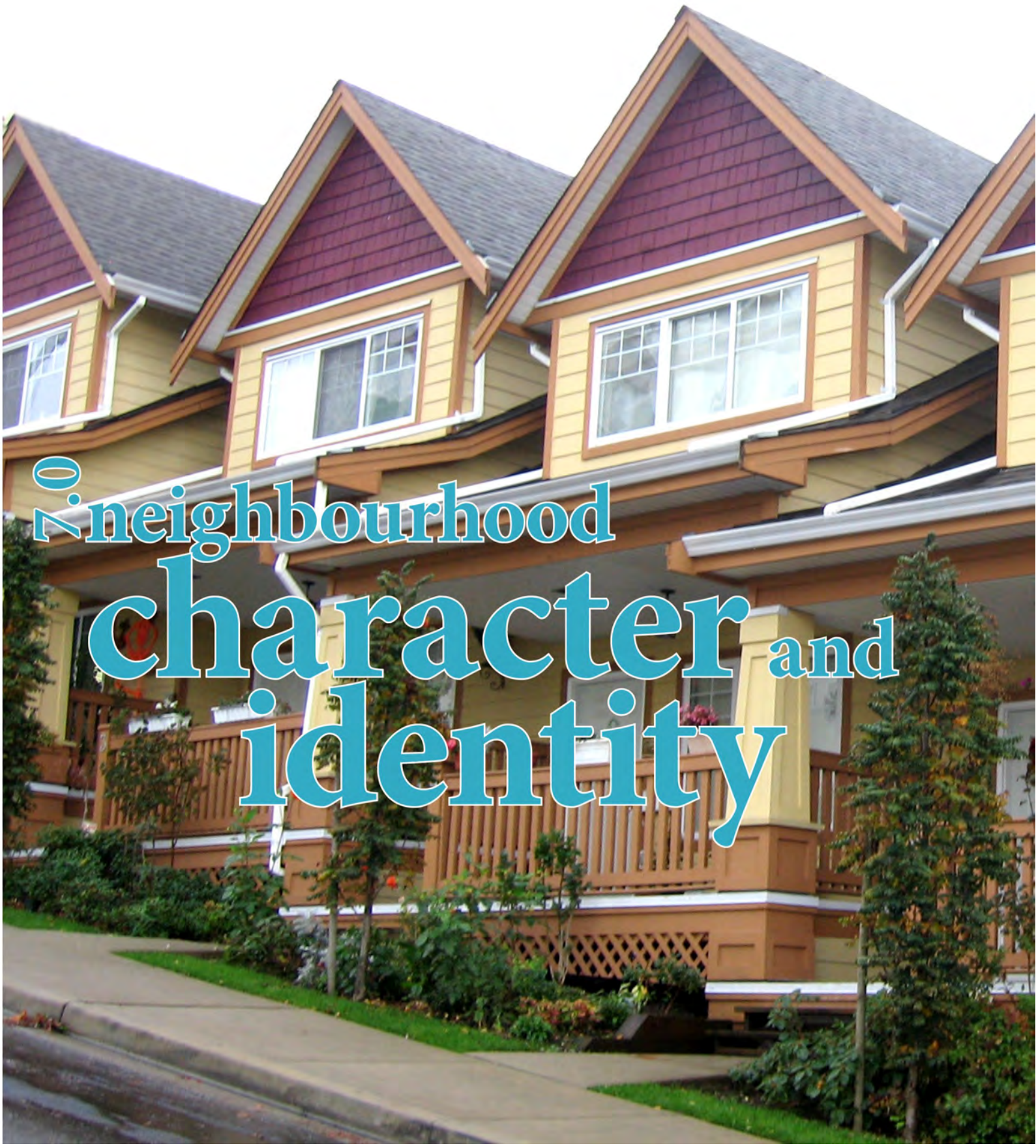
The intent of these policies is to provide guidance, in terms of the size and approximate location for a future joint use park-elementary school site:

Policies:

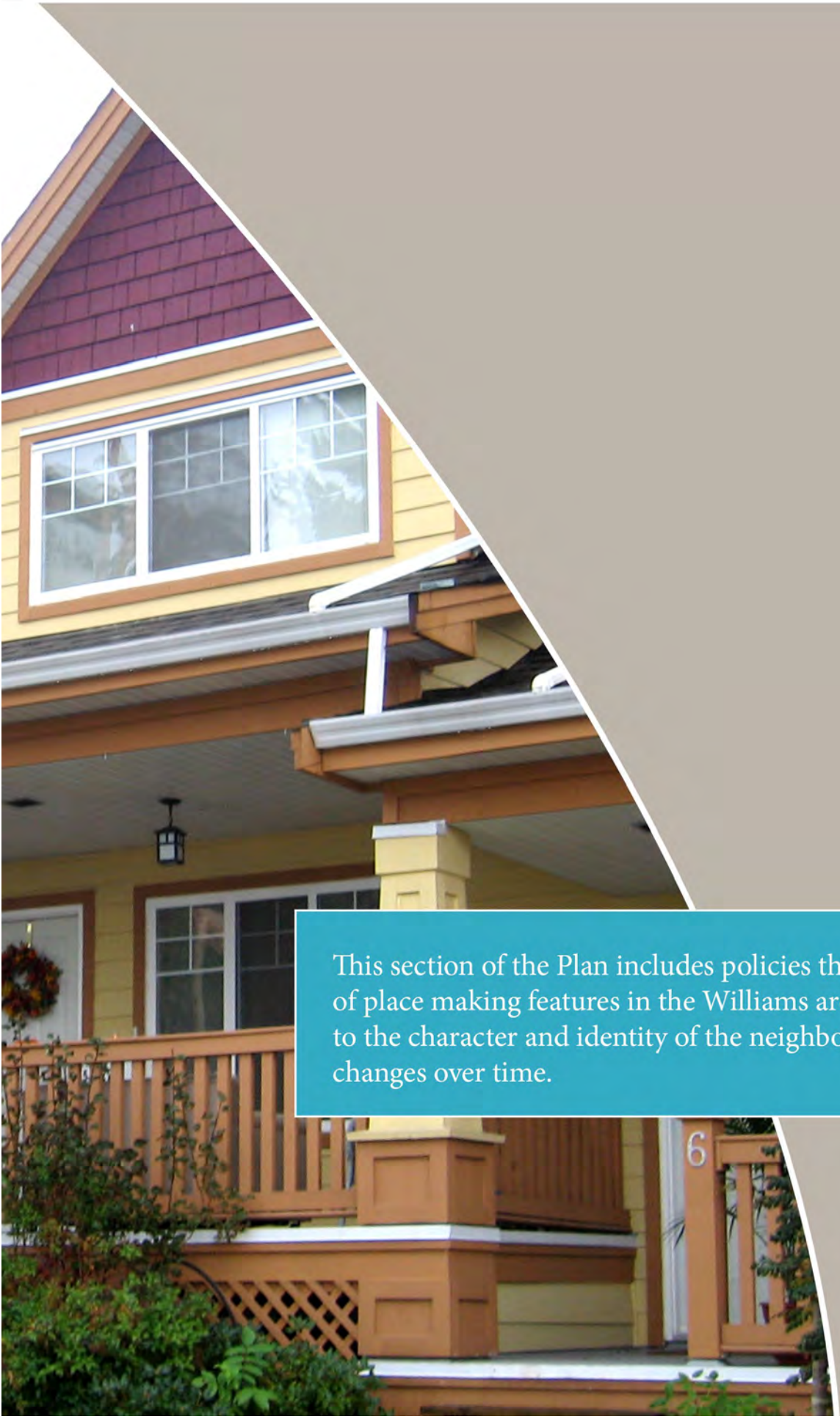
1. Accommodate a combined Middle and Elementary Schools, which will form part of a joint neighbourhood park-elementary-middle schools site with a minimum total size of 4 hectares (17 acres; 9 acres neighbourhood park, 4 acres for both the elementary and middle school), within the vicinity of 214 Street and 78 Avenue, as indicated on Map 1.

2. Identify and secure the Elementary School site along with the rezoning of all lands designated for residential development, as outlined in Policy 1, Subsection 11.2 General Prerequisites.

3. Ensure that the Elementary School and the adjoining Neighbourhood Park that comprise the joint park-school site are appropriately located to serve the intended purpose and to the acceptance of the Township of Langley and the Langley School District.



10. neighbourhood character and identity



This section of the Plan includes policies that guide the development of place making features in the Williams area that will contribute to the character and identity of the neighbourhood as it grows and changes over time.

Neighbourhood Character and Identity

7.1 NEIGHBOURHOOD PLACE MAKING

The Williams neighbourhood is envisioned to be an urban, compact neighbourhood characterized by an active public realm. Within the streetscape, a variety of amenity features will help to further animate public spaces, promote walking, encourage community interaction and contribute to a the identity of the neighbourhood and the making of place.

The neighbourhood is expected to include an elementary school, employment lands in the form of a business park, a local-serving commercial node, a variety of park and open spaces, as well as pedestrian and cycling connections. Access to all of these should be possible via sidewalks, greenways and trails with appropriate crosswalks provided at controlled intersections.

View corridors from the neighbourhood to the south and southeast to the Milner Valley and vistas beyond (Mount Baker), are also provided in strategic locations. Neighbourhood, subdivision and building designs will also contribute to the retention and enhancement of the treed character of the Willoughby Escarpment, as seen and viewed from various points along the Milner Valley, specifically along Glover Road.

NEIGHBOURHOOD LANDMARKS

Within the Williams neighbourhood, there are two Neighbourhood Landmarks that serve as area gateway features that announce entrance into the Williams area, create civic focal points, and enhance the network of visual reference points throughout the Willoughby community. The locations, as denoted on **Map 1**, include:

- Intersection of 212 Street and 80 Avenue (see **Figure 7.1**)
- 216 Street and Highway #1 interchange (see **Figure 7.2**)

The Neighbourhood Landmark at 212 Street and 80 Avenue is approximately 3,802 m^2 (0.95 acre) in size and provides a predominantly hard landscaped urban public open space at the physical confluence of Street Greenway networks in Williams, connections with Smith and Yorkson neighbourhoods and areas beyond, and is located within former dedicated roads and will be maintained by the Township. The space for the Neighbourhood Landmark is on both the north and south corners at the west side of the re-aligned intersection at 80 Avenue and the 212 Connector. These spaces are highly visible to pedestrians, cyclists, transit riders and motorist along both directions of 80 Avenue and those heading north on the 212 Connector, as well as residents and workers within its vicinity.

The second Neighbourhood Landmark at 216 Street and Highway #1 interchange, on the west side, is an open space area that includes neighbourhood infrastructure – rainwater detention pond – at the confluence of a variety of Greenways and a gateway design and complementary features that thematically tie these elements together. The intent of these policies is to establish key place-making

features in these gateway areas and contribute to the identity of the Williams neighbourhood. Policies specific for Neighbourhood Landmarks are as follows:

Policies:

1. Provide and develop a Neighbourhood Landmark feature at the intersection at 80 Avenue and 212 Street, as indicated on **Map 1**.

2. Establish a coordinated Neighbourhood Landmark and community gateway feature at 216 Street and the Highway #1 interchange, on the west side, as indicated on **Map 1**, as part of the rainwater detention pond design. Additional land area may be required for the sizing of the rainwater detention pond to incorporate a viewing platform, a perimeter trail and public art.

3. Design the Neighbourhood Landmarks in accordance with the general concepts as shown in **Figure 7.1** and **Figure 7.2**, including the incorporation of public art.



Figure 7.1 | *Neighbourhood Landmark at 212 Street and 80 Avenue Illustrative Design*

4. Fund the Neighbourhood Landmark at 80 Avenue and 212 Street through the Willoughby Greenway Amenity Policy.

5. Fund the Neighbourhood Landmark at 216 Street and Highway #1 through the Willoughby Greenway Amenity Policy (not including the stormwater detention pond and associated plantings and landscaping).



Figure 7.2 | *Neighbourhood Landmark at 216 Street and Highway #1 Illustrative Design*

7.1.1 PUBLIC ART

In Williams, Public Art will form part of the two Neighbourhood Landmark locations. Public art is intended to improve the character and vibrancy of the public realm and to encourage community interaction amongst residents and visitors. The intent of these policies is to establish Public Art that will serve to create local identity and attractive neighbourhood spaces, and will enrich the everyday experience in the Williams area. Policies specific for Public Art are as follows:

Policies:

1. Include Public Art as part of Neighbourhood Landmarks at the locations identified on **Map 1**.
2. Require the Township of Langley to manage, maintain and insure all Public Art in accordance with Council's Public Art Policy (No. 06-024).
3. Ensure that an appropriate collection management system is in place and those documentation standards and inventory practices are implemented.
4. Encourage the incorporation of additional on-site Public Art in the design of buildings or landscape as part of development. Public Art should be located in publically accessible spaces or commercial spaces that members of the public often frequent.
5. Fund Public Art for the public locations identified on Map 1 through the Willoughby Greenway Amenity Policy.

7.2 STORMWATER FACILITIES AS AMENITIES

Stormwater facilities (including detention ponds) are intended to serve a dual purpose. The primary use is functional with recreation and aesthetics serving as a secondary function. In their role as an amenity efforts shall be made to design ponds with these goals in mind. Two (2) detention ponds shall be located in the vicinity of 216 Street in the Williams Neighbourhood Plan area: one at the northeast corner of the Plan area and another at the southeast corner. Policies specific for stormwater facilities as amenities are as follows:

Policies:

1. Incorporate pedestrian access around all or part of the edge/perimeter of stormwater facilities and link this pedestrian feature with nearby Greenways.

2. Provide safe access and seating along the inner slope of detention ponds. It is understood that pedestrians do not have access to all areas of the facilities.

3. Include aesthetic considerations as part of the design of stormwater detention pond, including but not limited to exposed walls and slopes visible by the public. This shall include hard and soft landscape design solutions, where appropriate. Incorporate evergreen, coniferous tree plantings around the perimeter of the detention pond to contribute to the treed character of the Willoughby Escarpment.

4. Design fencing to be aesthetically pleasing and thematically aligned with the design features of the Neighbourhood Landmark spaces. Acoustic barriers should be considered and included where traffic noise or adjoining uses negatively impacts the enjoyment of the amenity space and views to and from the facility.

7.3 GREEN ROOFS

Green roofs (also known as 'living roofs') can also promote effective stormwater management, reduce energy use, as well as provide communities with additional spaces for amenity and recreation uses. They consist of various roofing layers topped with a soil-like growing medium and specific plant species that have the ability to withstand dramatic swings in climatic conditions. The intent of these policies is to encourage the application of green roofs as part of development in the Employment District.

Policies:

1. Encourage new commercial and industrial buildings to incorporate green roofs to mitigate stormwater impacts and improve energy efficiency. Green roofs are to be utilized to the greatest extent possible for all non-residential development.

2. Consider the provision of employee accessible outdoor space on the green roof to accommodate both recreational and ecological needs.

3. Encourage the use of plant species that are native and non-invasive and appropriate to the climatic conditions of the Williams Neighbourhood Plan area.

4. Design green roofs in accordance with the BC Green Building Code.

5. Adhere to Township policy regarding, among other items, the management, maintenance and insurance/liability related to green roofs. Green roofs are to be kept in perpetuity. Irrigation and maintenance of the green roof are the responsibility of the building and/or property owner.

7.4 LANDSCAPE BUFFERS

A Landscape Buffer is a linear feature with plantings, earthen berms and hardscaping (e.g., fencing) that provides visual and noise attenuation between different land uses and transportation infrastructure. In the Williams area, a 'freeway' version of the Landscape Buffer will be applied between the Townhouse land use designation north of 83 Avenue and Highway #1. An 'interface' version of the Landscape Buffer will be applied between the Townhouse land use designation north of 83 Avenue and the areas east and south, designated as Business Park. Policies specific to Landscape Buffers is as follows:

Policies:

1. Provide a 'freeway' Landscape Buffer that is 15 metres wide, that includes retained and additional tree plantings, understorey plantings and ground cover, an earthen berm, and a 3 metre wide trail, and is located adjacent to Highway #1 as illustrated in **Figure 7.3**.

2. Provide an 'interface' Landscape Buffer at the location between the Townhouse land use designation north of 83 Avenue and the areas east and south, designated as Business Park, as illustrated in **Figure 7.3**, that is 6 metres deep and that extends the full length of the east property line. This buffer feature is in addition to landscaping requirements and setbacks treatments required in the Township of Langley Zoning Bylaw, Subdivision and Development Servicing Bylaw (as amended from time to time) and other relevant Township bylaws.

3. Fund the provision of the 'Freeway' Landscape Buffers through the Willoughby Greenway Amenity Policy.



Figure 7.3 | *Landscape Buffer Locations*

7.5 LOCAL ROAD GATEWAYS

Local Road Gateways provide a further place-making opportunity to indicate arrival to and departure from residential areas within the Williams area. These entrances help create an identifiable place and provide a significant entryway. The intent of these policies is to guide the inclusion of Local Road Gateways in appropriate locations in the Williams area.

Policies:

1. Construct Local Road Gateways where local roads meet collector roads consistent with the standards illustrated in **Figure 7.4**. Incorporate additional landscaping and signage as appropriate.

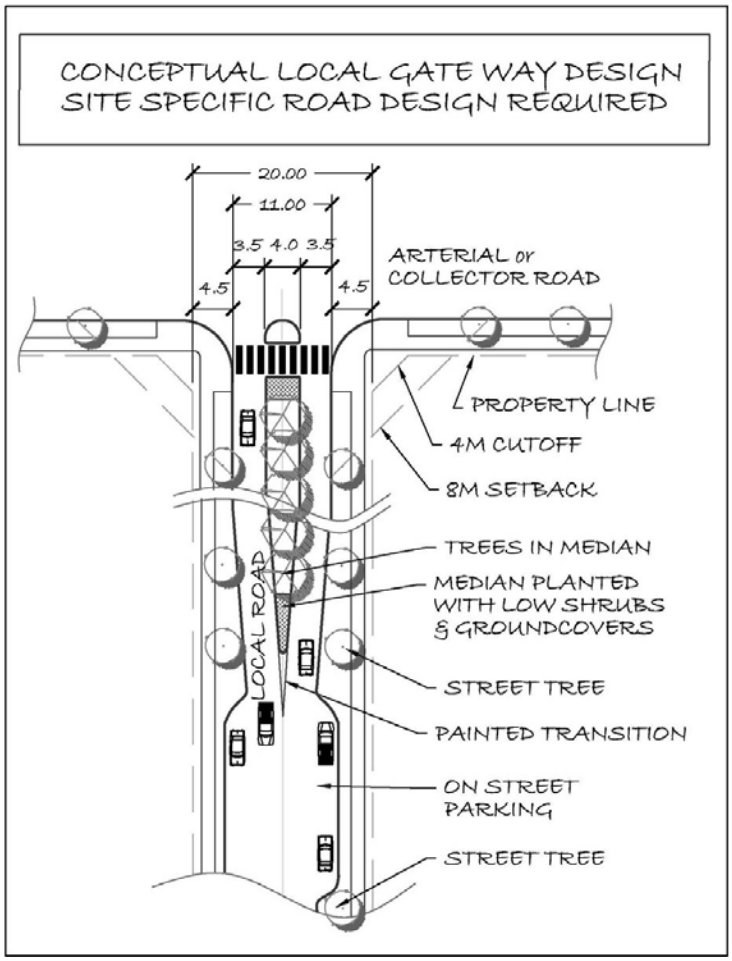


Figure 7.4 | *Conceptual Local Road Gateway Design*

7.6 UTILITY BOXES AND VAULTS

Urban communities include a variety of supporting infrastructure, some of which is visible and others are not. Siting and finishes of these at-grade or above-grade infrastructure are necessary and careful location and placement is warranted such that they do not interfere with mobility or the aesthetic qualities of the Williams area. The intent of these policies is to guide the location and appearance of at-grade utility boxes and vaults.





Policies:

1. Plan and coordinate the location of utility boxes (e.g., telephone hubs and electrical transformers), ventilation equipment or other at-grade mechanical equipment to minimize their impact on the public realm, including placing them underground or inside buildings wherever possible.

2. Place existing overhead utilities underground as part of new development and upgrades to infrastructure.

3. Apply appropriate 'wraps' on utility boxes and other at-grade mechanical equipment as part of off-site and on-site works and services associated with development in order to reduce graffiti and improve the visual aesthetic of the neighbourhood. Appropriate imagery will need to be investigated with heritage (built or natural), cultural events or topics, and art being possible options.

7.7 RETAINING WALLS

Developing a pedestrian friendly, visually attractive neighbourhood in a setting characterized by sloping sites is a key aim of the Plan. The southern portion of the Williams Plan has a sloping terrain that could result in significant grading and use of retaining walls to create suitable development sites. The intent of these policies is to encourage new development to work with the land to create viable high-quality developments.

Policies:

1. Ensure development and infrastructure projects build with the slope to help preserve the natural topography of hillside areas and minimize cut and fill excavations.

2. Integrate landscaping, apply texture treatments and use a 'stepped-approach' in the design of retaining walls where they are located along any public right-of-way, in a public space or area visible to the public, in order to provide visual interest and help integration with the surrounding area.

7.8 HERITAGE

In 2012, Township Council endorsed a Heritage Strategy that outlines the strategic goals and actions for heritage to 2022. The Strategy recognizes the importance of Langley's historic and archaeological resources, its rural lands, and its natural and cultural landscapes, in developing complete sustainable communities, and identifies nine goals and a number of actions to be implemented over ten years. The following actions would apply to resources identified in the Williams neighbourhood:

- Identify built, natural and cultural landscape heritage sites, and policies for conserving them during the neighbourhood plan process;
- Preserve, protect and celebrate significant historical resources that illustrate Langley's range of heritage values;
- Encourage retention of existing building stock, where feasible, by demonstrating flexibility in the assessment of adaptive re-use projects;
- Encourage and support salvage efforts in the deconstruction of existing buildings;
- Provide grants for the restoration of heritage buildings through the Heritage Building Incentive Program; and
- Investigate extending conservation incentives for heritage building owners in the form of permissive or property tax exemptions.

Archaeological Resources

Although there are no previously recorded archaeological sites within the plan boundaries, there are reports that some lithic materials have been found within the Yorkson Creek area, indicating that the possibility of archaeological potential within the area cannot be ruled out. The provincial Archeology Branch maintains and oversees the legislative processes for the management of archaeological sites, and landowners, occupants and service providers are required to conform to provincial process and permitting requirements with respect to both known and unknown sites.

Natural and Cultural Landscapes

The Willoughby Escarpment that runs along the eastern edge of the Williams neighbourhood is a prominent geographical feature. This natural feature, which forms a natural division between the Milner Valley and upland areas, includes some large stands of trees both within Williams and its adjacent rural areas to the south and southeast. The escarpment additionally provides for scenic views of the location of the historic 1830s Hudson Bay Company Farm in Milner, and in some locations longer views to Mount Baker, the Golden Ears and other peaks in the Coast Mountain Range.

Protection of the escarpment's visual and historical significance as viewed from the Milner area can be achieved through a combination of tree protection and tree replacement strategies. Implementation of these strategies will be emphasized for areas along the Agricultural Land Reserve boundaries, along the east and south boundaries of the plan. Given that the urbanization process will occur over a number of years and decades, the escarpment's image and character will evolve and regenerate as new trees grow and mature along the within the neighbourhood.

The low-lying, flat lands surround Milner comprise the original 1830s Hudson's Bay Company commercial farm, a unique cultural landscape that has retained its historic configuration, agricultural use, and valley viewscapes since the early 1800s.

Built Resources

The historic resources in Willoughby that remain today reflect the community's rural history and community life near the turn of the twentieth century. As part of the Willoughby Heritage Study undertaken in 2005, historic assessments were completed for several buildings within the plan boundaries, although none of the sites identified have been added to the Township's Heritage Inventory to date.

The intent of these policies is to guide the preservation, restoration and commemoration of built and archaeological resources and natural and cultural landscapes that have heritage values as they relate to the Williams area.

Policies:

Protect Archaeological Sites and Areas

1. Discourage unauthorized damage to archaeological sites by encouraging landowners and service providers to fulfill their obligations under the Heritage Conservation Act through the provincial Archaeology Branch.

Protect the Character of the Milner Valley as a Cultural Landscape

2. Retain the historic views up and down the Milner Valley as well as the natural topographical division between the valley's current agricultural/rural lands and the upland areas by preserving, enhancing and incorporating trees and stands of trees along, above and below the Willoughby Escarpment, with a particular focus on the south portion of the Williams area and the urban/rural edge along the Agricultural Land Reserve boundary.

3. Design and locate new development, buildings, roads, parks and pedestrian connections, within sightlines from the Milner area toward the Willoughby Escarpment, with consideration given to the various view levels, with the objective of enhancing and preserving a forested escarpment. Designs should include a view analysis.

4. Apply compatible exterior materials and colours that blend with the natural, treed environment that characterizes the escarpment.

5. Preserve specimen trees in the Williams area as part of development and infrastructure projects (e.g., row of 'cherry blossom' trees along 76 Avenue).



Preserve Sites Deemed to be of Historic Value

6. Retain buildings, including those identified within the Plan boundaries that were identified in the Willoughby Heritage Study (2005) and others deemed to be of historic value, through the use of heritage revitalization agreements and other tools provided by the *Local Government Act*, based on a future independent site assessment at the time of redevelopment.

7. Consider, on a case-by case basis, financial incentives such as density, use, siting and other regulations, as a means of retaining historic buildings.

8. Seek adaptive re-use of historic buildings and the incorporation of such resources into new developments. In such situations, the successful integration of historic buildings within new developments will be assessed based on form and character considerations.

9. Encourage the utilization of best practices in conservation planning by complying with the Standards and Guidelines for the Conservation of Historic Places in Canada for historic buildings earmarked for retention.

Document Buildings Approved for Removal

10. Provide photo documentation for archival purposes or alternatively prepare an 'As-Found Report' to the satisfaction of the Township prior to the removal of any building that has been deemed to be of heritage interest based on previous documentation, such as the Willoughby Heritage Study or other sources.

Commemorate Williams History

11. Commemorate early and historic places, where appropriate, with historic place names or interpretive signage and through complementary public realm design and signage projects that recognize and celebrate the tangible and intangible aspects of Williams's history.

7.9 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The safety and security of residents are an important component of any liveable community. Safety and security are considered not only in terms of personal physical safety (i.e., crime and threats to personal property), but also in terms of safety for pedestrians, vehicles and cyclists. Traffic safety is addressed further in Section 8.

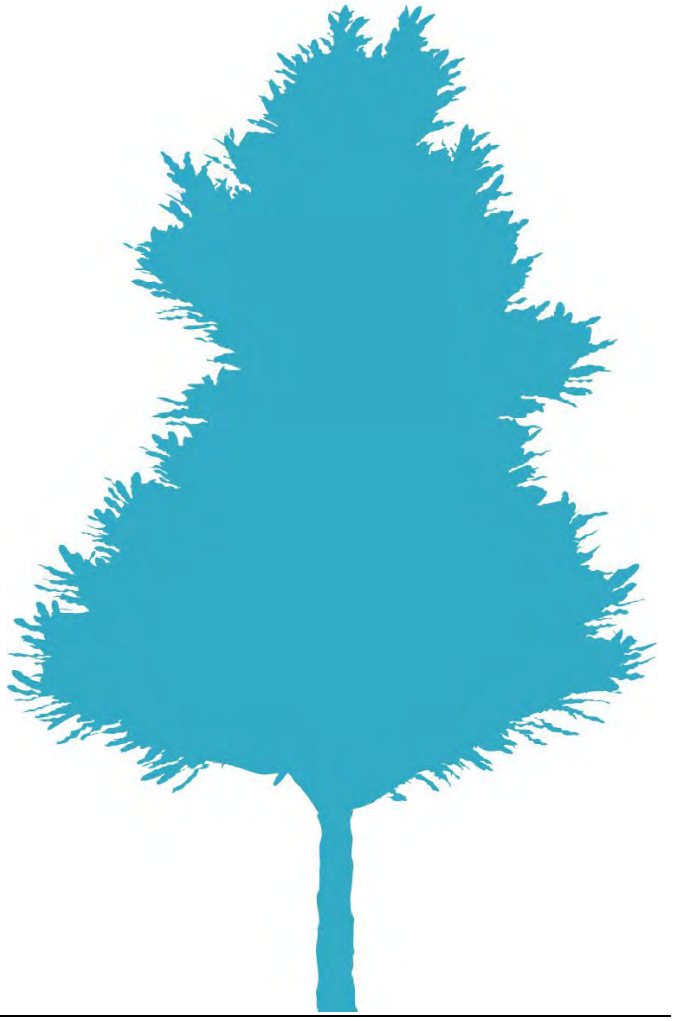
The way in which we design our communities and public spaces, allow for new development and encourage interaction amongst the public can impact personal safety and the ability of law enforcement to reduce crime within a community. This approach to development planning, which seeks to reduce opportunities for crime, is called 'Crime Prevention through Environmental Design' (CPTED), the principles of which include the following:

- Territoriality - fostering residents' interaction, vigilance, and control over their neighbourhood
- Surveillance - maximizing the ability to spot suspicious people and activities
- Activity support - encouraging the intended use of public space by residents
- Hierarchy of space - identifying ownership by delineating private space from public space through real or symbolic boundaries
- Access control/target hardening - using physical barriers, security devices and tamper- resistant materials to restrict entrance
- Environment - making a design or location decision that takes into account the surrounding environment and minimizing the use of space by conflicting groups
- Image/Maintenance - ensuring that a building or area is clean, well-maintained, and graffiti- free

The intent of the policies aligns with the spirit of the CPTED principles. As development within Williams occurs over time, planning staff should verify that land development proposals comply with CPTED principles prior to approval.

Policies:

1. New developments should be designed to provide ‘eyes on the street’ through the placement of windows, porches, balconies, and street-level uses. Blank walls should be avoided. Design should allow for casual surveillance of all streets, parks, children’s play areas and other public spaces.
2. Adequate lighting should be provided for all streets, lanes, parking areas, parks, trails, as appropriate, and building entrances to enhance the sense of safety and personal security. In places with high pedestrian traffic, pedestrian scale lighting should be provided.
3. Landscaping and fencing should be designed to avoid the creation of blind spots or hiding places.
4. Site design should allow for clear sightlines between parking areas, public sidewalks, and building entrances.



7.10 LIGHTING DESIGN

In Williams, neighbourhood-specific on-street and off-street lighting for vehicle travel lanes, parking and pedestrian areas will be provided at the commercial node, located at 80 Avenue and 216 Street. The integration of this lighting will help to create pedestrian-friendly character, and desirable and active streetscapes in key areas of Williams. The intent of these policies is to establish neighbourhood-specific lighting in Williams that will serve to create local identity and attractive neighbourhood spaces, and will enrich the everyday experience in the Williams area.

Policies:

1. Provide ornamental street lighting fixtures at the Williams commercial node, located at 80 Avenue and 216 Street, for both on-street and off-street areas.

2. Locate and space on-street and off-street lighting elements based on the industry standard modeling and requirements, CPTED principles, BC Building Code, Township of Langley's Subdivision and Development Servicing Bylaw specifications and standards and the Exterior Lighting Impact Policy, as amended from time to time.

3. Include pedestrian scale lighting along all streets, street greenways, creek greenways and other pedestrian areas and connections.


mobility
STOP



The mobility network supports and ties together the land use elements of the Williams neighbourhood. The transportation system for this Plan encourages sustainable modes of transportation and provides a highly-connected network of pathways, streets and transit routes. This section outlines policies for mobility in the Williams area, including those intended to facilitate the use of active transportation modes as well as those intended to ensure that future transit and street networks function efficiently.

8.1 STREET NETWORK

As the Williams area develops, the street network will link various parts of the neighbourhood together and will be functional, safe and efficient for all modes of travel. The Williams' street network is predicated on the Township's street network hierarchy, which classifies roads based on function, traffic service, land access, and traffic volumes. The following road types are included within Williams:

- **Arterial Roads** have the primary function of accommodating longer-distance, regional travel, with limited access to individual parcels. The Williams neighbourhood has 80 Avenue, 212 Street and 216 Street as arterial roads.
- **Collector Roads** are intended to connect traffic from local roads to arterial roads and place equal importance on traffic movement and access to properties. The collector roads within Williams form an alternative grid network that will help distribute traffic throughout the area. The collector roads for Williams are 76, 78, 79A and 81 Avenues and 212A (including Morrison Crescent), and 214 Street.
- **Local Roads** are intended to provide access to individual properties and are not intended for through travel.
- **Lanes** are intended to provide access to individual properties from the rear. They are included in the Circulation Concept Plan at a conceptual level only.

This section outlines the street network within the Williams area and harmonizes the need for motor vehicle movement and parking with the needs of pedestrian, cyclists and transit users. The street network is designed to support a modified grid pattern where possible, combined with a 'fine-grained' block and lot structure that reflects the topography and grades of the area and supports the development of energy efficient neighbourhoods. The street network is appropriately sized for the anticipated amount of traffic. It will distribute vehicular traffic through multiple routes provided within the Williams area, and is connected with the broader Willoughby area, and destinations beyond. The Circulation Concept Plan (Map 3) outlines the planned street network. Substantial compliance with the street network established in the Circulation Concept Plan is required; however, there is some flexibility.

Policies:

1. Develop the street network, including arterial, collector, local roads, as illustrated in the Circulation Concept Plan (**Map 4**). The alignment of the collector route of 77A Avenue to 78 Avenue is required to ensure connectivity. The local road alignment as illustrated in the Circulation Concept Plan that provides connection between 76 Avenue and 79A Avenue shall be incorporated as part of subdivision design. Flexibility will be considered without amendment to this Land Use Plan where the local road cannot conform entirely to the concept due to site constraints.

2. Design the layout of residential areas with a block-based network of walkable streets on a modified grid with an east-west orientation (see Section 4.0) and aligns with the arterial and collector network as illustrated in the Circulation Concept Plan (**Map 4**). The 'H'-shaped configuration for rear lanes is intended to provide an opportunity for short end blocks to feature fronting units. Single-access street patterns (cul-de-sacs) shall be avoided; where this is

impractical, safe and functional pathway connections that accommodate pedestrians and cyclists shall be provided to link with the mobility network in Williams and points beyond.

3. Relocate the centre line of 216 Street, between 76 and 80 Avenue, to accommodate a four-lane plus left turn lanes entirely on the west (urban) side with no encroachment on the east side into Agricultural Land Reserve (ALR) lands. The streetscape on the east side will incorporate a multi-use path and boulevard with street trees. The streetscape on the west side will provide an urban level of service including curb and gutter, boulevard with trees and understorey plantings, extra-wide urban street greenway and abundant coniferous trees. The greenway on the west side will be a total of 12 metres wide, with 4 metres in the road right of way, and an additional 8 metre land dedication funded through the Willoughby Greenway Amenity Policy.

4. Incorporate low impact design features for rainwater management into street designs within the Williams area, to facilitate the infiltration of stormwater.

5. Require all residential development fronting on arterial and collector streets, all Greenways, and areas with Enhanced Sidewalks to provide rear lane or internal strata road access. The 'H'-shaped configuration for rear lanes is intended to provide an opportunity for short end blocks to feature fronting units.

6. Secure statutory rights-of-way for all category of streets, including arterial, collector, local and lanes. A right-of-way includes sidewalks, travel and parking lanes, boulevards and utility allowances. The details are included within the Engineering Services Plan for transportation.

7. Locate multi-family amenity spaces away from arterial streets.

8. Apply modest grade-separation features that are appropriate and in keeping with the goal of walkable streets – such as an elevated main entrance of the dwelling unit from the finished grade, retaining walls along the property line – for all residential development along arterial streets to provide sound attenuation.

8.2 PEDESTRIAN AND BICYCLE CIRCULATION

This section outlines the pedestrian and bicycle routes within the Williams area, which form a critical part of the multi-modal, mobility network. In addition to sidewalks on the street network and on-street bike lanes along arterial streets, other facilities have been included in the network that pedestrians and cyclists can use to get around the area and connect with surrounding communities and destinations.

The Township of Langley's Ultimate Cycling Network was established in 2012 and is intended to meet the needs of as many different cyclists as possible. Three networks are defined as follows:

- **Commuter routes** provide direct links between residential communities and workplaces and are typically located on arterial roads with higher volumes of traffic.
- **Recreational routes** provide alternative links between residential areas and other destinations using lower volume roads, often in rural areas.
- **Community routes** provide circular routes within different communities and are designed to link with parks, schools, community facilities and local commercial areas and are located on quiet residential streets or off-street pathways.

The Williams cycling network will connect with cycling networks of adjacent neighbourhoods (Yorkson, Smith, NE Gordon Estates) as well as key destinations such within broader Willoughby such as the Carvolth Transit Exchange and Willoughby Town Centre, as well as connections to the frequent transit corridor along 200 Street, to Walnut Grove and Trinity Western University.



The intent of these policies is to outline the pedestrian and cycling network within Williams that contribute to the connectivity of the area and the community. The Circulation Concept Plan (Map 3) outlines the planned network for these active transportation modes. Substantial compliance with the network established in the Circulation Concept Plan is required; however, there is some flexibility.

Policies:

1. Incorporate pedestrian facilities and networks such as Street Greenways, Creek Greenways, Enhanced Sidewalks, and Pedestrian Links in the Williams neighbourhood that conform to Township standards and in accordance with the Circulation Concept Plan (**Map 4**) as illustrated.

2. Design cycling facilities and networks, including commuter, recreational and community routes, in the Williams neighbourhood that conform to Township standards and in accordance with the Circulation Concept Plan (**Map 4**) as illustrated.



8.3 TRANSIT SERVICE

The 2007 South of Fraser Area Transit Plan provides a long-term vision for transit to 2031. This vision includes 200 Street in the Willoughby area as a Frequent Transit Network (FTN) route in the short and medium term and 208 Street as a Frequent Transit Network (FTN) route candidate. Over the long term, 200 Street is envisioned to be part of TransLink's Rapid Transit Network, with potential for the corridor to accommodate bus or light rail rapid transit service within a dedicated median.

TransLink's South Fraser Area Transit Plan does not currently indicate any specific new transit routes through the Williams neighbourhood. Williams is located 3km from the Carvolth Exchange, a major transit exchange that connects riders to Langley City, Maple Ridge, Abbotsford, and Millennium and Expo SkyTrain lines. In the future, transit ridership is expected to grow and it is reasonable to assume conventional transit services will likely operate on major arterial roads such as 216 Street, 212 Street and 80 Avenue. It is reasonable to assume that some transit services could operate on collector roads as well.

An objective for the Williams Neighbourhood Plan is to enable active transportation by implementing a convenient pedestrian and cycle network. The goal is that, among other things, these pedestrian and cycling facilities will connect residents' homes or jobs to transit stops; at least in the short and medium term until such time as bus transit is provided in the Williams area.

Policies:

1. Accommodate future bus transit routing and stops in the Williams area along arterial streets through appropriate street design standards.

2. Provide a street design standard along the 78 Avenue to integrate future community shuttle transit service.

3. Design transit stops to include suitably sized landing pads for passengers, as well as amenities such as shelters and benches, where appropriate.

8.4 TRAFFIC CONTROL AND TRAFFIC CALMING

The Township has a generalized approach to intersection control which is delineated as follows:

Intersection Type	Traffic Control Type
Arterial/ arterial	Traffic signals
Arterial/ collector	Traffic signals
Collector/ collector	Roundabouts

These intersection control types are used as a starting point in the development of the Circulation Concept Plan (Map 3) for Williams.

Policies:

1. Incorporate traffic control and traffic calming infrastructure in the Williams neighbourhood, in accordance with the Circulation Concept Plan (**Map 4**), as illustrated.

2. Require a detailed transportation assessment as part of development review process for individual sites, as deemed appropriate, to confirm intersection control types that are applied to any particular intersection.

3. Apply additional traffic calming elements, as outlined in Council Policy 05-110 Neighbourhood Traffic Calming, for collector and local roads, as determined through a transportation assessment as part of the development review process. Particular attention for additional traffic calming measures will be given to north/south collector and local streets on steeper terrain and intersections along 76 Avenue (e.g., at 214 Street).

4. Limit 'right-in / right-out' turning movements at the intersection of 76B Avenue at 216 Street. As part of development review process, consider as part of the detailed transportation assessment the need and technical appropriateness of pedestrian activated signal at 78B Avenue at 212 Street.

8.5 PARKING AND TRANSPORTATION DEMAND MANAGEMENT

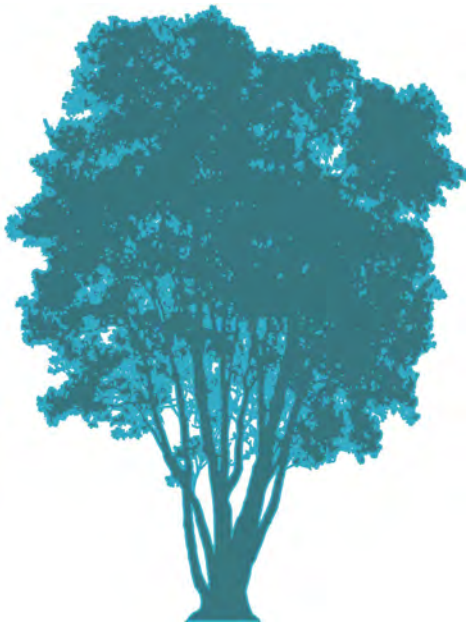
Parking management in Williams is intended to ensure sufficient on- and off-street parking supply. On-street parking is permitted on both sides of collector roads and local roads and should be incorporated into the design of the transportation network. Off-street parking requirements differ by land use and is provided in accordance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

Policies:

1. Accommodate on-street parking on both sides of all local and collector streets.

2. Design front-loaded residential development to include double-wide driveways and enough space for one vehicle to park on-street in front of each dwelling unit in order to provide adequate parking, except for dwelling units that front arterial streets.

3. Design residential subdivisions with rear lanes and rear loaded lots for single family, semi-detached and rowhouse dwelling units, as defined in the Township of Langley Zoning Bylaw, in order to support a high-quality pedestrian environment. Rear-loaded residential development must have space for one vehicle to park on-street in front of each dwelling unit, except for dwelling units that front arterial streets.



4. Provide a minimum four (4) off-street parking spaces for each dwelling unit fronting an arterial road. No tandem parking within a building is permitted.


infrastructure
and energy



This section outlines policies intended to ensure the area is fully serviced by utilities, including water services, sanitary services and stormwater management facilities.

Infrastructure and Energy

9.1 ENGINEERING SERVICES PLAN

The Engineering Services Plan is not an adopted document and is provided to serve as a framework for preparing servicing plans for individual developments.

The servicing strategies aim for efficiency, cost effectiveness and the equitable distribution of costs. There may, however, be alternative servicing strategies to those presented in the ESP as a result of the ability to secure land or rights-of-way for infrastructure, the timing of development of specific properties, or simply, a different engineering approach.

Alternative servicing strategies may be considered and implemented by the Township provided that a new scheme meets the spirit and intent of the Williams Neighbourhood Engineering Services Plan and in the opinion of the Township, does not adversely impact servicing requirements for property owners.

9.2 WATER

9.2.1 EXISTING CONTEXT

The Williams Neighbourhood Plan area is supplied with water from a Greater Vancouver Water District (GVWD) main on 204 Street through a number of connections and Pressure Reducing Valve (PRV) Stations. Pressure is maintained through the Willoughby Pump Station. The plan area is currently serviced internally by a coarse network of watermains given the largely rural nature of the area. The existing system indicates that the plan area lies within two (2) separate pressure zones: Pressure Zone 110m and Pressure Zone 131m.



The GVWD supply main and the existing internal network are understood to have sufficient capacity to provide adequate flows to meet domestic demands and fire flows for the planned neighbourhood. The Engineering Services Plan completed as part of the Williams Neighbourhood Plan process provides an updated water distribution strategy to support the neighbourhood, and outlines pressure zone boundaries.

9.2.2 FUTURE CONDITIONS

A water system analysis has been completed to determine peak demands and fire flow requirements, and identify water infrastructure improvements required to support projected growth in the

neighbourhood. However, analysis is limited to the larger grid mains and did not include review or sizing of smaller local mains.

The analysis has identified the need for expanding and upgrading of the existing system to meet water and fire suppression flows for peak demands based on projected growth. Additional information can be found in the Williams Engineering Services Plan that accompanies this Neighbourhood Plan. All works will need to be confirmed through detailed design as part of the subdivision process.

9.3 SANITARY SEWER

9.3.1 EXISTING CONTEXT

There is currently no existing sanitary sewer infrastructure within the Williams Neighbourhood Plan area. Given its largely rural character, existing properties are serviced by individual septic systems. Land use changes will require sanitary sewer collection and conveyance system for the area. The Engineering Services Plan for the Williams neighbourhood will confirm details of sanitary requirements, including requirement and location of pump stations, forcemains and/or downstream infrastructure upgrades.

9.3.2 FUTURE CONDITIONS

Sewer system analysis has been completed to determine peak sewage flows and identify sewer infrastructure required to support projected growth for the Williams neighbourhood. Analysis is limited to trunk infrastructure only and does not include alignments or sizing of local sewer mains.

The analysis has identified the need for additional trunk sewer mains throughout the neighbourhood to accommodate the increase in sewer loading, which are proposed to generally align with major transportation corridors. Flows will gravity feed either to the northeast or southeast corners of the Williams due to topography variations across the neighbourhood. Two sanitary pump stations will be needed in the vicinity of the 216 Street corridor: one in the north and one in the south. Sanitary forcemains will then carry the flows to connect inlets at 83 and 77A Avenues respectively.

The Williams Engineering Services Plan has been completed to update the sanitary sewer strategy for the Williams neighbourhood. Servicing should follow the catchment areas shown and all works will need to be confirmed through detailed design as part of the subdivision process.

9.4 STORMWATER

9.4.1 EXISTING CONTEXT

The Williams neighbourhood is part of the Salmon River Watershed, adjacent to the Yorkson Creek and Upper Nicomekl Watersheds. Given its largely rural character, the current drainage system is dominated by the natural and augmented watercourses, branches, tributaries and drainage channels of the ‘two’ segments of Guy Creek, located in the northern and southern areas of Williams, as well as a coarse network of road-side ditches and culverts, and partially piped sections. This drainage network eventually drains into Salmon River.

9.4.2 FUTURE CONDITIONS

As part of the Williams Neighbourhood Plan process, the Williams Engineering Services Plan has been completed to update the stormwater management strategy for the Williams neighbourhood. All works will need to be confirmed through detailed design as part of the subdivision process.

The significant change in land use will affect the hydrology of the area, requiring compensatory actions to stave off increased risk to erosion and flooding. These actions include three primary components. The first component is the application of on-site best management practices (BMPs) such as infiltration trenches and absorbent landscaping to the greatest extent practical to retain rainwater on site and recharge it to ground. BMPs will be applied both on private sites as well as off-street public corridors, particularly the pedestrian greenways to help reduce the impervious area.

The second component is the conveyance systems, largely piped, to convey generated runoff to communal detention ponds. Preliminary routing and sizing of trunk storm sewers has been identified in the Engineering Services Plan. Detention ponds and associated outlets to the Salmon River system represent the final component of the management system. Within the Williams area, two (2) new detention ponds are proposed. The location of these ponds has been identified in general terms only on Map 1, as the specific siting will be subject to more comprehensive development planning and land agreements. The exact location and size of these ponds are to be verified at the time of a development application. The number and size of detention ponds may vary based on the ability to secure land or rights-of-way for infrastructure, the timing of development of specific properties, or a different engineering approach.

Integration of stormwater ponds and associated conveyance systems as an amenity feature incorporated into the neighbourhood is important. As an amenity, stormwater systems shall be considered for multiple purposes including, but not limited to ecological, recreational, education, and aesthetic value. Considerations will be given to hard and soft landscaping in urban and naturalized settings. Apply the policy guidance as outlined in Section 7.3 of this Plan in the design of detention ponds.

9.5 HYDRO, TELEPHONE, STREET LIGHTING AND OTHER UTILITIES

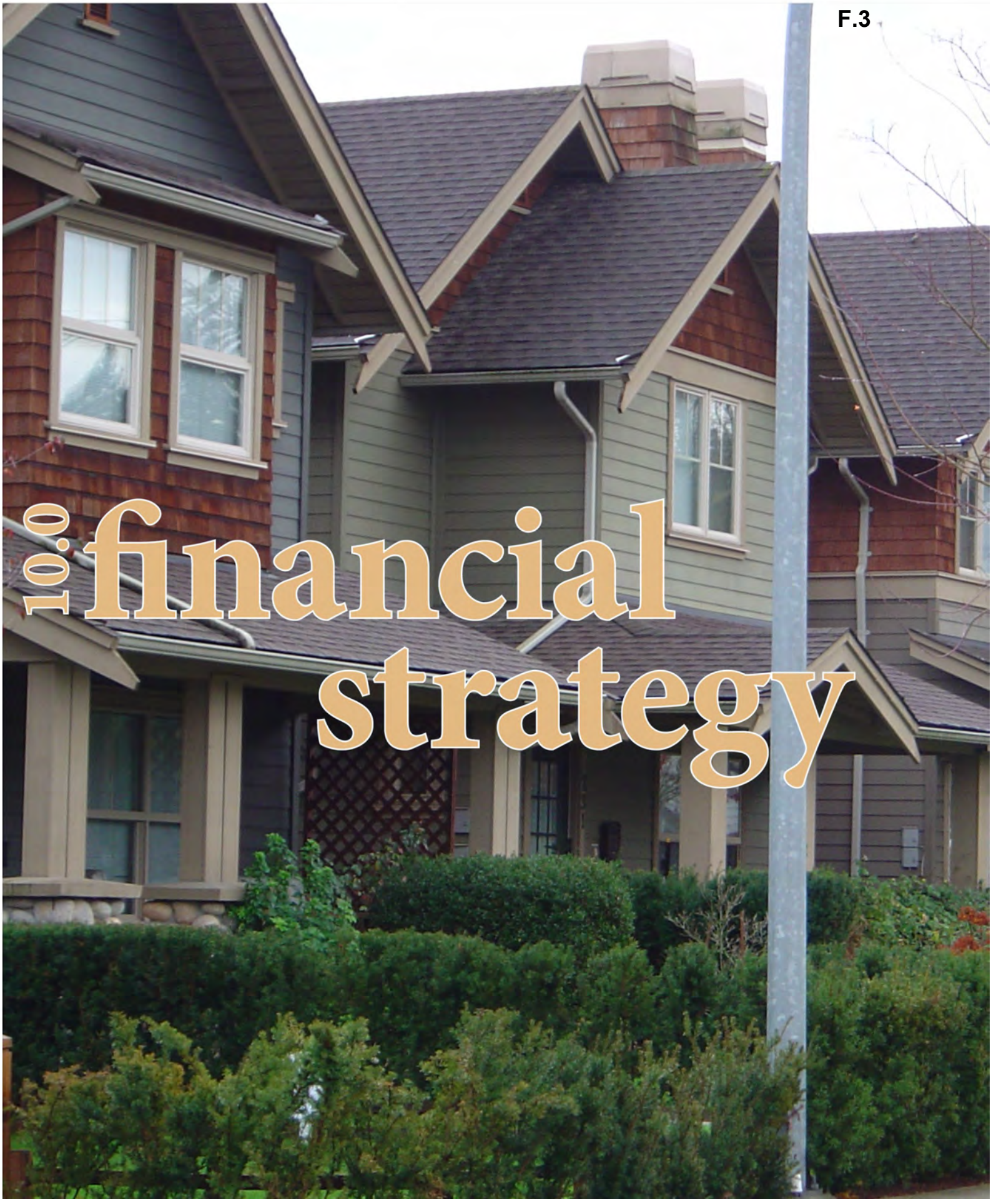
As stipulated in the Township of Langley Subdivision and Development Servicing Bylaw, new hydro and telecommunication lines are to be provided underground. Street lighting shall be provided on all streets and lanes in accordance with the Subdivision and Development Servicing Bylaw. As outlined in Section 7.11 of this Neighbourhood Plan, unique lighting standards apply to the commercial node, located in the vicinity of 80 Avenue and 216 Street.

In support of the objective of fostering distinctive, attractive communities with a strong sense of place, utility boxes throughout the neighbourhood shall be wrapped with appropriate material in order to reduce graffiti and to improve the visual aesthetic of the neighbourhood. Appropriate imagery will need to be investigated with heritage (built or natural), cultural events or topics, and art being possible options.

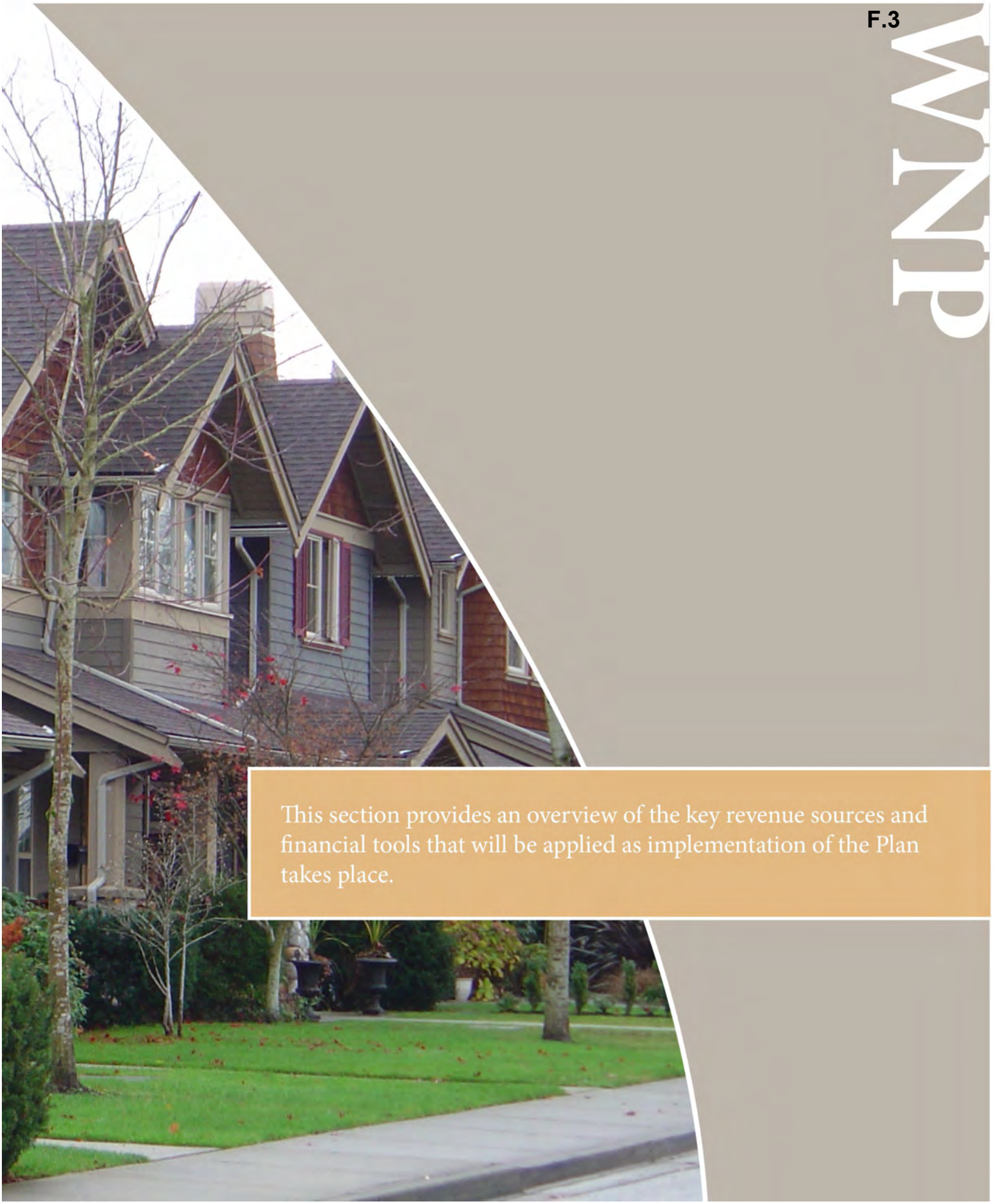
9.6 ENERGY

The Williams Neighbourhood Plan is an energy conscious neighbourhood. The Williams neighbourhood achieves this with a walkable structure, the construction of green, energy-efficient buildings, and democratized energy generation opportunities. All development will focus on building and roof orientation to accommodate solar sequestration technologies (e.g., photovoltaic/solar panels) and other renewables.





110 financial strategy



This section provides an overview of the key revenue sources and financial tools that will be applied as implementation of the Plan takes place.

Financial Strategy

The Williams Neighbourhood Plan financial strategy is intended to assist in the orderly, cost effective, and equitable development of the neighbourhood. It is based on principles that the Township will not finance, nor assume a financial risk, in the provision of engineering services required for development. As such, water, sanitary sewer, drainage, highway services, and parks are to be solely funded through the collection of Development Cost Charges (DCCs) or other appropriate cost recovery mechanisms. Finally, it is the responsibility of property owners and/or the proponents of development to frontend the construction of engineering services and parks. To assist in this regard, the Township may consent to enter into cost recovery agreements.

DCCs are levied against new development to assist in the financing of new servicing infrastructure and amenities required by, and benefiting, new development. The Township's Development Cost Charge Bylaw sets DCC rates for each engineering service and for parks and describes when and how they are to be paid. Rates are uniform across the Township so that similar developments are levied the same rate regardless of their location. In principle, DCCs collected must balance with required expenditures. However, in the Township's context, they may exceed or be in deficit within an individual neighbourhood.

Infrastructure which is eligible to be funded with DCC revenue is identified in the Township of Langley's 20-year DCC program.

The Township has infrastructure financing policies in place and has previously negotiated specific agreements to permit property owners to receive DCC credits to assist in the cost recovery of DCC works that they have constructed. Given the high cost of the sanitary sewer, drainage, highway, and municipal water facilities required to permit development, the Township may provide opportunities to the property owners to achieve cost recovery.



Several cost recovery mechanisms are available for consideration, including Latecomer Agreements, Development Works Agreement (DWA), DCC rebates/credits and Development Cost Charges Frontender Agreements (DCCFA).

Each of these offers the ability for frontending property owners to potentially recover their infrastructure investments. However, it is critical that all agreements are structured to provide sufficient time for property owners to potentially fully recover the costs of providing infrastructure. It is therefore recommended that the Township approve agreements with 10 – 15 year horizons. The Township gains from these agreements by acquiring municipal infrastructure which benefits the broader community without the financial risks typically associated with development.

As indicated earlier, the Williams Neighbourhood Plan also includes several amenities to be funded through the Willoughby Greenway Amenity Policy. These amenities include:

- Wildlife Habitat Patch,
- Urban Parks,
- Williams View Park,
- Greenways of various types,
- Neighbourhood Landmarks, and
- Public Art.

To provide funding for the construction of these amenities, the Township will require that new developments contribute an amenity cost at time of rezoning. The Township strives to have relative equality in amenity costs between neighbourhoods. The funding approach to amenity costs is identified in the Willoughby Greenway Amenity Policy.





10 implementation

MNP



This section outlines policies that ensure development with the area is aligned to municipal requirements and the municipal budgeting process, among other considerations.

Implementation

11.1 INTRODUCTION

Development of the Williams neighbourhood shall proceed based on drainage catchment areas, and the need for a combined neighbourhood park and elementary-middle schools.

11.2 GENERAL PREREQUISITES

Prior to the adoption of a Zoning Bylaw amendment in the Williams Neighbourhood Plan as identified on **Map 1**, the following general prerequisites shall be completed to the satisfaction of the Township:

1. Identify and secure a joint elementary-middle schools and neighbourhood park site to the acceptance of the Township of Langley and the Langley School District, subject to other provisions of this Plan, before any development may occur in that area, with the exception of non-residential developments

2. Prior to each phase opening up for development the required community stormwater detention site to serve that area must be secured and must be located to serve the entire storm catchment area to the acceptance of the General Manager of Engineering. Interim on-site detention will not be allowed.

3. Major roads and engineering services, including drainage, water, and sanitary sewer, storm detention ponds, and road dedications, widenings and rights-of-way must be provided and extended (at no cost to the Township) to accommodate the proposed development. Various means of recovering servicing costs, such as Latecomer Agreements, Development Works Agreement (DWA), DCC rebates/credits and Development Cost Charges Frontender Agreements (DCCFA) may be considered, where applicable, to the acceptance of the Township.

11.3 DEVELOPMENT PREREQUISITES IN THE EMPLOYMENT DISTRICT

Prior to Council's consideration of first and second reading of a Zoning Bylaw amendment in the Employment District in this Plan, the following shall be completed to the satisfaction of the Township:

1. Prepare a Comprehensive Development Plan (CDP), at the expense of the proponent, that aligns with the Vision, Goals and policies of this Neighbourhood Plan for the entire Employment District (see Figure 11.1). The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the Employment District including building types and tenures, access and movement, building massing, form, layout and height, streetscape design and landscaping, parking and loading, watercourse compensation areas, stormwater detention, integration of greenways and other amenities, energy conservation measures and development and servicing.

2. Conduct a Transportation Impact Assessment (TIA) to determine the transportation impact associated with the CDP and identify necessary infrastructure upgrades and phasing of said improvements that are tied to development and servicing of the CDP. The TIA will be paid for in full by the proponent, and carried out independently by a qualified engineering consultant to be selected and managed by the Township.

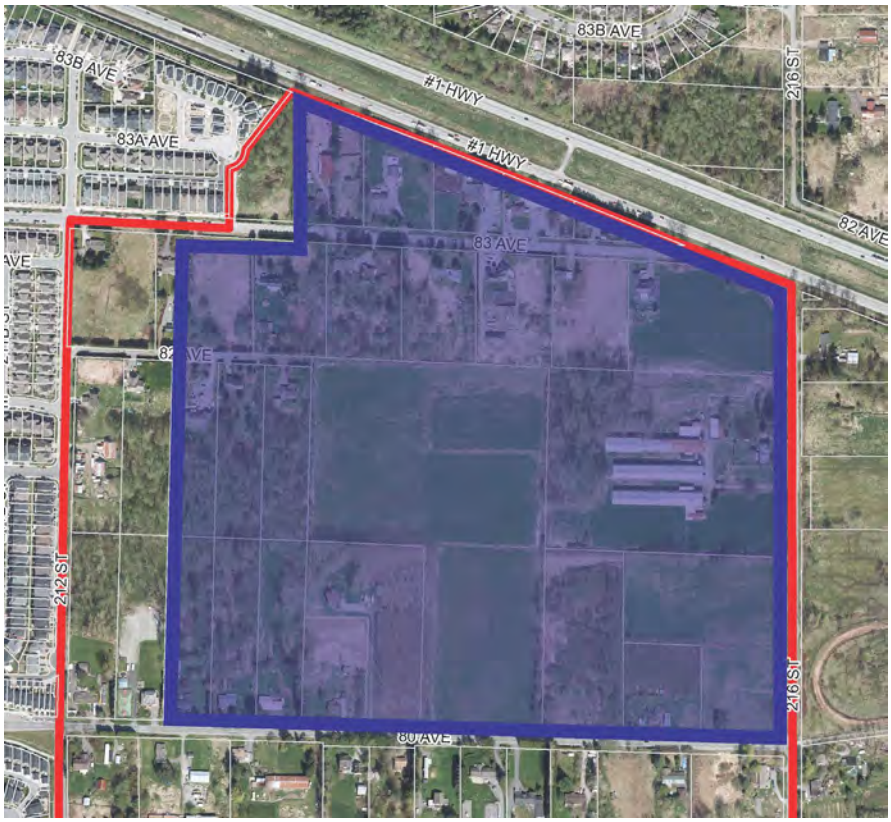


Figure 11.1 | *Illustrates the location of the Employment District in the Williams Neighbourhood*

11.4 DEVELOPMENT PREREQUISITES IN THE RESIDENTIAL DISTRICT

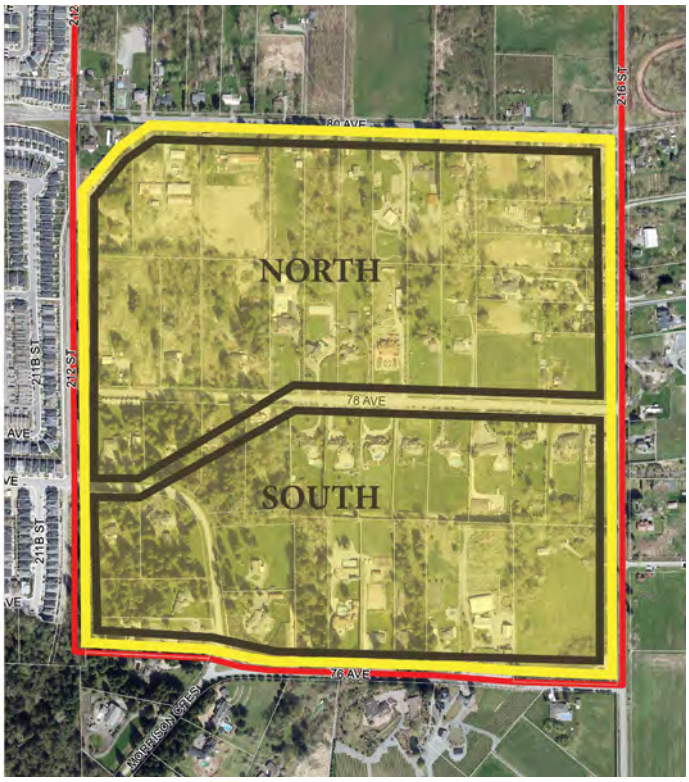
Prior to Council's consideration of first and second reading of a Zoning Bylaw amendment in either the north or south sections of the Mixed-Use + Residential District in this Plan (see **Figure 11.2** below), the following shall be completed to the satisfaction of the Township:

1. Prepare a Comprehensive Development Plan (CDP) and at the expense of the proponent, that aligns with the Vision, Goals and policies of this Neighbourhood Plan, for either or both of the north or south portions of the Residential District, as determined appropriate by the General Manager of Community Development (see **Figure 11.2**). The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the north and/or south section of the Mixed-Use + Residential District, including building types, access and movement, building massing, form, layout and height, streetscape design and landscaping, Conservation and Watercourse Compensation Areas, stormwater detention, integration of greenways and other amenities, energy conservation measures and development and servicing phasing.

2. Conduct a viewscape analysis of the Willoughby Escarpment as part of the preparation of this CDP.

3. Conduct a Transportation Impact Assessment (TIA) to determine the transportation impact associated with the CDP and identify necessary infrastructure upgrades and phasing of said improvements that are tied to the development and servicing phasing of the CDP. The TIA will be carried out independently by a qualified Engineering Consultant to be selected and managed by the Township of Langley. The TIA will be paid for in full by the proponent.

Figure 11.2 | *Illustrates the location of the North and South areas of the Residential District in the Williams Neighbourhood*



11.5 SPECIFIC DEVELOPMENT PREREQUISITES

The following development prerequisites must be resolved to the satisfaction of the Township prior to adoption of a Zoning Bylaw amendment. This list is not deemed to be exhaustive, as other requirements may be added based on-site specific conditions and changes to Township bylaws, policies and procedures.

1. Enter into a servicing agreement with the Township to secure required road and utility upgrades/extensions, and a stormwater management plan in accordance with the servicing provisions of this Neighbourhood Plan together with existing servicing standards as set out in the Township of Langley Subdivision and Development Servicing Bylaw, as amended from time to time.

2. Compliance with the Erosion and Sediment Control Bylaw, as amended from time to time, including provision of an erosion and sediment control plan, to the acceptance of the Township.

3. Secure road dedications and widening, in accordance with the Subdivision and Development Servicing Bylaw, and the Master Transportation Plan, as amended from time to time, to the acceptance of the Township.

4. Compliance with Schedule I (Tree Protection) of the Subdivision and Development Servicing Bylaw as amended from time to time, including provision of a final tree management plan incorporating tree retention, replacement and protection details, to the acceptance of the Township.

5. Transfer any designated greenway, trail, or any other greenspace as shown on the land use plan to the Township, or as determined by the Township.

6. Where green space or public amenity is designated on the subject lands, security must be provided within the Servicing Agreement for all approved Greenways, Pocket Park, Wildlife Habitat Patch, Interface Landscape Buffers, Neighbourhood Landmark Amenity Features, Urban Forested Mews and Public Art construction.

7. Implementation of environmental protection as outlined within the plan and/or by Department of Fisheries and Oceans (DFO) including transfer of environmental non-disturbance areas to the Township for environmental protection purposes.

8. Provide a Stage 1 Preliminary Site Investigation (Environmental), to the acceptance of the Township, where land is proposed to be transferred or provided by right-of-way to the Township for conservation, park, greenway and/or trail use. If any indicators of site contamination are found during this initial assessment, further investigation will be required to confirm the existence, type and extent of contamination, and provide recommendations regarding remedial work. A Certificate of Compliance (or equivalent) will be required to be submitted to and accepted by the Township. All remedial work will be at the sole cost of the proponent.

9. Incorporate secure (through the Servicing Agreement) and appropriate fencing for all developments that abut the greenways, parks, ecological buffers, and environmental area to municipal standard and to the acceptance of the Township.

10. Secure an age friendly amenity area in accordance with the Township's Zoning Bylaw as amended from time to time and to the acceptance of the Township.

11. Restore/relocate, or use other means of treatment of heritage resources listed within the plan to the satisfaction of the Township

12. Secure public access right-of-way through detached strata developments for green links, roads, and sidewalks only. Public access shall not extend to on-street parking. No public access is to be granted for private entrances onto the green links.

13. Register a restrictive covenant on title preventing detached condominium strata developments from constructing or placing any barriers – physical or psychological (i.e., fences, gates, signage. etc.).

14. Register of restrictive covenants that may include, but are not limited to:

    a. Non-disturbance setbacks,

    b. Driveway access/ location,

    c. Building setback restrictions,

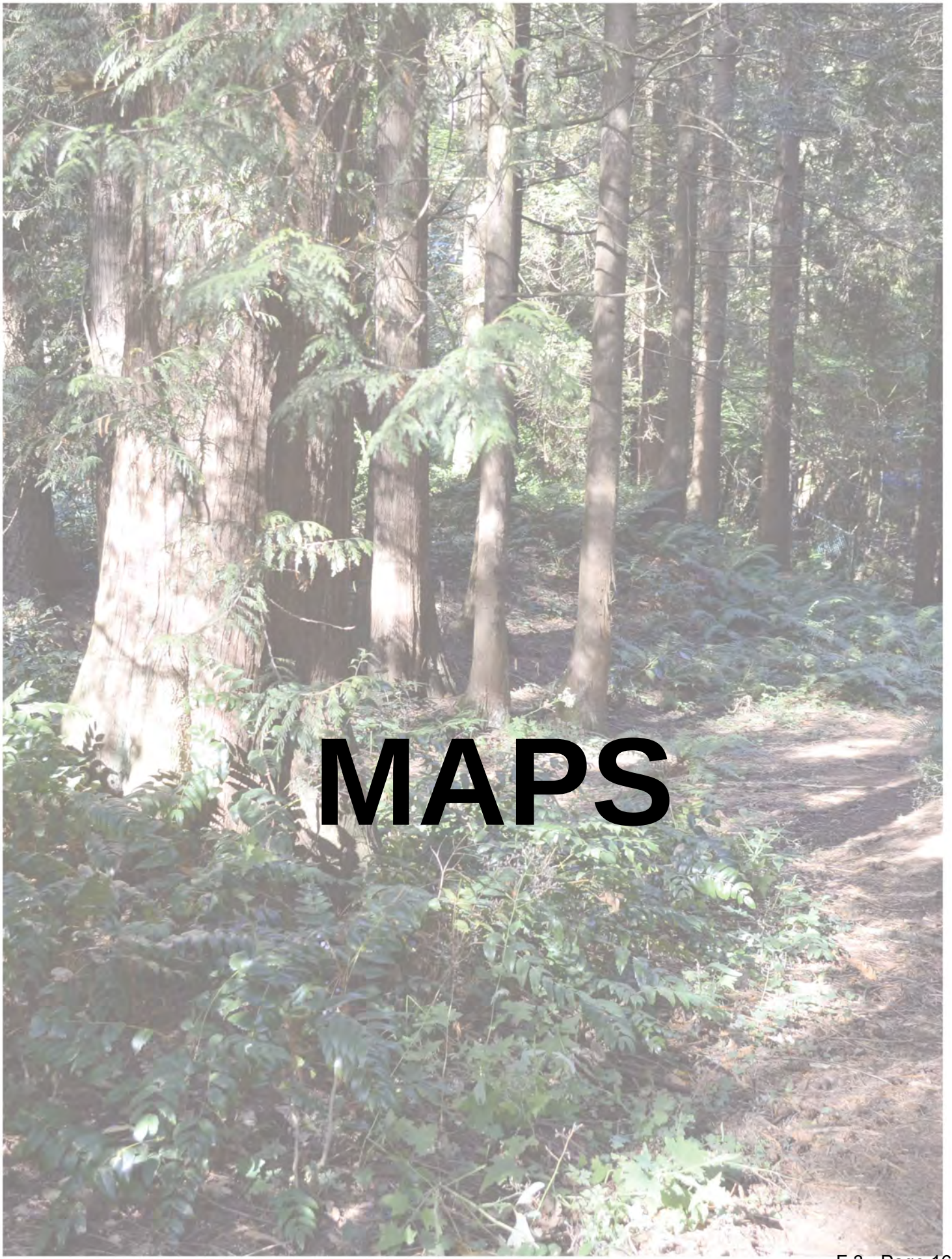
    d. Restriction of on-street parking, and

    e. Exterior Design Control Agreement for single family developments.

15. Register a restrictive covenant on title for the maintenance of the Pedestrian Links and Interface Buffers. The covenant shall address preventing developments construction or placement of any barriers – physical or psychological (i.e., fences, gates, signage, etc.) that would prevent or discourage public access through the Pedestrian Links.

16. Pay rezoning, development permit and neighbourhood planning fees and amenity fees in accordance with the Williams Amenity Zoning Policy as amended from time to time.



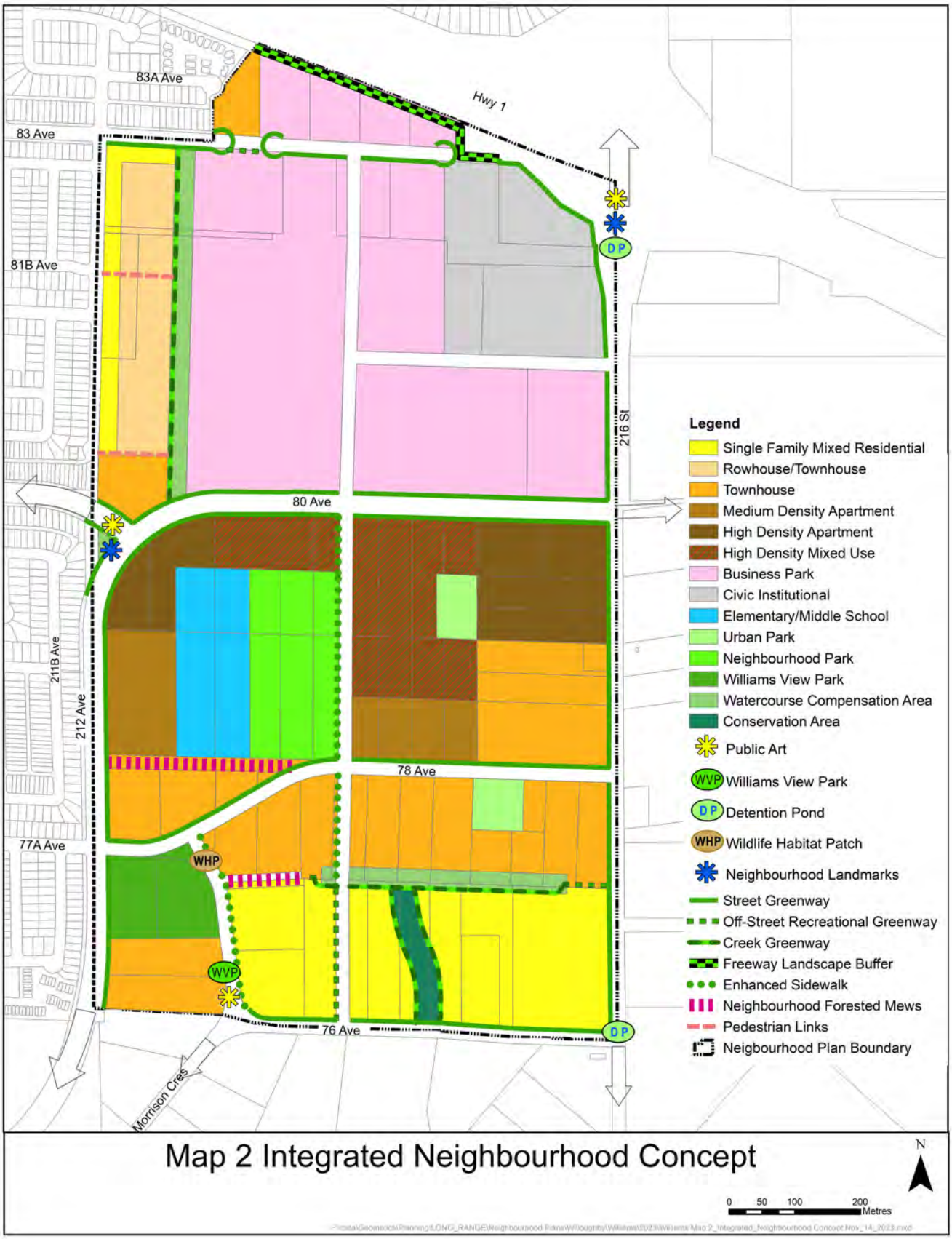


MAPS

Map 1 | Williams Land Use Plan



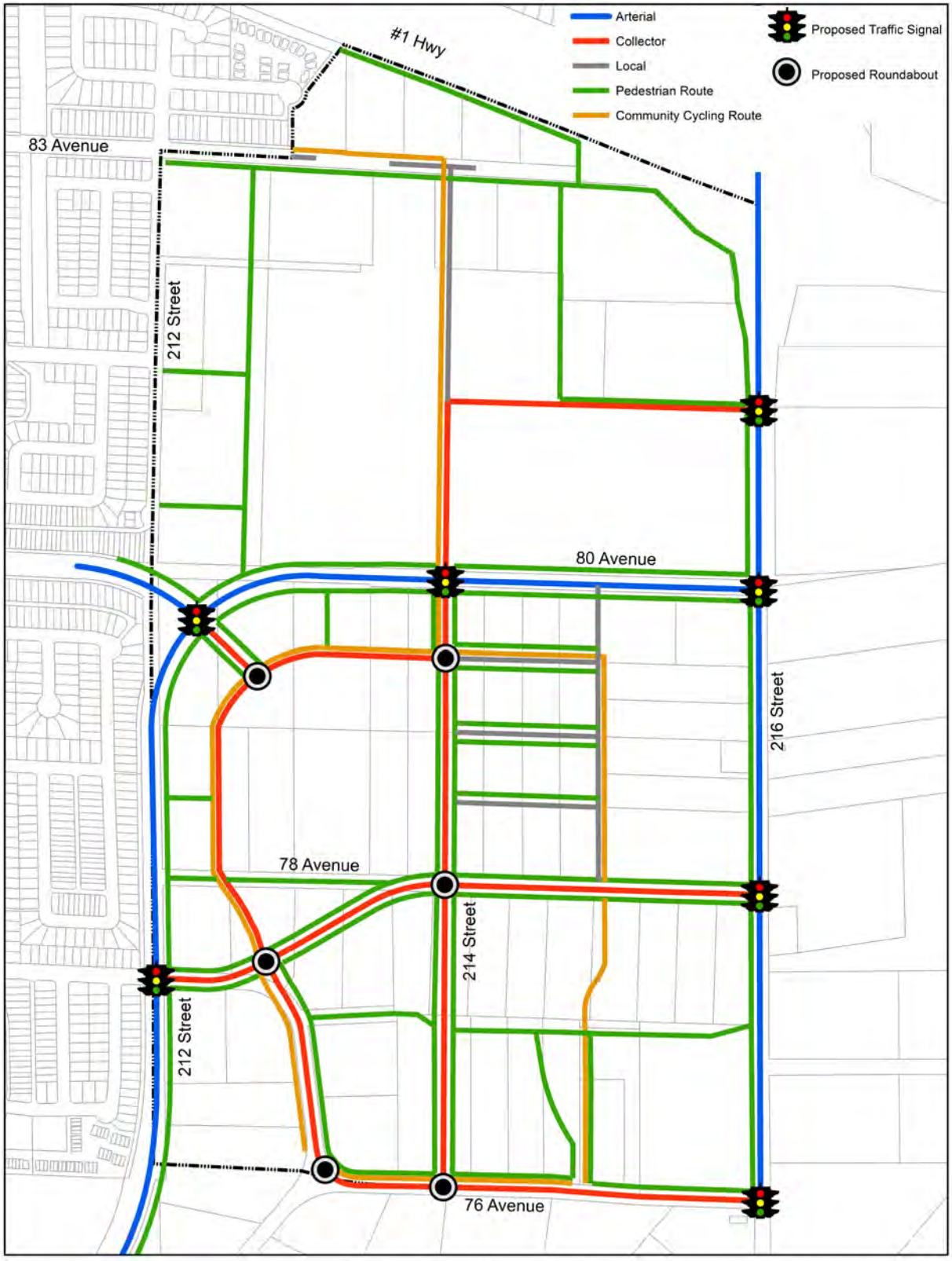
Map 2 | Integrated Neighbourhood Concept



Map 3 | Williams Riparian Areas Setbacks



Map 4 | Williams Circulation Concept Plan



Township of Langley

Est. 1873

Township of Langley
20338 - 65 Avenue
Langley, British Columbia V2Y 3J1

Community Development Division
604.533.6034

tol.ca

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 - REGULAR MEETING	**REPORT:**	23-241
FROM:	PERMITS, LICENCES & INSPECTIONS DIVISION FRASER	**FILE:**	3900-25
SUBJECT:	VALLEY INTER-MUNICIPAL BUSINESS LICENCE BYLAW AND INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW		

RECOMMENDATIONS:

That Council give first, second and third reading to Inter-municipal Business Licence Bylaw No. 5960.

That Council give first, second and third reading to Inter-municipal Business Licence Agreement Bylaw No. 5961.

EXECUTIVE SUMMARY:

At the Regular Meeting on November 6, 2023, Report 23-233 (Attachment A) was presented to Council. Council endorsed the draft Inter-municipal Business Licence Bylaw No. 5960 and draft Inter-municipal Business Licence Agreement Bylaw No. 5961. Council further authorized staff to schedule the required public notice pursuant to applicable regulations.

Public notification of Bylaw No. 5960 has been served pursuant to Part 3, Division 9 Business Regulation of the Community Charter.

Respectfully submitted,

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

ATTACHMENT A Council Report 23-233

Township of Langley
Est. 1873

ATTACHMENT A

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 INTER-MUNICIPAL BUSINESS LICENCE BYLAW AND INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW		

RECOMMENDATIONS:

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

That Council endorse the draft Inter-municipal Business Licence Agreement Bylaw No. 5961.

EXECUTIVE SUMMARY:

Since January 1, 2013, construction industry related businesses have been able to purchase a Fraser Valley Inter-municipal 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 Inter-municipal 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 Inter-municipal 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	9, 16	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.

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	9, 16	day of	November	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

Schedule A

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.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW NO. 5961

EXPLANATORY NOTE

Bylaw No. 5961 is a bylaw to enter into an agreement among the Participating Municipalities regarding an Inter-municipal Business Licence scheme.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW NO. 5961

WHEREAS the City of Abbotsford, the City of Chilliwack, the City of Delta, the Village of Harrison Hot Springs, the District of Hope, the District of Kent, the City of Langley, the Township of Langley, the City of Maple Ridge, the City of Mission, the City of Pitt Meadows, and the City of Surrey (hereinafter the "*Participating Municipalities*") wish to permit certain categories of Businesses to operate across their jurisdictional boundaries while minimizing the need to obtain a separate municipal business licence in each jurisdiction;

NOW THEREFORE the City of Abbotsford, the City of Chilliwack, the City of Delta, the Village of Harrison Hot Springs, the District of Hope, the District of Kent, the City of Langley, the Township of Langley, the City of Maple Ridge, the City of Mission, the City of Pitt Meadows, and the City of Surrey agree as follows:

1. The *Participating Municipalities* agree to establish an *Inter-municipal Business Licence* scheme among the *Participating Municipalities*.

2. The term of this Agreement and the *Inter-municipal Business Licence* scheme will be permanent, unless terminated as provided for in this Agreement.

3. In this Agreement:

"Business" has the meaning in the Community Charter;

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

"Inter-municipal 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 outside of the Participating Municipalities in which the Premises are located;

"Inter-municipal Business Licence" means a business licence which authorizes an *Inter-municipal Business* to be carried on within the jurisdictional boundaries of any or all of the *Participating Municipalities*;

"*Inter-municipal Business Licence Bylaw*" means the bylaw previously adopted by the Council of each *Participating Municipality* to implement the *Inter-municipal Business Licence* scheme contemplated by this Agreement;

"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 any one of the "*Participating Municipalities*";

"*Person*" has the meaning in the *Interpretation Act*, R.S.B.C. 1996, c. 238;
"Premises" means one or more fixed or permanent locations where the Person ordinarily carries on *Business*;

"Principal Municipality" means the *Participating Municipality* where a *Business* is located or has Premises; and

"Singular vs. Plural" means reference to the singular includes a reference to the plural and vice versa, unless otherwise specified or the context requires.

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 if the applicant is an *Inter-municipal Business* and meets the requirements of the *Inter-municipal Business Licence Bylaw*, in addition to the requirements of the *Principal Municipality's* bylaw that applies to a *Municipal Business Licence*.

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. An *Inter-municipal Business Licence* must be issued by the *Participating Municipality* in which the applicant maintains Premises.

8. The *Participating Municipalities* will require that the holder of an *Inter-municipal Business Licence* also obtain a *Municipal Business Licence* for Premises that are maintained by the licence holder within the jurisdiction of the *Participating Municipality*.

9. The *Inter-municipal Business Licence* fee is $250 and is payable to the *Principal Municipality*.

10. The *Inter-municipal Business Licence* fee is separate from, and in addition to any *Municipal Business Licence* fee that may be required by a *Participating Municipality*.

11. Despite paragraph 10, the *Inter-municipal Business Licence* fee will not be pro-rated.

12. The *Participating Municipalities* will distribute revenue generated from *Inter-municipal Business Licence* fees amongst all *Participating Municipalities* based on the revenue sharing formula referred to in Schedule 1 to this Agreement.

13. The *Participating Municipalities* will review the *Inter-municipal Business Licence* scheme and the revenue sharing formula established by this Agreement from time to time and may alter the formula in Schedule 1 by written agreement of all *Participating Municipalities*.
14. 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.

15. The *Inter-municipal Business Licence* is set as a permanent bylaw.

16. An *Inter-municipal Business Licence* will be valid within the jurisdictional boundaries of all of the *Participating Municipalities*, unless the *Inter-municipal Business Licence* is suspended or cancelled in accordance with the *Inter-municipal Business Bylaw,* or a *Participating Municipality* withdraws from the *Inter-municipal Business Licence* scheme among the *Participating Municipalities* in accordance with the *Inter-municipal Business Licence Bylaw*.

17. Each *Participating Municipality* will share a database of *Inter-municipal Business Licences*, which will be available for the use of all *Participating Municipalities*.

18. Each *Participating Municipality* which issues an *Inter-municipal Business Licence* will promptly update the shared database after the issuance of that licence.

19. 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 under the business licence bylaw of the *Participating Municipality*. The suspension will be in effect throughout all of the *Participating Municipalities* and it will be unlawful for the holder to carry on the *Business* authorized by the *Inter-municipal Business Licence* in any *Participating Municipality* for the period of the suspension.

20. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and cancel an *Inter-municipal Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to cancel a business licence under the Community Charter or the business licence bylaw of the *Participating Municipality*. The cancellation will be in effect throughout all of the *Participating Municipalities*.

21. The suspension and cancellation of an *Inter-municipal Business Licence* under section 19 and 20 will not affect the authority of a *Participating Municipality* to issue a business licence, other than an *Inter-municipal Business Licence*, to the holder of the cancelled *Inter-municipal Business Licence*.

22. Nothing in this Agreement 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 except as provided for in this Agreement.

23. A *Participating Municipality* may, by notice in writing to each of the other *Participating Municipalities*, withdraw from the *Inter-municipal Business Licence* scheme among the *Participating Municipalities*, and the notice must:

(a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of *Inter-municipal Business Licences*, which date must be at least six months from the date of the notice; and

(b) include a certified copy of the municipal Council resolution or bylaw authorizing the municipality's withdrawal from the *Inter-municipal Business Licence* scheme.

24. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the Council of the *Participating Municipalities*. Further, nothing contained or implied in this Agreement shall prejudice or affect the *Participating Municipalities'* rights, powers, duties or obligation in the exercise of its functions pursuant to the Community Charter or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the *Participating Municipalities'* discretion, and the rights, powers, duties and obligations under all public and private statutes, bylaws, orders and regulations, which may be, if each *Participating Municipality* so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the *Participating Municipalities*.

25. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original. Such counterparts together shall constitute one and the same instrument, notwithstanding that all of the *Participating Municipalities* are not signatories to the original or the same counterpart.

NOTICE WAS ADVERTISED the	9, 16	day of	November	, 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

SIGNED AND DELIVERED on behalf of the *Participating Municipalities*, the Councils of each of which has, by bylaw, ratified this Agreement and authorized their signatories to sign on behalf of the respective Councils, on the dates indicated below.

CITY OF ABBOTSFORD

_____
Name/Title

_____
Signature

_____
Date

CITY OF CHILLIWACK

_____
Name/Title

_____
Signature

_____
Date

CITY OF DELTA

_____
Name/Title

_____
Signature

_____
Date

VILLAGE OF HARRISON HOT SPRINGS

_____
Name/Title

_____
Signature

_____
Date

DISTRICT OF HOPE

_____
Name/Title

_____
Signature

_____
Date

DISTRICT OF KENT

_____
Name/Title

_____
Signature

_____
Date

CITY OF LANGLEY

_____
Name/Title

_____
Signature

_____
Date

TOWNSHIP OF LANGLEY

_____
Name/Title

_____
Signature

_____
Date

CITY OF MAPLE RIDGE

_____
Name/Title

_____
Signature

_____
Date

CITY OF MISSION

_____
Name/Title

_____
Signature

_____
Date

CITY OF PITT MEADOWS

_____
Name/Title

_____
Signature

_____
Date

CITY OF SURREY

_____
Name/Title

_____
Signature

_____
Date

Schedule 1

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 20, 2023 - REGULAR MEETING	**REPORT:**	23-242
FROM:	PERMITS, LICENCES & INSPECTIONS DIVISION	**FILE:**	3900-40
SUBJECT:	LANGLEY BUILDING BYLAW AMENDMENT - ENERGY STEP CODE		

RECOMMENDATION:

That Council give first, second and third reading to Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 5966.

EXECUTIVE SUMMARY:

At the March 6, 2023 Regular Meeting, Council directed staff to bring forward a report to Council with draft bylaw amendments to the Langley Building Bylaw 2008 No. 4642 to establish the adoption of Step 4 of the BC Energy Step Code for Part 9 residential buildings starting January 1, 2024.

The Township of Langley adopted the BC Energy Step Code (Step Code) for residential buildings in 2019 and Township data indicates the industry has excelled in meeting and exceeding the requirements of Steps 1 to 3. The BC Energy Step Code prioritizes reducing energy demand in homes by improving heating, cooling, ventilation efficiencies and air tightness. Compliance with the last step of the Step Code results in a home that consumes approximately 80% less energy than a Step 1 home.

As of November 2023, there have been 1,278 building permit applications requiring Step Code compliance. Data tracking has shown 28% of building permits (BPs) with Step Code requirements exceeded them and met the higher Step Code including Step 4 and Step 5 for Part 9 buildings. This indicates that industry has been adjusting their practices by working with Energy Advisors and finding success in meeting and exceeding required targets. Apartment buildings had the highest rate of exceeding requirements at 56%.

The proposed Bylaw amendment will amend the Langley Building Bylaw 2008 No. 4642 to include language that states Part 9 residential buildings including single family dwellings (with and without secondary suites), townhomes/rowhomes, duplexes and triplexes must meet Step 4 of the BC Building Code. This amendment will not impact Part 3 residential buildings, such as apartment buildings, which have been required to meet Step 3 (of four steps) since 2021.

PURPOSE:

That Council give first, second and third reading to Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 5966 for the adoption of Step 4 of the BC Energy Step Code for any new Part 9 building constructed after January 1, 2024 containing a residential occupancy.

BACKGROUND:

In April 2017, the Province introduced the BC Energy Step Code, a regulatory standard that provides an incremental and consistent approach to achieving construction of energy-efficient buildings that go beyond the requirements of the base BC Building Code with an eventual goal for all buildings to be constructed as net-zero energy ready by 2032.

The BC Energy Step Code prioritizes reducing energy demand in homes by improving building envelope performance, heating, cooling and ventilation efficiencies, and significantly improving airtightness performance. Compliance with Step 5 for Part 9 homes results in a home that consumes approximately 80% less energy than a Step 1 home. Homes that meet and exceed Step Code targets set by the Province or municipality can benefit from the following:

- Better affordability – reduced energy consumption results in lower monthly utility costs
- Better health – high performance homes have improved indoor air quality through significantly improved air barrier performance
- Improved durability – a high-efficiency home is less likely to have moisture and condensation issues that can lead to the deterioration of the building envelope
- Greenhouse gas reductions – high-efficiency homes require less energy to heat resulting in reduced carbon emissions. Homes heated with a heat pump will have the lowest carbon emissions, and benefit from added cooling
- Increased comfort – increased insulation and airtightness within a home means that it is better equipped to maintain an even temperature for a more comfortable home

As of May 1, 2023, the BC Building Code has been updated to require 20% better energy efficiency for most new buildings in BC. This is equivalent to Step 3 for Part 9 buildings and Step 2 for Part 3 buildings. While the Township of Langley has been requiring Step 3 for residential buildings since 2021, the addition of Part 3 non-residential buildings (where applicable) to require compliance with the Step Code is a net-new requirement in communities and will support the Township's energy and carbon reduction goals.

Further, the Province has issued a minimum requirement schedule for Step Code compliance up to 2032. Municipalities may opt into a faster schedule to support climate change targets and to prepare Builder communities earlier for mandatory code updates. For Part 9 buildings, the current base requirement as of May 2023 is Step 3. The next milestone is in 2027, where Step 4 will be required. 2032 marks the final date of the Step Code schedule where Step 5/Net Zero Energy Ready will be the minimum energy requirement across the province.

In May 1, 2023, the BC Building Code (BCBC) update introduced the Zero Carbon Step Code (ZCSC). The ZCSC provides tools to local governments to incentivize or require cleaner new construction. This is a significant milestone in BC's transition towards energy efficient and zero carbon new buildings and is an effective tool for the Township to opt into if it chooses.

DISCUSSION:

<u>Zero Carbon Step Code:</u>

The Zero Carbon Step Code (ZCSC), an opt-in regulation to support municipalities with reducing carbon emissions in their communities, follows a similar framework to the Step Code. There are four steps in the ZCSC starting with a report-only requirement and finishing with a target that results in significantly reduced carbon emissions.

Mandatory Space Cooling:

The 2021 heat dome event resulted in 619 heat-related deaths and prompted the Province to provide requirements in the upcoming BCBC to limit risks associated with overheating in new homes. The British Columbia Coroners Service reported that 91% of the deaths associated with the heat dome occurred in homes. The proposed design methodology provides minimum requirements to allow for sheltering in place during adverse heat events. The requirement states:

> *"At the outside summer design temperature, required cooling facilities shall be capable of maintaining an indoor air temperature of not more than 26°C in at least one living space in each dwelling unit."*

Where this new proposed requirement intends on providing a safeguard to reduce overheating related fatalities in homes, it is limited in its application as the cooling requirement is only mandatory in one space of the house. How a space is defined is yet to be determined but unless there is central cooling, the remainder of spaces in the home such as bedrooms or other living spaces may overheat during heat waves. Homes that are equipped with heat pumps would have default central cooling throughout the entirety of the home and secures compliance with the mandatory cooling requirement. The use of heat pumps to support overheating compliance also doubles as meeting the second step of the new ZCSC, EL-2.

Current Provincial Code Timeline:

Illustrated below are the current milestones from the Province regarding energy efficiency, emissions and mandatory cooling. The timeline highlights that in 2024, it is anticipated there will be mandatory compliance requirement for the ZCSC which will be further described later in the report. It is not yet known what level of the ZCSC will be required. Further, in December of 2023, the mandatory cooling requirement will take effect.

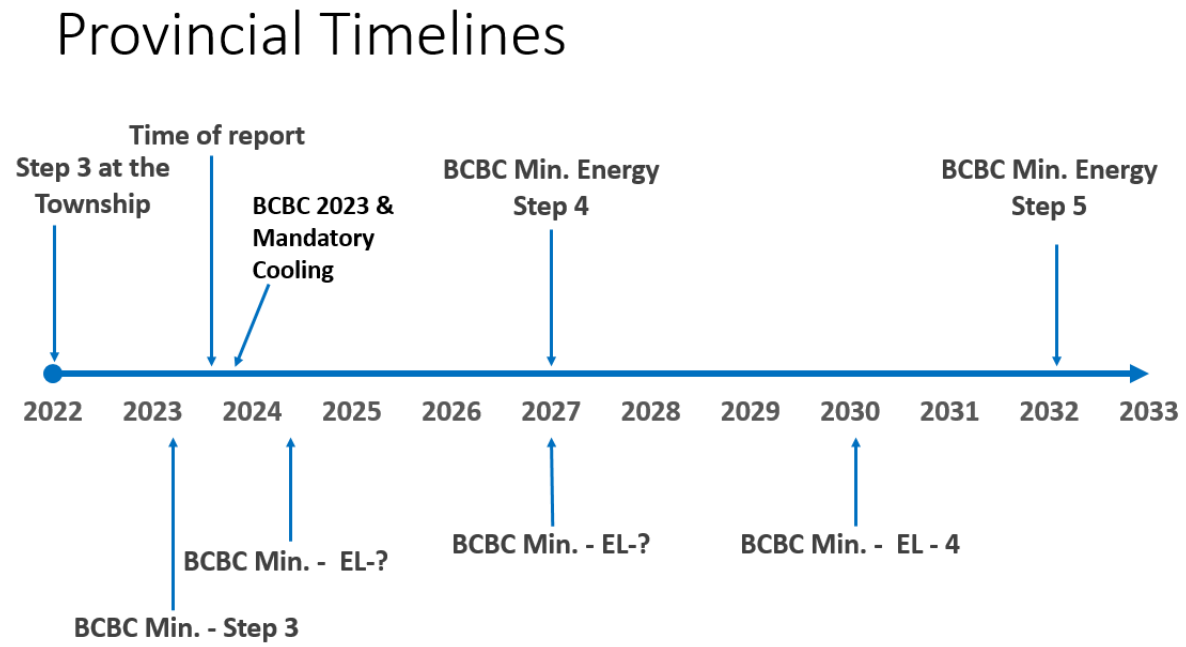


Figure 1: Approximate Provincial timeline to 2032 illustrating where Step Code, ZCSC, and mandatory limited cooling become minimum provincial requirements.

Regional Status:

Summarized below are maps showing a review of municipalities across the lower mainland with current and planned requirements. Currently, there are six municipalities requiring compliance with Step 5 or Step 4 of the Step Code. When adding in the planned requirements that take effect in three years or as little as months, the number of municipalities requiring Step 5 doubles. Notably, the City of Surrey is planning for Step 4 adoption in 2024 and Step 5 adoption in 2025/2026.

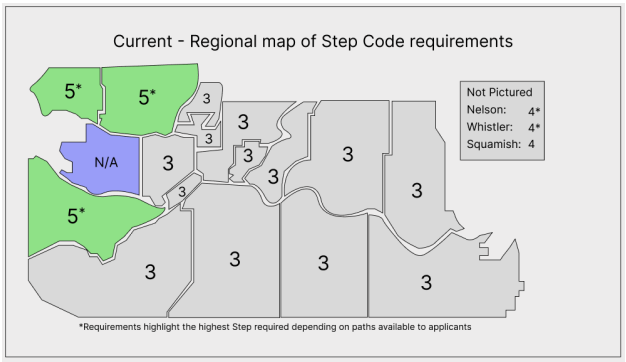


Figure 2: Current Step Code requirements throughout Metro Vancouver.

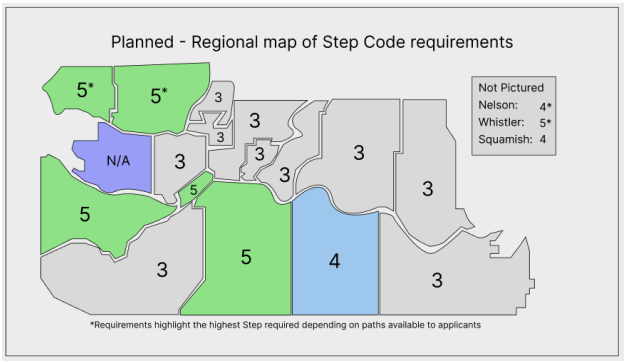


Figure 3: Upcoming Step Code requirements throughout Metro Vancouver

When reviewing adoption plans for the ZCSC around Metro Vancouver, there is a different trend than that of the Step Code adoption. Despite the ZCSC only becoming available to municipalities in May 2023, there has been a remarkably strong adoption push, focusing on EL-3 and EL-4, the last two compliance tiers. This illustrates much stronger momentum than seen with Step Code adoption, particularly for EL-4 the final tier of compliance.

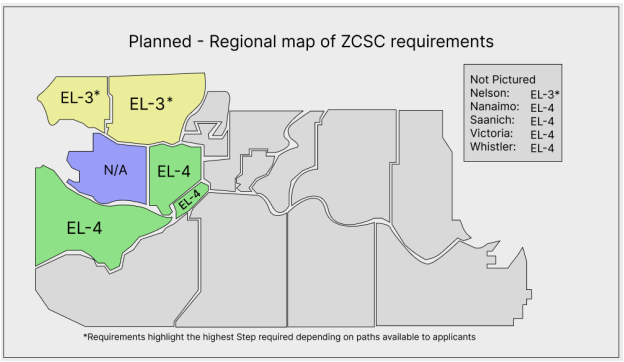


Figure 4: ZCSC throughout Metro Vancouver, illustrating rapid adoption of the final step, EL-4

Step 4 Requirements:

The measures required to meet Step 4 compared to Step 3 include a higher performing building envelope, more efficient mechanical systems including space heating equipment, domestic hot water production (DHW) and often the use of heat recover ventilators which bring in fresh air and recover energy while removing stale air.

In addition to insulation and mechanical system upgrades, Step 4 buildings have a more challenging air-tightness target than Step 3 buildings. This calls for a more rigorous approach to applying an air-barrier to the building envelope. Airtightness and success meeting Step Code requirements primarily requires Builders to ensure that the air barrier is continuous throughout the envelope, holes are not made during its application and Trades take appropriate measures to seal the air barrier where they must make penetrations. The Township Green Buildings

Department have provided six workshops since 2020 that included airtightness training through the Builder Forum Series. Further, the Green Buildings Department have conducted 15 educational events ranging from online workshops, on-site training, or panel talks to industry and other relevant parties since 2020 focusing on Step Code, BCBC compliancy, resilient design and other topics.

Data collected by Green Buildings demonstrates since the Step Code has been required in the Township in Part 9 homes, 20% of all buildings were able to meet the airtightness requirements of Step 4. This indicates that a notable percentage of Builders are ahead of the curve in terms of meeting Step 4 airtightness targets with techniques and materials that are currently available in market.

Industry Consultation:

Beginning in 2017, to support industry with the Township's initial phase of Step Code implementation, the Permits, Licensing and Inspection Services (PLI) department began conducting a series of Builder breakfasts and workshops. These events were delivered to provide clarity on how to successfully meet Step Code targets, what is needed for BP submissions and best practices in design and construction. The program has continued and is widely attended and has since become an ongoing service known as the Builder Forum Series (BFS). The most recent BFS online workshop, held in July 2023, saw approximately 250 industry members join to learn best practices around Step 4 and airtightness in Part 9 buildings, compliance tips and information on upcoming code requirements.

The BFS originally targeted delivering education to Builders primarily operating in the Township; however, through the success of the workshops and industry demand, Builders from across the province and over provincial boundaries, as far as Ontario, attend.

Industry feedback on the Part 9 Step Code Step 4 requirement proposal in 2022 was primarily positive with a small number of responses noting timing considerations. Additionally, a larger number noted that the schedule is sensible or responded that they have no feedback on the adoption proposal. Finally, a small number of responses noted this strategy is not fast enough and the Township should require Step 5 and beyond.

Part 9 Zero Carbon Step Code (ZCSC) and Step 4:

The ZCSC, which became available for municipalities to opt-in starting May 1, 2023, was included in the BC Building Code to allow municipalities to support reducing greenhouse gas (GHG) emissions. There are four tiers referred to as emissions limits (EL) in the ZCSC. While the ZCSC is similar to the Step Code in terms of having a series of steps increasing requirements, compliance is fundamentally simpler. Below are the four tiers of the ZCSC and potential compliance methods:

Emission Limits Level	**Compliance Methodology**
EL-1	No targets to be met, reporting only
EL-2/Moderate Carbon Performance	Generally, electrification of the space heating system
EL-3/Strong Carbon Performance	Generally, electrification of both the space heating system and DHW production
EL-4/Zero Carbon Performance	Generally, electrification of space heating, DHW production, and potentially all other appliances including cooktops

Table 1: ZCSC emission limit levels or steps and potential compliance methods

The ZCSC is currently opt-in for municipalities; however, in 2024, (exact date to be determined) there will be a mandatory minimum level of compliance. The EL minimum requirement is not yet known but it will be either EL-1 or EL-2 in 2024. Compliance can be demonstrated in the same manner as Step Code where operationally there is little added to the building permit review process.

Cost Impacts:

Cost impacts are provided by the BC Energy Step Code Metrics Report Update, published September 2022. This comprehensive report uses energy modelling and cost data associated with meeting BC Energy Step Code and the Zero Carbon Step Code to inform local governments on policy options on impacts across the province.

The report conducts analysis on a multitude of building archetypes and sizes to calculate costing impacts to meet different Step Code levels. Among the different home types analyzed in the report, The Township typically sees homes that are similar to the report's building size categories as follows: Medium Single Family Dwelling (SFD) (2550 ft^2), Row house (6 unit) and Large SFD (5500 ft^2).

The simulations also consider building parameters outside of building floor area including the window to wall ratio (WWR) to allow for a wide spectrum of building types and styles to be analyzed as different regions of the province will see different designs of similar archetypes. The analysis reports how higher than average WWR impacts the cost of meeting Step Code targets. In the Township, we typically see WWR of 15-17%, which does not have any added costs compared to WWR of 18% or higher. Further, the report investigates the impacts of surface area to floor area ratio (SAR) on energy consumption and costs; higher SAR values are generally associated with homes with more envelope articulations. The more articulations a building has the more surface area of the envelope, and therefore opportunity for heat loss. Further, there are increased junctions where thermal bridging occurs resulting in heat loss and complexities that make meeting air tightness targets more challenging.

For SFD, ranging from Small to Large under typical design conditions seen in the Township, the incremental capital cost to meet Step 4 ranges from 1.5 to 2.1%. Where Medium and Large homes that have more articulations and complex forms than average, the cost increases 2.3 to 5.8%. The data demonstrates that complex building form can have significant cost impacts.

Proposed Bylaw Amendment:

That Council give first, second and third reading to Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 5966 for the adoption of Step 4 of the BC Energy Step Code for any new Part 9 Building constructed after January 1, 2024 containing a residential occupancy.

The proposed Bylaw amendment will amend the Langley Building Bylaw 2008 No. 4642 to include language that states Part 9 residential buildings including single family dwellings (with and without secondary suites), townhomes/rowhomes, duplexes and triplexes to meet Step 4 of the BC Building Code. This amendment will not impact Part 3 residential buildings which are required to meet Step 3.

Optional Recommendation:

With the impending changes to the BC Building Code including limited requirements for mandatory cooling and in anticipation of the Province making EL-2 of the ZCSC mandatory for all residential buildings in the BC Building Code, staff are recommending the following optional bylaw amendment:

That Council authorize staff to bring forward an amendment to Langley Building Bylaw 2008 No. 4642 for the adoption of Step 4 of the BC Energy Step Code and EL-2 of the Zero Carbon Step Code for all residential buildings to start on June 30, 2024.

As Step Code requirements increase, Builders must identify measures to increase overall efficiencies of buildings. Heat pumps which can average over 200% efficiency compared to an electric baseboard which is only 100% efficient, are an excellent choice to satisfy Step Code requirements. Also, through the GHG emissions reduction of using a heat pump, the Builder will automatically be compliant with EL-2 of the ZCSC and also be compliant with the upcoming BCBC mandatory cooling requirement as heat pumps offer central cooling.

Respectfully submitted,

Roberto Cesaretti
DIRECTOR, PERMITS, LICENCES & INSPECTIONS
for
PERMITS, LICENCES & INSPECTIONS DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

AMENDMENT BYLAW NO. 5966

EXPLANATORY NOTE

Bylaw No. 5966 amends the Langley Building Bylaw 2008 No. 4642 to include language that states Part 9 residential buildings including single family dwellings (with and without secondary suites), townhomes/rowhomes, duplexes and triplexes to meet Step 4 of the BC Building Code.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

AMENDMENT BYLAW NO. 5966

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 Building Bylaw 2008 No. 4642 Amendment Bylaw No. 5966”.

2. The “Langley Building Bylaw 2008 No. 4642” as amended is further amended as follows:

    1. Section 7.5 a) “Energy Step Code” is amended by deleting 7.5 a) and subsections i. & ii. in its entirety and replacing it with a new section 7.5 a) “Any new Part 9 Building constructed after January 1, 2024, containing a residential occupancy shall be designed and constructed to meet the specified requirements of the Energy Step Code as defined by the BC Building Code to a level of Step 4.”

    2. Section 7.5 is further amended by adding a new section 7.5 b) after section 7.5 a) as follows:

        b) “Any new Part 3 Building constructed after 2022 containing a residential occupancy shall be designed and constructed to meet the specified requirements of the Energy Step Code as defined by the BC Building Code to a Level of Step 3.”

    3. Renumbering current section 7.5 b) to section 7.5 c)

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 20, 2023 - REGULAR MEETING	**REPORT:**	23-239
FROM:	LEGISLATIVE SERVICES DIVISION	**FILE:**	3900-25
SUBJECT:	COUNCIL PROCEDURE BYLAW 2016 NO. 5199 AMENDMENT		

RECOMMENDATION(S):

That Council give first, second and third reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963".

That Council adopt the Required Regular Council Meeting Agenda Section Headings Policy, included as Attachment A.

PURPOSE:

At the September 25, 2023 Regular Council meeting Council directed staff to bring forward amendments to the *Council Procedure Bylaw* as outlined in the report (Attachment B). Staff are providing an amending bylaw to the *Council Procedure Bylaw* that includes the directed amendments and minor housekeeping changes.

DISCUSSION/ANALYSIS:

Agenda Production and Submission Deadline Amendments:

As discussed, and directed by Council on September 25, 2023, the amendments in the Procedure Bylaw reflect that beginning January 1, 2024 Council Agendas will be finalized and provided to Council six days before regularly scheduled meetings. All dates in the bylaw have been amended to reflect this change, including submission deadlines, and Council and public agenda release dates.

For transparency reasons staff will be unable to add items to the agendas once finalized. As per the Council Procedure Bylaw, section 6.07, if a Council member believes an item is urgent, the member may provide notice to the Township Clerk of the request to add the item to the agenda prior to 10:00am on the day of the meeting. Council may add the late item to the agenda at the time of adoption of the agenda via a majority vote of Council or unanimous consent.

Meeting Titles:

Council Meeting titles and descriptions throughout the bylaw have been updated to reflect the current meeting titles. Descriptors such as “Evening” and “Afternoon” have been removed and “Special” has been removed from the Closed Council meeting title as the current practice is to include the Closed meetings as a scheduled meeting approved by Council in the annual calendar.

Public Notice Posting Place:

The definition of Public Notice Posting Place has been updated to remove the Township website. Staff will continue to use the website for notices, minutes, and agendas as is the current practice, but the change is necessary for potential upcoming changes to statutory advertising requirements. Several local governments are now unable to advertise using the methods provided for in the Community Charter as local newspapers are either moving online or stopping publication entirely. As a result, the Community Charter has been amended to allow local governments to enact bylaws to provide for alternative statutory ad requirements. The Community Charter directs that there must be two advertising methods that do not include the Public Notice Posting Place. Without the removal of the Township website in the definition, the website could not be one of the alternative advertising locations used by the Township for statutory advertising.

Electronic Meetings:

The requirements for holding Electronic Meetings have been updated to reflect the current Provincial Legislation requirements.

Delegations:

As discussed, and directed by Council on September 25, 2023, the *Council Procedure Bylaw* is being updated to comply with the *Development Application Procedures Bylaw No. 5760*. The bylaw now references the written only opportunities in the Development Application Procedures Bylaw. Also included in Council direction, the zoning applications that are in compliance with the *Official Community Plan Bylaws* will be written opportunity submissions only. This is being done to increase the equality for all stakeholders. Because of the limited delegation numbers, Council may only receive partial input to the rezonings. By limiting the submissions to written submissions all stakeholders have equal access to Council members.

During Council discussion on September 25, 2023, Council requested wording included in the bylaw that would emphasize that Council may schedule a public input opportunity for

applications should Council believe that their decision would benefit from further public input. This wording is included in the draft bylaw.

Appendix A – Council Meeting Agenda Headings:

Appendix A is being deleted from the bylaw and replaced by the Required Regular Council Meeting Agenda Section Headings Policy (Attachment A). Amending the bylaw in this section is necessary as the meeting titles and headings do not reflect many of the headings currently in use. Changing the required headings to a policy enables Council to amend the headings without amending the Council Procedure Bylaw.

The policy directs that the following headings will appear in the Regular agendas.

- Mayor and Council Report
- Metro Vancouver and Other Regional Committees
- Other Business

These heading will ensure that Council members continue to have the opportunities to provide Notices of Motion, reporting on events and meetings, and other information.

Legislative Services will continue to maintain a standard list of headings currently in use as a procedural matter.

Appendix B – Protocol for Public Hearings (Section 464 of the Local Government Act):

The Protocol for Public Hearings that is read out prior to the commencement of Public Hearings is being updated to include current practices for required Public Hearings and more generally refer to the next Council meeting, as providing the date of the next meeting is not included in the current recording of the protocol.

Respectfully submitted,

Wendy Bauer
TOWNSHIP CLERK
for
LEGISLATIVE SERVICES DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Community Development Division	S. Richardson
Bylaws, Legal, and Strategic Implementation	C. Kooner

ATTACHMENT A Required Regular Council Meeting Agenda Section Headings Policy
ATTACHMENT B Report 23-182 (without attachment)

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Required Regular Council Meeting Agenda Section Headings

Policy No:
Approved by Council:
Revised by Council:

1. Purpose

1.1 To ensure on the Regular Council meeting agendas opportunity exists for Council to provide Notices of Motion, reporting on events and meetings, and other information.

2. Policy

2.1 All Regular Council meetings will include the following agenda headings:

- Mayor and Council Report
- Metro Vancouver and Other Regional Committee Representatives Report
- Other Business

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

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

RECOMMENDATION(S):

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

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

EXECUTIVE SUMMARY:

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

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

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

PURPOSE:

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

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

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

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

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

DISCUSSION/ANALYSIS:

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

Council Procedure Bylaw Discussed Amendments:

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

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

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

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

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

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

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

Council Procedure Bylaw Notable Housekeeping Amendments

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

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

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

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

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

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

Proposed 2024 Council Calendar

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

Proposed Statutory Advertising Amendments

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

Legislation:

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

Respectfully submitted,

Wendy Bauer
TOWNSHIP CLERK
for
CORPORATE ADMINISTRATION DIVISION

~~ATTACHMENT A — 2024 Draft Council Meeting Calendar~~

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 5963

EXPLANATORY NOTE

Bylaw No. 5963 amends Bylaw No. 5199 and makes amendments and improvements including agenda submission deadlines, agenda release timing, and electronic meeting and Council delegation requirements.

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 5963

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 Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963”.

2. The “Council Procedure Bylaw 2016 No. 5199” as amended is further amended:

   a) Section 2.01 - Amend the definition “Public Notice Posting Place” to remove the words:

      “and the Township Website”.

   b) Section 5.01 - Replace the text with:

      “Council’s meeting scheduled shall include Regular Council meetings, Regular Council Public Hearing meetings and Closed Council meetings.

      The agenda for the Regular Council Public Hearing meeting may also include other non-Public Hearing related items that require Council action or direction.”

   c) Section 5.09 - Delete

   d) Section 5.10 - Delete

   e) Section 5.12 - Replace the text in the first paragraph with:

      “Closed Meetings of Council maybe held after the commencement or termination of a Regular Council meeting or other open Council meeting, upon resolution of Council to exclude the public from the meeting in relation to one or more matters specified in the *Community Charter* and may be called in accordance with the following provisions:

   f) Section 5.12(a) - Replace the text:

      “Special (Closed) Meeting”

      with the text:

      “Closed meeting”

   g) Section 5.12(b) - Replace the text:

      “Special (Closed) Meeting”

with the text:

"Closed meeting"

h) Section 5.12(f) - Replace the text:

"Special (Closed) Meeting"

with the text:

"Closed meeting"

Section 5.17 - Delete the text:

(called under Clause 5.12)

i) Section 5.19 - Delete

j) Section 5.20 - Delete

k) Section 5.21 - Delete

l) Section 5.22 - Replace the text with:

"A Special Council meeting may be conducted partially or solely by electronic or other communication means providing that a designated municipal officer attends the location where the public may hear, or watch and hear the meeting, except for portions of a meeting closed to the public or as otherwise directed by the Provincial Government of British Columbia."

m) Section 5.23 - Replace the text with:

"The notice for an electronic other communication method Special Council meeting shall be as provided in Part 7, Section 2 and will include the following additional information.

a) An advisement that the meeting is to be conducted via electronic or other communication methods.
b) Providing a location where the public may hear, or watch and hear the meeting, except for portions of a meeting closed to the public or as otherwise directed by the Provincial Government of British Columbia."

n) Section 5.24 – Replace the text with:

A Council member who is unable to attend a Regular Council meeting location due to one of the following:

(a) attendance at a Township business activity

(b) a Federal, Provincial or Local State of Emergency

(c) illness, injury, or other health concern

may participate in the meeting by means of electronic or other communication methods in which the public may hear, or watch and hear the Council member.

The Council member must advise the Clerk / Deputy Clerk of the electronic attendance not less then three (3) hours prior to the commencement of the meeting.

o) Section 5.26 - Delete

p) Section 6.01 - Replace the text:

"Regular Meeting"

with the text:

"Council meeting"

q) The following is enacted January 1, 2024.

Section 6.02 - Replace the text with:

"Prior to each Council meeting, the Township Clerk / Deputy Township Clerk must prepare an agenda setting out all the items for consideration at that meeting, noting in short form a summary for each item on the agenda. The regular scheduled meeting agendas will be provided to Council prior to end of day on the sixth (6th) day prior to the meeting date."

r) Section 6.03 - Deleted the text:

"Special"

s) The following is enacted January 1, 2024.

Section 6.04 - Replace the text:

"fifth (5th)"

with the text:

"twelfth (12th)"

t) The following is enacted January 1, 2024.

Section 6.05 - Replace the text:

"third (3rd)"

with the text:

"fourth (4th)"

u) The following is enacted January 1, 2024.

Section 6.07 - Replace the text:

“fifth (5th)”

with the text:

“twelfth (12th)”

v) Section 10.11 - Replace the text:

“Councillors”

With the text:

“Council members”

w) The following is enacted January 1, 2024.

Section 10.12 - Replace the text:

“fifth (5th)”

with the text:

“twelfth (12th)”

x) Section 10.13 - Replace the text with:

“Motions read to Council must appear in the minutes of that meeting as a “Notice of Motion” and be placed on the agenda for the next Regular meeting.”

y) The following is enacted January 1, 2024.

Section 12.05 - Replace the text with:

“The Township Clerk / Deputy Township Clerk must prepare and provide each Council member the minutes of previous meetings by end of day on the sixth (6th) calendar day prior to the meeting at which they are scheduled for adoption.”

z) The following is enacted January 1, 2024.

Section 13.01 - Replace the text:

“fifth (5th)”

with the text:

“twelfth (12th)”

aa) Section 13.02(a) - Replace the text with:

"(i) A bylaw in respect of which a public hearing has been or will be held in which a public hearing is required under an enactment as a pre-requisite to the adoption of the bylaw.

Applicants submitting a delegation request prior to the bylaw's public hearing will be advised that Council will accept a written submission."

"(ii) An amending zoning bylaw which is compliant with the area's Official Community Plan, and subject of a notice mail out prior to first reading.

Applicants submitting delegation requests will be advised that Council will accept a written submission; and further, Council may direct public input at a later date."

"(iii) Application types as provided for in section 8.4, *Development Application Procedures Bylaw No. 5760* as amended.

Applicants submitting delegation requests will be advised that Council will accept a written submission; and further, Council may direct public input at a later date."

bb) The following is enacted January 1, 2024.

Section 13.09 - Replace the text:

"fifth (5th)"

with the text:

"twelfth (12th)"

cc) Appendix A - Delete

dd) Appendix B - Replace with the text:

A Public Hearing is a statutory requirement under Section 464 of the *Local Government Act,* and must be held before third reading of a community plan, land use contract amendment bylaw, heritage designation bylaw or heritage revitalization agreement bylaw.

During a Public Hearing, Council acts in a quasi-judicial role for the purpose of allowing persons who believe their interest in property is affected by a bylaw, permit or other matter, to make representations to Council either orally or by written submission, or add comments or elaborate upon correspondence that may have already been presented to Council concerning the bylaws. It is important to note that Council is not in a position to receive any additional information on the bylaws following the Public Hearing, as dictated by case law.

The hearing procedure involves an explanation from the Community Development Division on the purpose of the proposed bylaws and to hear from individuals regarding the bylaws. In order to ensure that all interested parties have a reasonable opportunity to be heard, speakers are requested to keep representations as brief and succinct as possible and no longer than five minutes, excluding time required for questions from Council. Speakers will be asked to state their name, neighborhood and city for the record and if referring to prepared remarks, to submit copies of these to the Township Clerk. Decorum must be maintained at all times, this includes refraining from applause, booing, or heckling.

To assist with large numbers of speakers, individuals may advise the Township Clerk/Deputy Township Clerk and sign the speakers list prior to the commencement of the public hearing. The names on the speakers list will be read out during the hearing; however the Chair will also call for any other speakers wishing to present their views once the speakers on the list have all been heard. Individuals who have already addressed Council and wish to add further submissions will wait until the people that have not yet addressed Council have had an opportunity to speak. All submissions and speakers lists are considered part of the public record.

Council members should not express their views nor debate the bylaws, but may question speakers to clarify particular points in the submissions. Council may consider Third Reading, or Third Reading and Final Adoption, at this meeting or at its next Regular Meeting.

NOTICE GIVEN THE 9th DAY OF NOVEMBER 2023.

SECOND NOTICE GIVEN THE 16th DAY OF NOVEMBER 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 20, 2023 - REGULAR MEETING	**REPORT:**	23-250
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	ICE AND DRY ARENAS LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council give first, second and third reading to Ice and Dry Arenas Loan Authorization Bylaw No. 5968 for the purpose of borrowing funds in the amount of $49.49 million for the construction of Ice and Dry Arenas Capital project within the 2023 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Ice and Dry Arenas Loan Authorization Bylaw No. 5968 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

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

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, March 7, 2024 (the “Deadline”).

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

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

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

EXECUTIVE SUMMARY:

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

The Community Charter, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this

requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

Ice and Dry Arenas

The proposed loan authorization bylaw will provide funding for the construction of Ice and Dry Arenas.

Based upon the Council direction to further explore specific options for the new facility, the following items were approved by Council on September 25, 2023.

a) $25M in funding for the addition of Underground Parking at the facility.
b) $15M in funding for the stacking of two dry arenas above two ice arenas.
c) $1.75M in funding for creating a northern interface with the future Arts Sports and Entertainment District.
d) $2.5M in funding for the creation of a more significant welcoming lobby and an upgraded roof material and design.
e) $0.5M in funding for preparing the facility to be able to connect and participate in a potential future district energy system.
f) $3.5M in funding for the creation of dedicated user groups offices and storage, for the allocation of common shared spaces that can be allocated and utilized for programming, and for enhanced seating and amenities in the arenas for community group spectators.
g) $0.75M in funding for the base facilities scope

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

Debt Financing - Alternative Approval Process

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

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

Projected MFA Debt Servicing Costs

If approved, the Township will borrow $49.49 million repayable over 25 years for this capital project. At current rates of 4.92%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Ice and Dry Arenas Project	$ 49,000,000.00	General Revenue	$3,665,118.57
1% Borrowing Costs	490,000,00		
Total Loan Amount	$ 49,490,000.00		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of the Ice and Dry Arenas Loan Authorization Bylaw No. 5968 ($49.49 million) and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

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

Ice and Dry Arenas

The proposed loan authorization bylaw will provide funding for the construction of Ice and Dry Arenas.

Based upon the Council direction to further explore specific options for the new facility, the following items were approved by Council on September 25, 2023.

a) $25M in funding for the addition of Underground Parking at the facility.
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d) $2.5M in funding for the creation of a more significant welcoming lobby and an upgraded roof material and design.
e) $0.5M in funding for preparing the facility to be able to connect and participate in a potential future district energy system.
f) $3.5M in funding for the creation of dedicated user groups offices and storage, for the allocation of common shared spaces that can be allocated and utilized for programming, and for enhanced seating and amenities in the arenas for community group spectators.
g) $0.75M in funding for the base facilities scope

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

Debt Financing - Alternative Approval Process

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

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

Applicable Policies:

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

Legislation:

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

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

Financial Implications

The Township's 2023-2027 Capital Program includes an envelope for construction of the Ice and Dry Arenas which requires external borrowing. Debt servicing costs for principal and interest is included in the 2023-2027 Five-Year Financial Plan.

If approved, the Township will borrow a total of $49.49 million repayable over 25 years for this capital project. At current rates of 4.92%, the annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Ice and Dry Arenas Project	$ 49,000,000.00	General Revenue	$3,665,118.57
1% Borrowing Costs	490,000,00		
Total Loan Amount	$ 49,490,000.00		

Debt Financing - Alternative Approval Process

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

- Authorize staff to proceed with the Alternative Approval Process.
- Establish the deadline for receiving elector responses. The deadline for receiving elector responses is Thursday, March 7, 2024.
- Authorize the Township Clerk to prepare and publish the Alternative Approval Process Notice. The Notice in accordance with *Community Charter* Sections 86 and 94 will be published once each week for two consecutive weeks. The last day of the second publication will be at least 30 days prior to the deadline of March 7, 2024.
- Establish the form and content of the elector response forms. The response form, Attachment "A", is designed to allow only a single elector response on each form and will be available to the public by mail upon request or from the Township's website from the time of the first publication, until the deadline of March 7, 2024.
- Council must, by resolution, determine the total number of electors used to calculate the 10% minimum threshold. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- If 10% of all eligible electors (in the case of at least 9,639 electors) sign the elector response form and submit it, by mail or in person drop off, to the Township's Clerk's office by 4:30 PM on Thursday, March 7, 2024, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Sandra Ruff
DIRECTOR OF FINANCE
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
CORPORATE PROJECTS	Scott Groves
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

ATTACHMENT A - Elector Response Forms and Draft Public Notice

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form
Ice and Dry Arenas Loan Authorization Bylaw No. 5968

The Township of Langley is seeking elector approval for the borrowing of funds, $49.49 million, to undertake Ice and Dry Arenas Project. Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake the construction of the Ice and Dry Arenas.

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

If you are opposed to the borrowing of funds to undertake the construction of the Ice and Dry Arenas and are a qualified elector in the Township of Langley, you can sign an Elector Response form.

If you are not opposed to the borrowing of funds to undertake the Ice and Dry Arenas, no action is required.

All Elector Response forms must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on March 7, 2024. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

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

Township of Langley
Est. 1873

Alternative Approval Process
Ice and Dry Arenas Loan Authorization Bylaw No. 5968

Elector Response Form

I hereby declare the following:

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

I understand that by signing this form I am declaring the above facts and I am petitioning against the Corporation of Township of Langley borrowing of funds to undertake Ice and Dry Arenas.

NAME OF ELECTOR: _____
(Please Print Full Name)

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

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on March 7, 2024.**

Accurate copies of this elector response form may be made and used for signing. A person must not sign an elector response form more than once and may not withdraw their name from the alternative approval process petition after the March 7, 2024 deadline.

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

PUBLIC NOTICE

Notice of Elector
Alternative Approval Process
Ice and Dry Arenas
Loan Authorization Bylaw No. 5968

The Township of Langley is seeking elector approval for the borrowing of funds to undertake Ice and Dry Arenas capital works project.

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

Copies of Ice and Dry Arenas Loan Authorization, No 5968 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing legservicesinfo@tol.ca.

Who can sign an Elector Response form?

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

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

Corporations are not entitled to submit Elector Response forms.

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

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the Ice and Dry Arenas, no action on your part is necessary.

What to do if you are opposed:

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

The form must be received, by mail or by in person drop off, at the Township Civic Facility at 20338 – 65 Avenue, Langley by the Township Clerk on or before **4:30pm on Thursday, March 7, 2024**.

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ICE AND DRY ARENAS LOAN AUTHORIZATION

BYLAW NO. 5968

EXPLANATORY NOTE

Bylaw No. 5968 authorizes the Township of Langley to borrow $49.49 million towards the estimated cost of the construction of Ice and Dry Arenas Capital Project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ICE AND DRY ARENAS LOAN AUTHORIZATION

BYLAW NO. 5968

WHEREAS it is deemed desirable and expedient to construction of Ice and Dry Arenas servicing the Township of Langley.

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

AND WHEREAS the estimated cost of the Ice and Dry Arenas Capital Project including incidental thereto is equal to the sum of $49.49 million (Forty-nine million four hundred and ninety thousand dollars) which is the amount of debt created by this bylaw.

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

1. This Bylaw may be cited for all purposes as “Ice and Dry Arenas Loan Authorization Bylaw No.5968”.

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

    a. To borrow upon the credit of the Municipality a sum not exceeding $49,490,000 (Forty-nine million four hundred and ninety thousand dollars).

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

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 25 years.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	, 2023
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 – REGULAR MEETING	**REPORT:**	23-253
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0033
SUBJECT:	REZONING APPLICATION NO. 100589 (COASTLAND ENGINEERING LTD. / 5759 – 240 STREET)		

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 56 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of road dedications, widenings, and necessary traffic improvements for 238 and 240 Street, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication of two greenspace lots on the site and a minimum 15.0 m wide greenspace buffer around the perimeter of the subject site as shown in Attachment B.
7. Registration of restrictive covenants acceptable to the Township:
    a. identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities
    c. prohibiting access to 56 Avenue.
8. Registration of an exterior design control agreement.

9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
    a. $7,500,000 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time
    b. securing transfer of approximately 4.01 ha (9.90 ac) of land to the Township.
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

EXECUTIVE SUMMARY:

On July 24, 2023**,** Council considered a rezoning application (from Rural Zone RU-1 to Suburban Residential Zone SR-3) for Coastland Engineering Ltd. at 5759 – 240 Street (Attachment A) and passed the following resolution:

> *"That Council refer the application back to staff to work with the proponent to reduce the projected dwelling units, improve trail connections including through the development to adjacent areas, increased pervious areas, the provision of sewerage service and additional community benefit(s)."*

To address Council's July 24, 2023 resolution, the applicant has provided a revised subdivision plan (Attachment B) that proposes to reduce the number of single family residential lots from 63 to 56 (ranging in size from 1,765 m^2 (0.43 ac) to 2,345 m^2 (0.58 ac)) and provides an increase in greenspace from approximately 3.6 ha (8.9 ac) to 4.01 ha (9.90 ac). The proposed $7,500,000 community amenity contribution in conjunction with the additional greenspace (currently valued at $7,900,000) provides increased trail connection opportunities, increased pervious area and community benefit totaling $15,400,000.

According to the applicant's arborist, tree retention has been increased from 2,228 trees (52.9%) to 2,370 (56.3%) trees. Further, sewerage service will be addressed as part of the subdivision component of the development in accordance with Subdivision and Development Servicing Bylaw 2019 No. 5382 and reviewed in conjunction with the Metro Vancouver Memorandum of Understanding.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5905.

BACKGROUND/HISTORY:

On July 24 2023 Council considered Council considered a rezoning application for Coastland Engineering Ltd. at 5759 – 240 Street (Attachment A) and passed the following resolution:

> *"That Council refer the application back to staff to work with the proponent to reduce the projected dwelling units, improve trail connections including through the development to adjacent areas, increased pervious areas, the provision of sewerage service and additional community benefit(s)."*

DISCUSSION/ANALYSIS:

The applicant has subsequently proposed revisions to the development to address Council's resolution.

Projected Dwelling Units

The applicant has provided a revised subdivision plan (Attachment B) that proposes to reduce the number of single family residential lots from 63 to 56 (ranging in size from 1,765 m^2 (0.43 ac) to 2,345 m^2 (0.58 ac)) resulting in an average lot size of 0.2 ha (0.5 ac).

Trail Connections

The applicant proposes trail connections both within the project and to the existing Tall Timbers subdivision at 58A Avenue and 273A Street with the ability to connect to off-site trail connections to development applications to the north (ToL Project No. 11-09-0034 - concept) as well as Williams Park and the Kelly Lake Trail to the south (Attachment D).

Increase Pervious Areas

The applicant has increased dedicated greenspace from approximately 3.6 ha (8.9 ac) to 4.01 ha (9.90 ac) (Attachment B) resulting in additional (0.41 ha / 1.0 ac) pervious area.

The Township's Subdivision and Development Servicing Bylaw requires individual on-site stormwater infiltration facilities as part of a Stormwater Management Plan to address stormwater runoff. Such measures may include absorbent landscape, rain gardens, infiltration swales and trenches

Provision of Sewerage Service

The Township's Subdivision and Development Servicing Bylaw includes the site in Service Level 3 Suburban accommodating on-site sewerage systems.

Pursuant to Council's April 17, 2023 authorization of a Memorandum of Understanding (MOU) with the Metro Vancouver Regional District the subject site is within a Sewerage Extension Area and provides the opportunity for the future provision of regional sewer servicing subject to standard Greater Vancouver Sewerage and Drainage District technical considerations.

Additional Community Benefits

The applicant's revised subdivision plan indicates an increase in greenspace from approximately 3.6 ha (8.9 ac) to 4.01 ha (9.90 ac) currently valued at $7,900,000 to be transferred to the Township and is identified as a development prerequisite. A $7,500,000 community amenity contribution is also proposed resulting in a total contribution value of $15,400,000 and is included as a development prerequisite.

Policy Considerations:

The applicant has provided a revised submission in response to Council's July 24, 2023 resolution. Staff recommend that Council receive this report for information and give first, second and third reading to Bylaw No. 5905 subject to 10 development prerequisites.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Council Report 23-155 (without Attachment B)
ATTACHMENT B	Revised Subdivision Plan
ATTACHMENT C	July 24, 2023 Subdivision Plan
ATTACHMENT D	Trail Network Concept

Township of Langley

Est. 1873

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 – REGULAR MEETING	**REPORT:**	23-155
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0033
SUBJECT:	REZONING APPLICATION NO. 100589 (COASTLAND ENGINEERING LTD. / 5759 – 240 STREET)		

PROPOSAL:

On June 26, 2023**,** Council considered a rezoning application for Coastland Engineering Ltd. at 5759 – 240 Street (Attachment A) and passed the following resolution:

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

Subsequently, the applicant held a Public Information Meeting (PIM) on July 12, 2023. Advertising for the PIM was provided in The Province newspaper and mailed to owners / occupants of the same notification area as the rezoning application. The applicant has provided a summary of the PIM as well as written feedback received from the public which is provided as Attachment B to this report.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 63 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 238 and 240 Streets, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in

compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

6. Dedication of three greenspace lots on the site and a greenspace buffer around the perimeter of the subject site;
7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities;
    c. 15 m wide ALR buffer along 240 Street;
    d. Prohibiting access to 56 Avenue;
8. Registration of an exterior design control agreement;
9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant in Attachment F to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
    a. $8,000,000 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time;
    b. Securing transfer of approximately 3.6 ha (8.9 ac) of land to the Township; and
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A June 26, 2023 Council Report

ATTACHMENT B Applicant Summary and Written Submissions

Township of Langley

Est. 1873

~~ATTACHMENT A~~

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 26, 2023 - REGULAR MEETING	**REPORT:**	23-123
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0033
SUBJECT:	REZONING APPLICATION NO. 100589 (COASTLAND ENGINEERING LTD. / 5759 – 240 STREET)		

PROPOSAL:

Application to rezone approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development 63 single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second, and third reading to Bylaw No. 5905 subject to 10 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development is compatible with the objectives of the Rural Plan.

RECOMMENDATION:

That Council consider the application on an individual basis in the context of Council's November 14, 2022 resolution; and

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 63 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 238 and 240 Street, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;

5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Dedication of three greenspace lots on the site and a greenspace buffer around the perimeter of the subject site;
7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities;
    c. 15 m wide ALR buffer along 240 Street;
    d. Prohibiting access to 56 Avenue;
8. Registration of an exterior design control agreement;
9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant in Attachment F to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
    a. $8,000,000 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time;
    b. Securing transfer of approximately 3.6 ha (8.9 ac) of land to the Township; and
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

EXECUTIVE SUMMARY:

In 2021 Council considered a previous rezoning application for the subject 18.02 ha (44.55 ac) property located at 5759 – 240 Street to facilitate a 39 lot single family subdivision (Attachment A). After consideration by Council, the applicant requested to defer further consideration of the application to allow reconsideration of the trail networks, trees, landscaping, and buffers on the site. Since then, the previous owner has sold the property to a new property ownership group and the application has been revised to propose 63 single family lots with 20% of the site (3.6 ha (8.9 ac)) open space dedicated to the Township.

To facilitate the subdivision, the revised proposal seeks to rezone the subject parcel to Suburban Residential Zone SR-3.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5905.

REFERENCE:

Owners:	1079307 BC Ltd. 18272 – 70 Avenue Surrey BC V3S 6Z1 1318611 BC Ltd. 9760 – 190 Street Surrey BC V4N 3M9 1318612 BC Ltd. 6167 – 180A Street Surrey BC V3S 4L7 1318617 BC Ltd. 208, 8078 – 128 Street Surrey BC V3W 4E9 1318663 BC Ltd. 20722 – 80 Avenue Langley BC V2Y 1X6 131664 BC Ltd. 128, 7947 – 209 Street Langley BC V2Y 0Y6
Agent:	Coastland Engineering and Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V3S 3M2
Legal Description:	Lot 1 Section 9 Township 11 New Westminster District Plan 67456
Location:	5759 – 240 Street
Area:	18.02 ha (44.55 ac)
Official Community Plan:	Rural
Rural Plan:	Salmon River Uplands
Existing Zoning:	Rural Zone RU-1
Proposed Zoning:	Suburban Residential Zone SR-3
Agricultural Land Reserve:	Not in ALR

BACKGROUND/HISTORY:

As outlined in the previous Council Report (Attachment A), the site was subject to a previous rezoning application to facilitate a 39 lot single family subdivision. The attached report outlines the history of development within the Tall Timber neighbourhood as well as previous Council resolutions pertaining to the area. Since Council considered the previous rezoning request, the prior owner sold the property to a new ownership group that has revised the proposal to seek rezoning to permit subdivision into 63 single family lots with 20% (3.6 ha (8.9 ac)) of the lands of open space dedicated to the Township.

DISCUSSION/ANALYSIS:

- Coastland Engineering and Surveying Ltd. has applied on behalf of the new ownership group to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-3 to accommodate the development of 63 single family lots.
- The developer has proposed to dedicate approximately 20% (3.6 ha (8.9 ac)) of the site as open space consisting of a greenspace buffer around the perimeter of the site as well as three "Green Space" lots central to the site.
- Two new local road connections to 240 Street are proposed to provide a local road network.

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	Existing Zoning
North:	58A Avenue, beyond which is a residential subdivision (Tall Timber Estates) accommodating single family lots	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1 (Land Use Contract 93C)
South:	56 Avenue, beyond which are single family lots	Salmon River Uplands (both within and not within the ALR)	Suburban Residential Zone SR-1
East:	240 Street, beyond which are rural lots	Salmon River Uplands (within the ALR)	Rural Zone RU-1
West:	A residential subdivision (Tall Timber Estates) accommodating single family lots	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1 (Land Use Contract 93C)

Policy Review:

- The subject property is designated Rural in the Official Community Plan (OCP) and the Regional Growth Strategy (RGS), and Salmon River Uplands in the Rural Plan with both designations intended to preserve the rural character of the area. The proposed Suburban Residential SR-3 zoning with a 1,765 m^2 (0.436 ac) minimum lot size is consistent with the policy context from the OCP, Rural Plan, and RGS.

Density:

- The subject site is approximately 18.02 ha (44.55 ac) in size with the proposal to subdivide into 63 single family lots ranging in size from 1,765 m^2 (0.436 ac) to 2,590 m^2 (0.640 ac) resulting in a gross density of 3.5 units per hectare (1.41 units per acre).

Zoning Amendment:

- Bylaw No. 5905 proposes to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-3.

Community Amenity Contributions:

- In consideration of Section 5.2(g) of the Community Amenity Contribution Policy, the applicant proposed to provide a voluntary community amenity contribution as described by the applicant in support of the proposed rezoning application comprised of:
    - $8,000,000 as a cash contribution (Attachment F)

Tree Protection / Replacement:

- The applicant has provided updated tree information that indicates:
    - 4212 onsite trees; and
    - 2205 trees (53%) within the proposed open space dedications.
- Provision of a final tree management plan, including tree retention, replacement, protection details and security is listed as development prerequisite.

Landscaping / Open Space:

- A greenspace buffer ranging from 10 m (33 ft) to 15 m (49 ft) is proposed around the entire site to provide a buffer to the surrounding properties. Dedication of the buffer is noted as a development prerequisite.
- Three greenspace areas are located central to the site to accommodate tree retention and additional open space improvement opportunities. Provision of the greenspace areas and securing of works pursuant to an accepted open space plan is noted as a development prerequisite.
- Finalization of landscaping details will be undertaken as part of the detailed subdivision application review and has been included as a development prerequisite.

Policy Considerations:

On November 14, 2022, Council passed the following resolution regarding the Salmon River Uplands:

> *Be it resolved that Council hereby directs staff to prepare a Report to Council outlining the potential timelines, scope and other recommendations as may be appropriate to review the Salmon River Uplands area within the Township of Langley's Rural Community Plan including, but not necessarily limited to, minimum parcel sizes, desired long-term character of the area and the establishment of an appropriate area-based Community Amenity Contribution policy framework for residential development within the Rural Community Plan (the "Review");*
>
> *That Council hereby directs staff to schedule Council consideration and staff processing of community plan amendments, rezonings, and development permits within the Salmon River Uplands area to be coincidental with the Review until a potential update as heretofore referenced has been duly considered by Council; and further*
>
> *That Council considers any residential subdivision in the Salmon River Uplands area to be contrary to the public interest if subdivided under current minimum parcel sizes and before the Council addresses minimum parcel sizes in relation to the Review.*

Staff recommend Council consider the subject application on an individual basis in the context of the following:

- Council on April 17, 2023 (subsequent to the November 14, 2022 resolution) passed a resolution to enter into a Memorandum of Understanding (MOU) with Metro Vancouver pertaining to the Salmon River Uplands as part of the Metro Vancouver 2050 adoption process that provides land use policy direction in the area including:
    - "low density forms of residential" in the Rural regional land use designation of Metro 2050 will be interpreted as permitting minimum lots sizes equivalent to half (½) acre lots."
    - "lot-size variances to accommodate site topographic, environmental, or other land use constraints, as appropriate. These considerations may be considered on a case-by-case basis by the Township of Langley."

Consistent with the MOU, the subject site is approximately 18.02 ha (44.55 ac) in size with the proposal to subdivide into 63 single family lots ranging in size from 1,765 m^2 (0.436 ac) to 2,590 m^2 (0.640 ac) resulting in a gross density of 3.5 units per hectare (1.41 units per acre).

The proposal is consistent with rural residential uses identified in Salmon River Uplands designation of the Rural Plan. The proponent is advancing a Community Amenity Contribution of $8,000,000, a 20% land dedication, and associated tree preservation and has requested Council consider the application on its individual merits at this time.

The proposed rezoning will facilitate subdivision of the existing property into 63 single family lots and is compatible with the objectives of the Official Community Plan, Rural Plan, Metro Vancouver Regional Growth Strategy, and with the proposed Suburban Residential SR-3 zoning.

Staff recommend Council give first, second, and third reading to Bylaw No. 5905 subject to 10 development prerequisites.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	October 4, 2021 Report to Council (with Attachment A only)
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Rural Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Preliminary Site Plan Submitted by Applicant
ATTACHMENT F	Proposed CAC letter by Applicant

~~ATTACHMENT A~~

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	OCTOBER 4, 2021 – REGULAR MEETING	**REPORT:**	21-111
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0033
SUBJECT:	REZONING APPLICATION NO. 100589 (NEUFELD / 5759 – 240 STREET)		

RECOMMENDATION:

That Council consider the information contained in this report and give first and second reading to Bylaw No. 5717, subject to 11 development prerequisites, as outlined in the June 14, 2021 Report to Council (Report: 21-68) being completed prior to final reading; and that staff be authorized to proceed with the next steps, including the scheduling of a public input opportunity.

EXECUTIVE SUMMARY:

At its Regular Meeting held on July 26, 2021, Council considered first and second reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) related to land located at 5759 – 240 Street from Rural Zone RU-1 to Suburban Residential Zone SR-1, to facilitate a residential development consisting of 39 rural single family lots.

Council did not grant first and second reading, but rather passed the following resolution:

> *"That 1st & 2nd reading be deferred for a staff report and presentation to Council to consider the history, rural character, and development of the entire Tall Timbers area, to properly review and consider the substantial public input for trail connections, additional tree and wildlife protection and other community improvements; and further to provide more time for members of Council to properly consult with staff on this proposal."*

Based on Council direction, this report brings forward for Council's consideration requested information as well as material included in the June 14, 2021 Report to Council (Attachment A).

PURPOSE:

This report is in response to Council direction and aims to provide information regarding history, rural character, and development of the Tall Timbers area, trail connections, tree and wildlife protection, and other community improvements.

BACKGROUND/HISTORY:

At its Regular Meeting held on July 26, 2021, Council considered first and second reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots and resolved as follows:

> *"That 1st & 2nd reading be deferred for a staff report and presentation to Council to consider the history, rural character, and development of the entire Tall Timbers area, to properly review and consider the substantial public input for trail connections, additional tree and wildlife protection and other community improvements; and further to provide more time for members of Council to properly consult with staff on this proposal."*

A June 14, 2021 Report to Council (Attachment A) includes additional information as well as the subject bylaw and previously established proposed development prerequisites for Council's consideration.

DISCUSSION/ANALYSIS:

Information regarding history, rural character, development of the Tall Timbers area, trail connections, tree and wildlife protection, and other community improvements is outlined in the sections below.

Tall Timbers Area

Based on historic land development and marketing gathered, the area referenced as Tall Timbers is generally bounded by 61 Avenue, 56 Avenue, 236 Street and 232 Street (Attachment B). Utilizing a post-ALR timeframe for the lands, the following sections provide summary information relating to land use regulations and development leading to the current zoning, land use designation, and application status.

<u>Rural Character / Plan Designations</u>

The rural character of the lands has been recognized historically as designated in the following chronological Planning documents.

1979 Official Community Plan
Rural Residential / Agricultural (Sec. 3.0): '"country estate" rural residential form that developed throughout the Municipality, although concentrations of this type of development are found in the Salmon River Uplands and Western Langley. This latter form has typically occurred at densities of less than one dwelling unit per acre'.

1993 Rural Plan
Salmon River Uplands (Sec. 5.7.1): 'The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area.'

2016 Official Community Plan
Rural Plan (Sec. 2.2.6): 'Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are

permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.'

Agricultural Land Commission (ALC) / Land Use Contract (LUC) 93

Based on available information from the Agricultural Land Commission (ALC), the subject lands were 'included within the Agricultural Land Reserve Plan of the Central Fraser Valley Regional District as designated by the Provincial Agricultural Land Commission on the 24th day of April 1974.'

The existing Tall Timbers subdivision ('Lot 32' – Attachment C) of 14.69 ha (36.3 ac) was subsequently removed from the ALR in 1977. A Land Use Contract (LUC 93) (and subsequent amendments) facilitating the current approximate one-third acre (1300 m^2 / 13,993 ft^2 / .32 ac) subdivision on 'Lot 32' was finalized in 1979. The first phase of 36 lots (Attachment D) received final approval in 1979 with the second phase of 40 lots approved in 1983 (Attachment E).

LUC 93 (as amended) also provided for agricultural uses on the 43.97 ha (108.6 ac) northern portion of 'Lot 31' and a golf course on the southerly 18.12 ha (44.77 ac) of a 'hooked' 'Lot 31'.

LUC 93 (as amended) was removed from the 'Lot 31' lands (total 62 ha (153 ac)) on August 7, 1980 and the lands were subsequently considered by Council for exclusion from the ALR in 1984 and 1985. At that time Council endorsed the exclusion from the ALR, which was subsequently granted by the provincial ALC, upon appeal, in July of 1986.

The 'Lot 31' lands were then included as part of a rezoning application advanced to Council on November 17, 1986 (Rezoning Bylaw No. 2502) proposing to rezone the 'Lot 31' lands and the property to the northwest into 183 single family lots with a 1,340 m^2 (0.33 ac) minimum lot size. Council supported the application in principle subject to resolution of density, design, servicing, park, open space, and development cost contribution matters.

Based on the information provided in the November 17, 1986 Report to Council, development in the Salmon River Uplands was based on a 'one-acre gross density' with minimum lot size of 3,716 m^2 (0.92 ac) as per the Subdivision and Development Control Bylaw at the time.

On March 16, 1987 the 1986 rezoning proposal was revised to achieve a 3,716 m^2 (0.92 ac) gross density by adjusting the proposal to accommodate 273 lots with a minimum lot size of 1,200 m^2 (0.29 ac). The proposal also included park and open space on a third property to the northwest, which was located in the ALR and subject to ALC approval (Attachment F).

Council granted first and second readings to Rezoning Bylaw No. 2502 on April 6, 1987 and denied third reading on June 1, 1987. The 'Lot 31' lands were 'unhooked' in 1984 and were included as Rural Zone (RU-1) in the Township's 1987 Zoning Bylaw.

Current Applications

There are three (3) current development applications in the Tall Timbers area as described below.

Neufeld / 5759 - 240 Street (18.0 ha (44.5 ac))

1. ToL Project # 11-09-0033 / RZ100589 (Attachment G) to rezone the subject lands from the current Rural Zone (RU-1) to proposed Suburban Residential Zone (SR-1) to accommodate a rural residential development consisting of 39 rural single family lots (minimum lot size 3,716 m^2 (0.92 ac)). This application was advanced to Council for consideration of first and second readings on June 14, 2021 (Attachment A) with Council deferring the matter until the proponent undertook a public information meeting. Council considered the application again on July 26, 2021 and deferred the application until an in-person public hearing can be accommodated.

2. ToL Project # 11-09-0033 / SA101251 (received August 21, 2021) (Attachment H) to subdivide pursuant to the existing Rural Zone ((RU-1), minimum lot size 1.7 ha (4.2 ac)) to create a 10 lot rural residential subdivision. This application is currently under staff review and discussion with the applicant.

Infinity / 23700 Block - 56 Avenue (43.6 ha (107.8 ac))

3. ToL Project # 11-09-0034 / RZ100637 (Attachment I) to rezone the subject property from Rural Zone (RU-1) to Suburban Residential Zone (SR-1) to accommodate a residential development consisting of 44 rural single family lots (minimum lot size 3,716 m^2 (0.92 ac)). This application is pre-Council and currently under staff review.

Trail Connections

The Township's Official Community Plan (OCP) Map 12 – Recreational Greenway Plan (Attachment J) indicates a community connection east-west on 64 Avenue and a secondary community connection east-west on 56 Avenue. Although the Plan does not specify a north-south connection in the Tall Timbers area, staff as part of the development application review process have sought to secure additional connections as noted below.

With respect to the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589), a walkway is proposed to connect existing Tall Timbers pedestrian facilities from the westerly extent of proposed internal roadways to an existing walkway at the southerly end of 237A Street (Attachment J). However, staff note additional trail connections are proposed as part of Infinity / 23700 block - 56 Avenue (ToL Project # 11-09-0034 / RZ100637) adjacent to the proposed north-south vehicular access to the site as well as along the Salmon River (Attachment K).

Tree Protection

The Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) requires applicants to provide: a) an Integrated Site Design Concept; b) a Tree Survey; c) a Tree Evaluation Report; and d) a complete Tree Summary Schedule. This information is prepared by an arborist or landscape architect and is informed by site conditions as well as the form of development for staff review with a summary included in the staff Report to Council.

With respect to the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) application, the tree management plan submitted by the applicant indicates that 6,281 significant trees exist on the subject site, with 2,198 proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required. Post development approximately 2,198 trees will be in place on the subject site. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township with this requirement included in the list of development prerequisites to be completed prior to final reading of the subject rezoning bylaw.

Wildlife Protection

Streamside

Township of Langley (Township) Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (Class A, Class B, Class C) which is based on channel type, water flow, and fish presence.

Although the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) does not contain any watercourses, the Infinity / 23700 block - 56 Avenue (ToL Project # 11-09-0034 / RZ100637) encompasses portions of the Salmon River, a Class A (red-coded, fish bearing) watercourse that supports populations of regionally important salmonid species including rainbow trout, coastal cutthroat trout, pink salmon, coho salmon, and chum salmon. Other fish species documented within the Salmon River include three-spined stickleback, pumpkinseed, and prickly sculpin. Accordingly, the applicant has submitted a Streamside Development Permit application to address Streamside Protection and Enhancement Development Area (SPEA) requirements.

Terrestrial/Wildlife Habitats

British Columbia is divided into 14 distinct Biogeoclimatic Zones based on vegetation, soils, and climate. The Township is located within the Coastal Western Hemlock (CWH) Biogeoclimatic Zone. The CWH zone contains the greatest diversity and abundance of habitat elements of all zones in the province with the greatest diversity of birds, amphibians, and reptiles found within the Fraser Lowland portion of this zone. Wildlife and species-at-risk and their habitats are managed under provincial and federal legislation, including the provincial Wildlife Act and federal Species-at-Risk Act. While the Township does not manage wildlife/species-at-risk, the Township requires applicants to provide wildlife/species-at-risk information as part of a streamside development permit application submission. This information requirement is to ensure proponents consider these requirements early in the development application process to inform site planning and implementation (e.g., conducting bird nest surveys prior to site clearing).

Community Improvements

With respect to the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) application, the proponent has advanced their application based on applicable bylaw standards and available policy context including the Community Amenity Contributions (CAC) Policy. The CAC Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The Policy specifies target contribution amounts based on unit types. The applicant has reviewed the Policy and has agreed to provide the current target contribution amounts specific to this development, which are $6,808 per single family lot for a total amount of $265,512.

Policy Considerations:

The proposed Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) rezoning will facilitate subdivision of the existing property into 39 rural single family lots. The proposed rezoning is compatible with the objectives of the Official Community Plan, Rural Plan and Metro Vancouver Regional Growth Strategy and with the proposed Suburban Residential SR-1 zoning.

Staff recommend that Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites as indicated in the June 14, 2021 Report to Council (Attachment A) and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Stephen Richardson
DIRECTOR, DEVELOPMENT SERVICES
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	June 14, 2021 Report to Council
ATTACHMENT B	Tall Timbers Area
ATTACHMENT C	Plan 54464
ATTACHMENT D	Plan 57565
ATTACHMENT E	Plan 65826
ATTACHMENT F	1987 Site Layout (ToL Project # 11-09-0006 / Goodbrand)
ATTACHMENT G	Neufeld Site Layout (ToL Project # 11-09-0033 / RZ100589 / 5759 - 240 Street)
ATTACHMENT H	Neufeld Site Layout (ToL Project # 11-09-0033 / SA101251 / 5759 - 240 Street)
ATTACHMENT I	Infinity Site Layout (ToL Project # 11-09-0034 / RZ100637 / 23700 Block - 56 Avenue)
ATTACHMENT J	OCP Map 12 – Recreational Greenway Plan
ATTACHMENT K	Current Proposed Trail Network: Neufeld (ToL Project # 11-09-0033 / RZ100589) and Infinity (ToL Project # 11-09-0034 / RZ100637)

~~ATTACHMENT A~~

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 - REGULAR MEETING	**REPORT:**	21-68
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0033
SUBJECT:	REZONING APPLICATION NO. 100589 (NEUFELD / 5759 - 240 STREET)		

PROPOSAL:

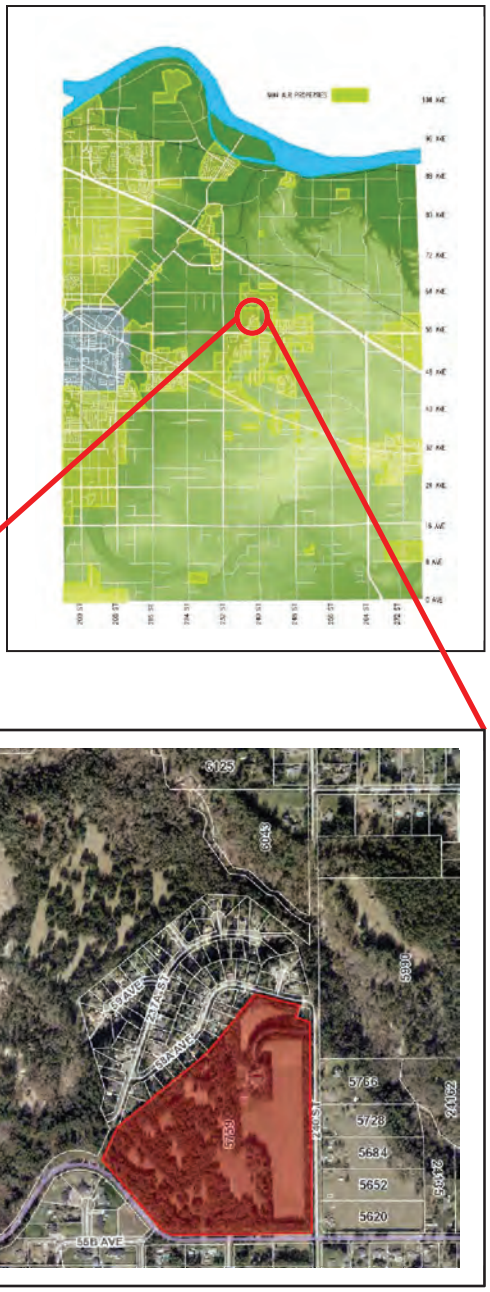
Application to rezone an 18.0 ha (44.5 ac) property located at 5759 – 240 Street to Suburban Residential Zone SR-1 to accommodate a residential development consisting of 39 rural single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites being completed prior to final reading and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is compatible with the objectives of the Rural Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. 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. Development of a storm water management plan, including the securing and transfer to the Township of a community stormwater detention facility to serve the natural catchment area;
3. Submission of geotechnical and hydrogeological reports to confirm adequacy of the lands to support the proposed land use;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Township's Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
7. Provision of an Agricultural Land Reserve buffer;
8. Registration of restrictive covenants:
    a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
    b. For the retention and maintenance of a 15 m wide Agricultural Land Reserve buffer located along the eastern property line of the subject site;
    c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities;
    d. Prohibiting access to 56 Avenue;
9. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
10. Compliance with the Community Amenity Contributions Policy;
11. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5717.

EXECUTIVE SUMMARY:

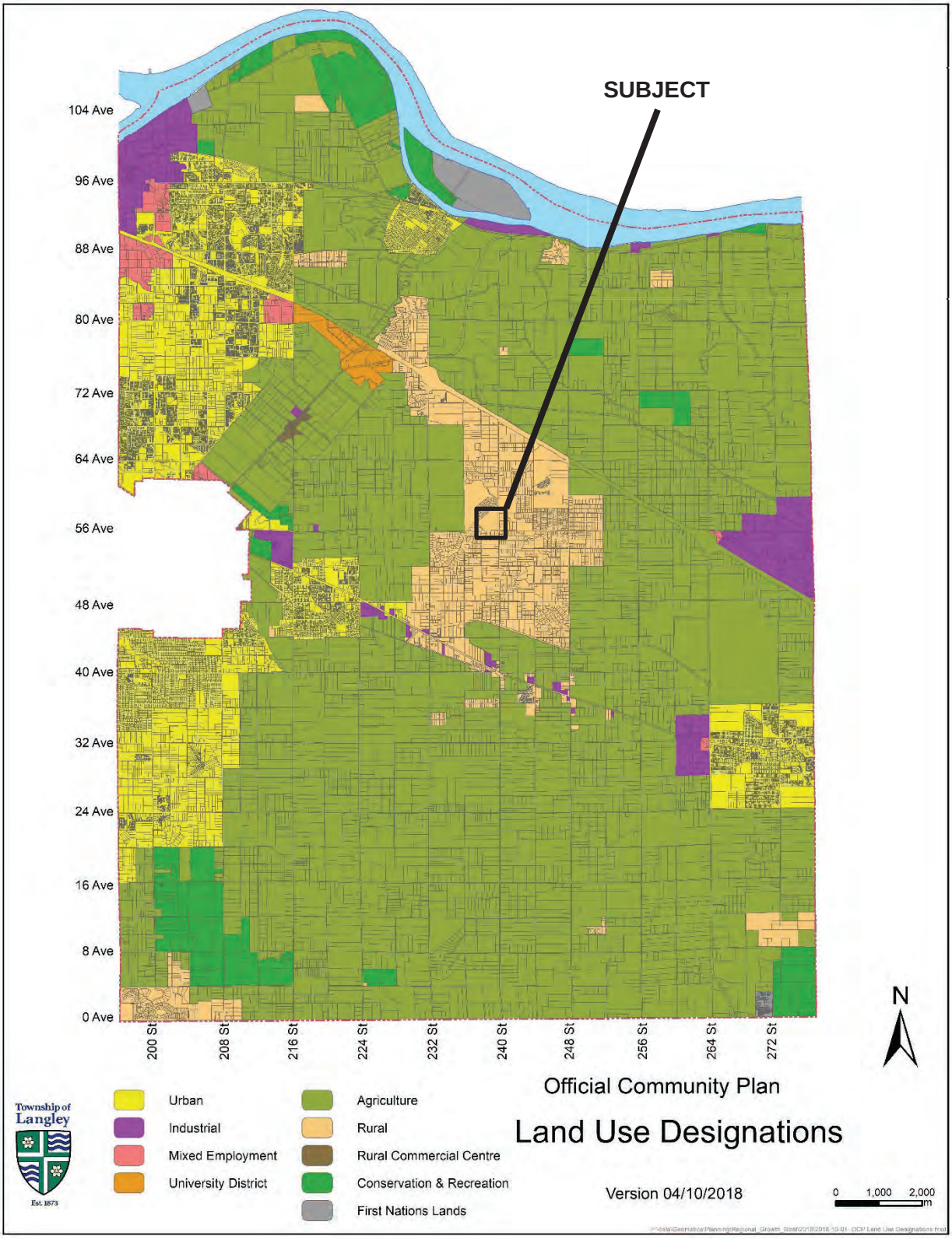
Coastland Engineering and Surveying Ltd., on behalf of Houlda Neufeld, has applied to rezone an 18.0 ha (44.5 ac) property located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate development of 39 rural single family lots.

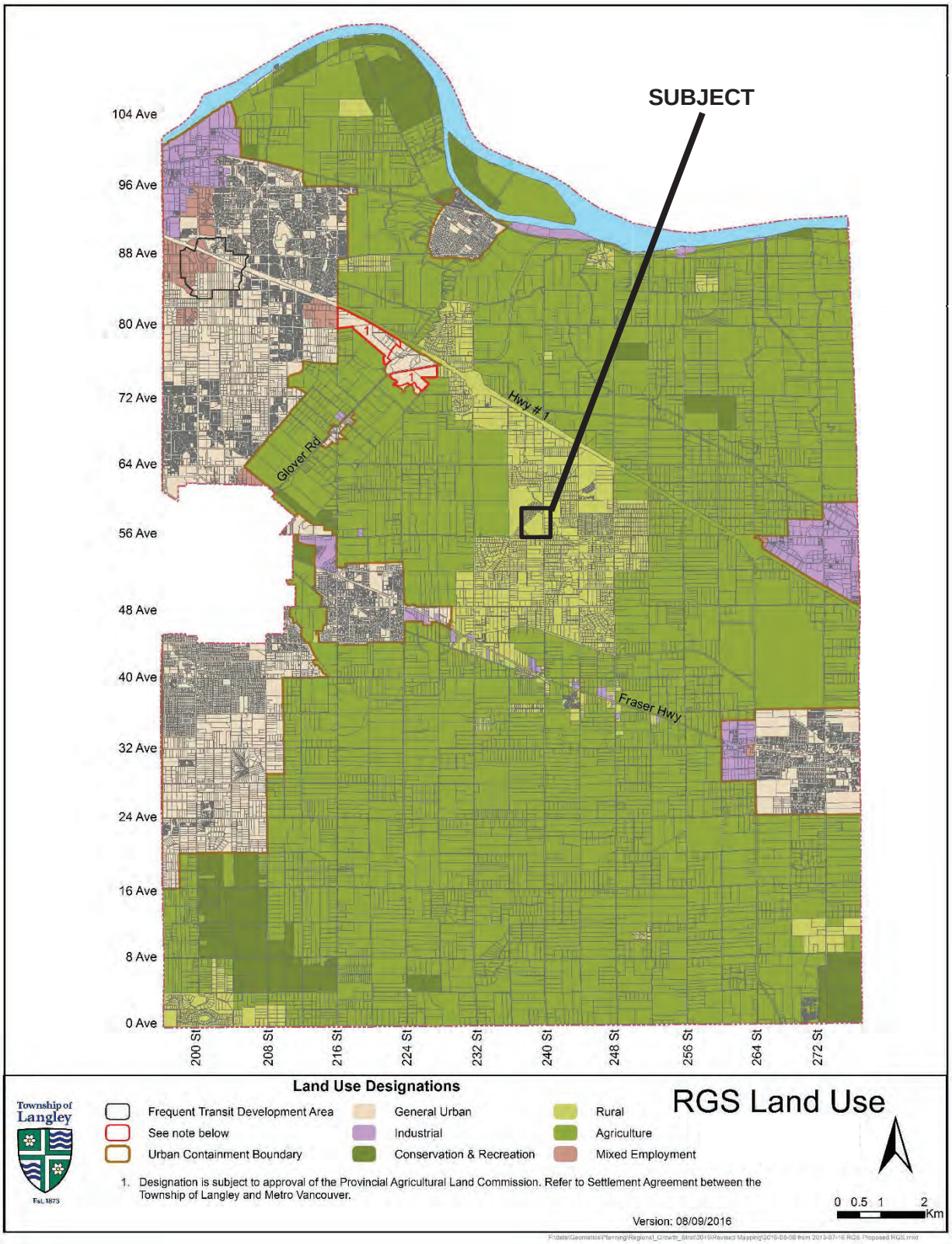
The Township's Official Community Plan (OCP) designates the subject property as Rural; a designation primarily intended to maintain the existing rural character of the area. The subject property is designated Salmon River Uplands in the Township's Rural Plan, a designation that is also intended to preserve the rural character of the area, similar to the OCP.

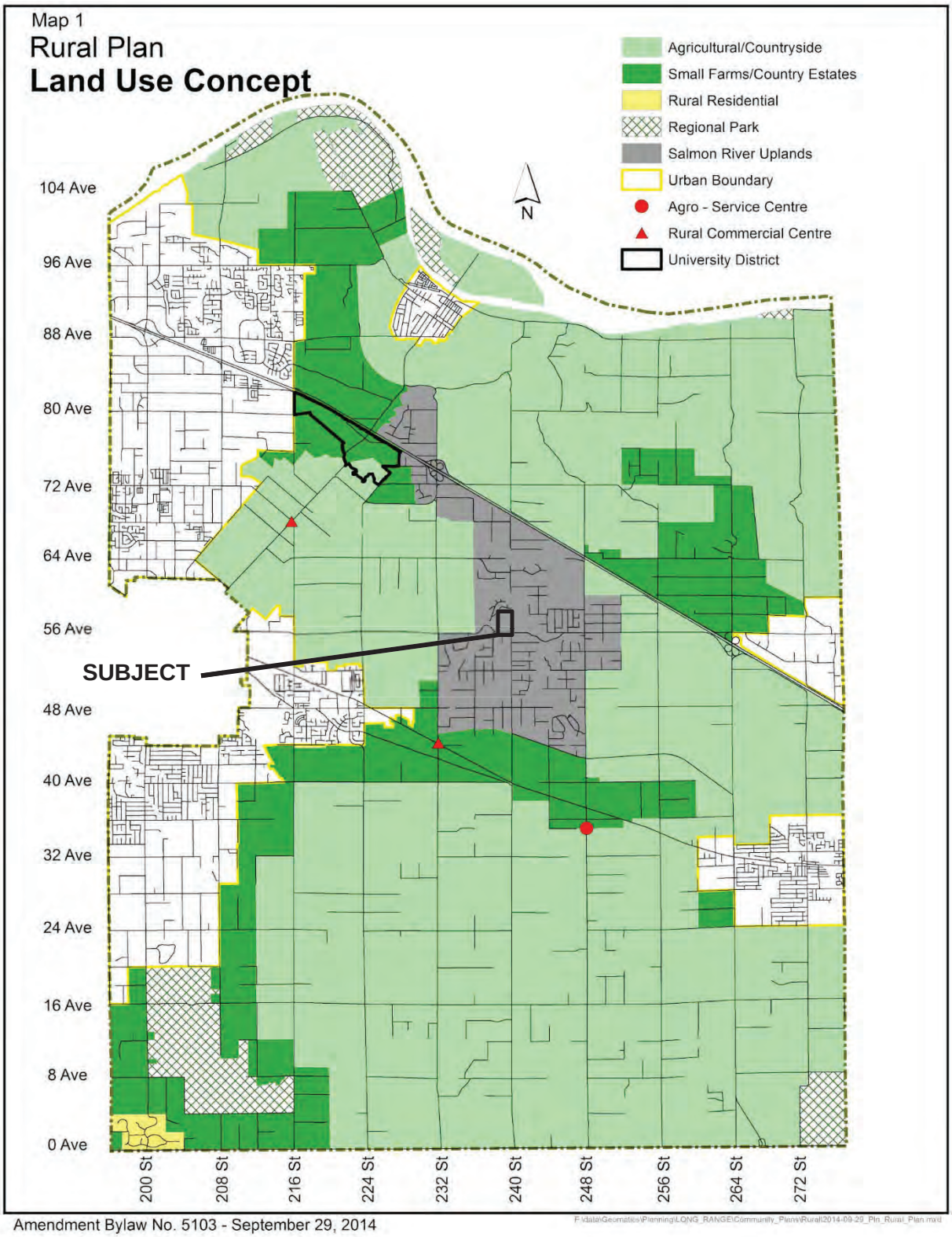
Staff recommend that Council consider the rezoning request, subject to the completion of 11 development prerequisites.

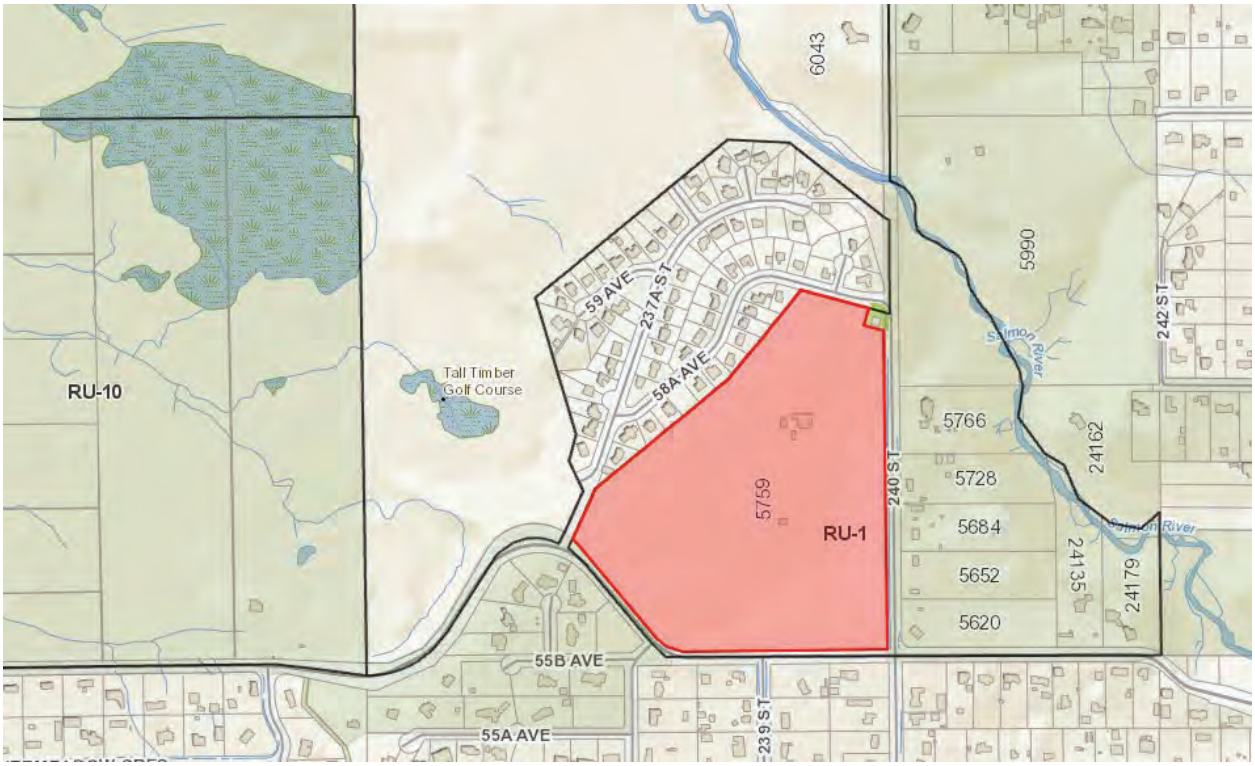
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5717.

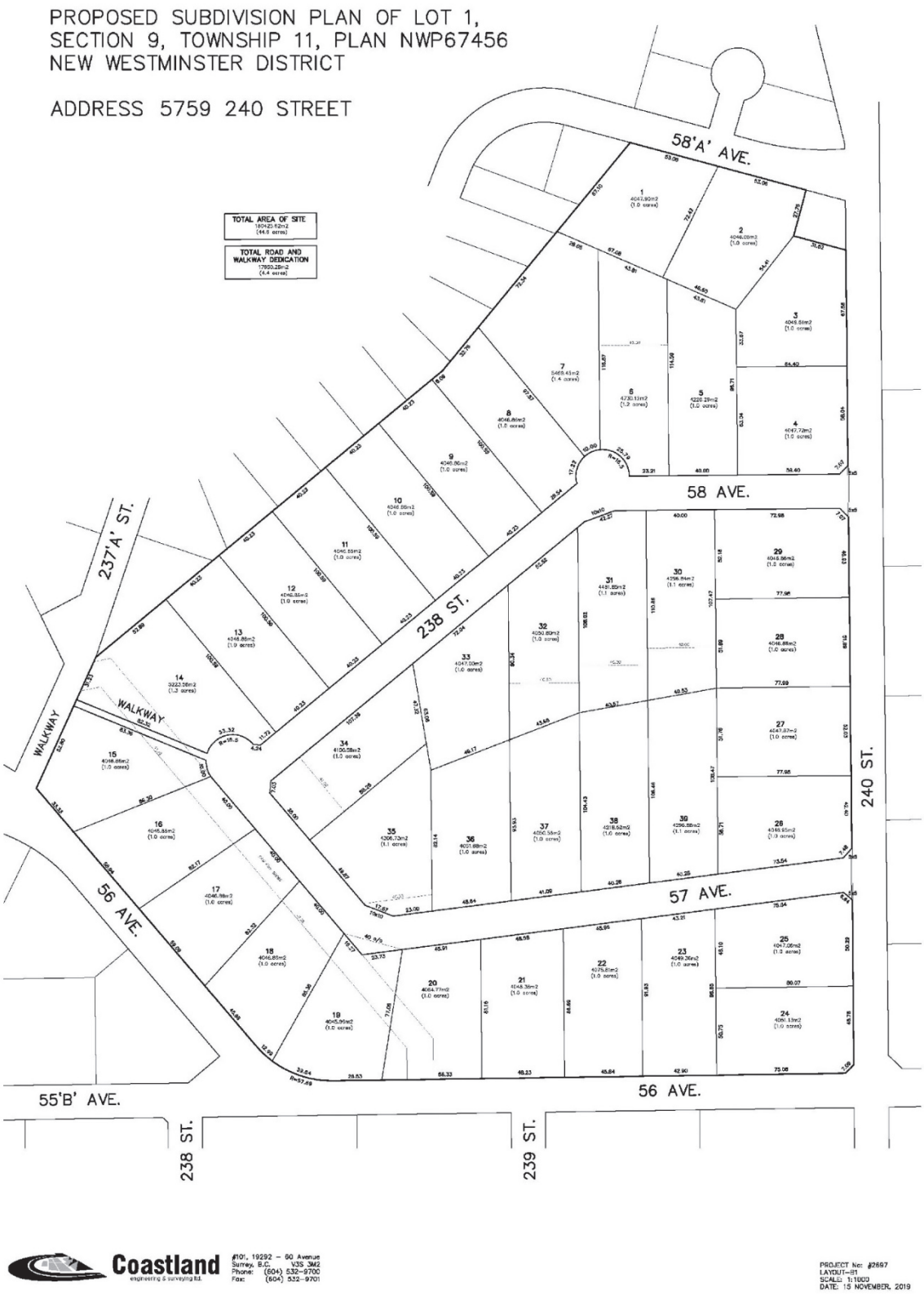

SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
0 1,000 2,000
m


SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Hwy # 1
Glover Rd
Fraser Hwy
1
Land Use Designations
RGS Land Use
Township of Langley
Est. 1873
Frequent Transit Development Area
See note below
Urban Containment Boundary
General Urban
Industrial
Conservation & Recreation
Rural
Agriculture
Mixed Employment
1. Designation is subject to approval of the Provincial Agricultural Land Commission. Refer to Settlement Agreement between the Township of Langley and Metro Vancouver.
Version: 08/09/2016
0 0.5 1 2
Km


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
SUBJECT
48 Ave
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24 Ave
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224 St
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264 St
272 St
Amendment Bylaw No. 5103 - September 29, 2014



ZONING BYLAW NO. 2500



Preliminary Subdivision Plan – SUBMITTED BY APPLICANT

REFERENCE:

Owners:	Houlda Neufeld 5759 – 240 Street Langley, BC V2Z 2N8
Applicant:	Proridge Homes Ltd. 208, 8078 – 128 Street Surrey, BC V3W 4E9
Agent:	Coastland Engineering and Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V3S 3M2
Legal Description:	Lot 1 Section 9 Township 11 New Westminster District Plan 67456
Location:	5759 – 240 Street
Area:	18.0 ha (44.5 ac)
Official Community Plan:	Rural
Rural Plan:	Salmon River Uplands
Existing Zoning:	Rural Zone RU-1
Proposed Zoning:	Suburban Residential Zone SR-1
Agricultural Land Reserve:	Not in ALR

BACKGROUND / HISTORY:

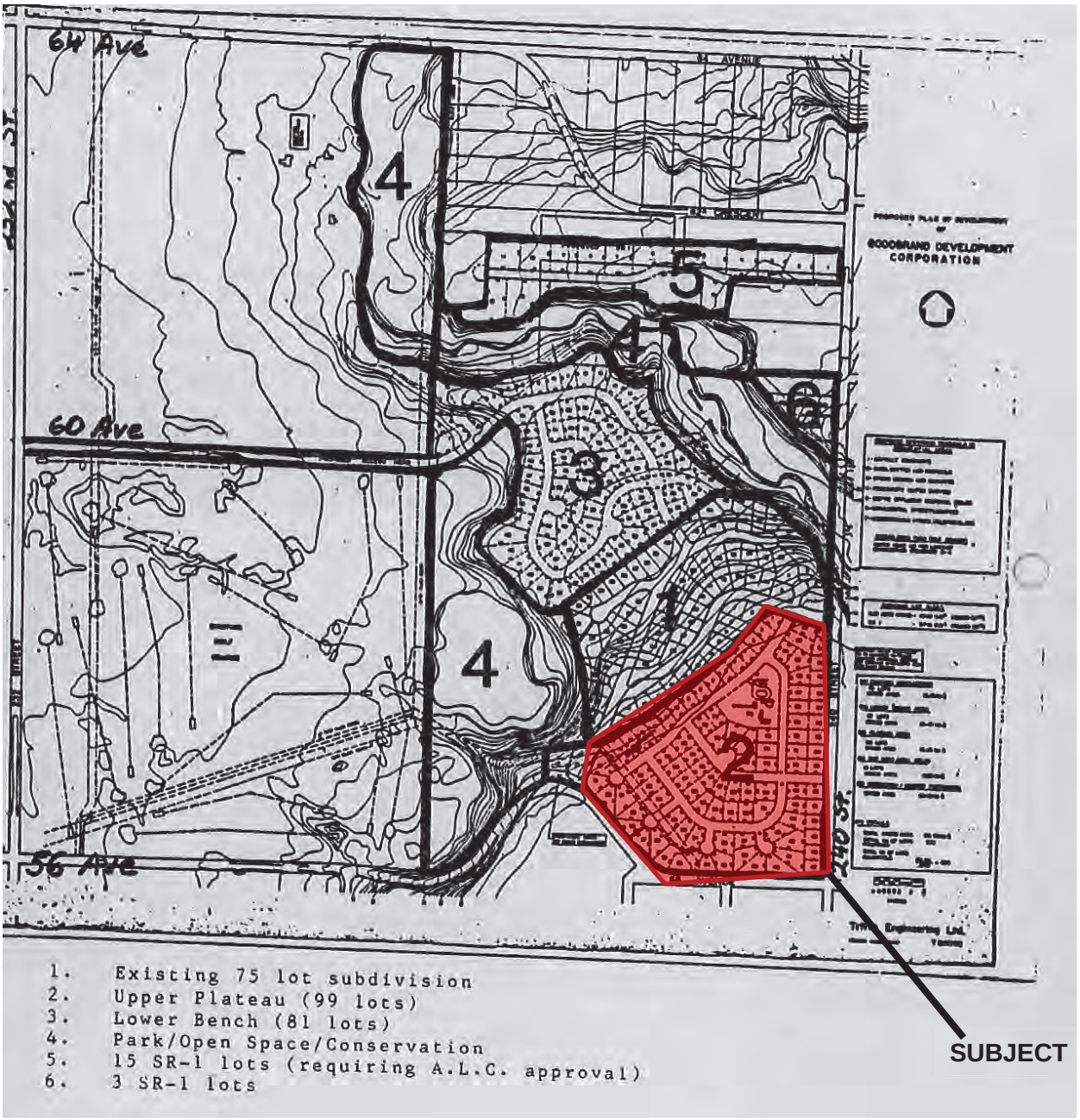
The subject property is part of the Tall Timbers neighbourhood in the Salmon River Uplands. Tall Timbers Estates (directly northwest of the subject site) was excluded from the ALR in 1977 and subdivided in 1979 and 1983 to create 76 single family lots. It is regulated by Land Use Contract 93C with underlying Suburban Residential SR-1 zoning.

The subject site was excluded from the ALR in 1986. The subject site was included as part of a previous rezoning application advanced to Council on November 17, 1986 (Rezoning Bylaw No. 2502) proposing to rezone and subdivide the site and the property to the northwest into 183 single family lots with an 1,340 m^2 (0.33 ac) minimum lot size.

Based on the information provided in the November 17, 1986 Report to Council, development in the Salmon River Uplands was based on a 'one acre gross density' with minimum lot size of 3,716 m^2 (0.92 ac) as per the Subdivision and Development Control Bylaw at the time.

On March 16, 1987 the former rezoning proposal was revised to achieve a 3,716 m^2 (0.92 ac) gross density by adjusting the proposal to accommodate 273 lots (99 of which were proposed on the subject site as indicated on the map included below in this report) with a minimum lot size of 1,200 m^2 (0.29 ac). The proposal included park and open space on a third property to the northwest (which was located in the ALR and subject to ALC approval).

Council granted first and second readings to Rezoning Bylaw No. 2502 on April 6, 1987 and denied third reading on June 1, 1987.



MARCH 16, 1987 PROPOSED LAYOUT

DISCUSSION / ANALYSIS:

Coastland Engineering and Surveying Ltd. has applied to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate development consisting of 39 single family lots.

Adjacent Uses:

North: A residential subdivision (Tall Timbers Estates) accommodating single family lots, regulated by Land Use Contract 93C, zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR;

South: 56 Avenue, beyond which are single family lots zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR;

East: 240 Street, beyond which are single family lots zoned Rural Zone RU-1, designated Salmon River Uplands in the Rural Plan and located within the ALR. A 15.8 ha (39 ac) site currently under application (TOL Project 11-10-0079) proposing to subdivide into single family lots, zoned Rural Zone RU-1 and Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and located within the ALR;

West: 56 Avenue, beyond which single family lots subdivided in 2015 by TOL Project 11-09-0025, zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and located within the ALR. Unopened road dedication for 237A Street, beyond which is a 43 ha (107 ac) property currently under application (TOL Project 11-09-0034) proposing rezoning / subdivision of 44 single family lots, zoned Rural Zone RU-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR.

Policy Review:

Official Community Plan:

The Official Community Plan (OCP) designates the subject property as Rural; a designation primarily intended to maintain the existing rural character of the area as identified in the below excerpt:

> *2.2.6. Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.*

The OCP goes on to identify the need for further policy development to guide land use in the Salmon River Uplands as illustrated below:

> *2.2.9. Consider undertaking more detailed plans to provide a vision and appropriate policies for the Salmon River Uplands and Fraser Highway corridor areas.*

Rural Plan:

The subject property is designated Salmon River Uplands in the Rural Plan, a designation intended to preserve the rural character of the area. Like the OCP, the Rural Plan identifies the need for a future detailed land use plan to guide growth in the neighbourhood as per the below excerpt:

> *5.7.1 The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area.*

Metro Vancouver Regional Growth Strategy:

The Metro Vancouver Regional Growth Strategy (RGS) designates the subject property as Rural as per the below excerpt:

> *Rural areas are intended to protect the existing character of rural communities, landscapes and environmental qualities. Land uses include low density residential development, small scale commercial, industrial, and institutional uses, and agricultural uses that do not require the provision of urban services such as sewer or transit. Rural areas are not intended as future urban development areas, and generally will not have access to regional sewer services.*

The proposed Suburban Residential SR-1 zoning with a 0.37 ha (0.92 ac) minimum lot size is consistent with the above noted policy context from the OCP, Rural Plan and RGS.

Density:

The subject site is approximately 18.0 ha (44.5 ac) in size. The applicant proposes to subdivide the property into 39 single family lots with an average lot size of 4,047 m^2 (1 ac) and a minimum lot size of 3,716 m^2 (0.92 ac) (as accommodated by the proposed SR-1 zoning). The proposed gross density equates to 2.2 units per hectare (0.88 units per acre) (2.4 units per hectare (0.97 units per acre) net of the proposed road dedications).

Zoning Amendment:

Bylaw No. 5717 proposes to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-1.

Subdivision:

The preliminary subdivision plan submitted in support of the rezoning application proposes 39 single family lots. Of the 39 proposed lots, 19 will have frontages on 56 Avenue, 240 Street and 58A Avenue. The remaining 20 proposed lots have frontages on new local roads 57 Avenue, 58 Avenue and 238 Street. Access to all of the lots, other than the two (2) lots fronting 58A Avenue is proposed via new local road connection to 240 Street, independent of the established neighbourhood to the north, minimizing potential traffic impacts on the existing neighbourhood.

An exterior design control agreement is a prerequisite to final reading of Bylaw No. 5717. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The Policy specifies target contribution amounts based on unit types. The applicant has reviewed the Policy and has agreed to provide the current target contribution amounts specific to this development, which are $6,808 per single family lot for a total amount of $265,512.

Public Information Meeting:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting until June 28, 2021.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements in Schedule 2 of the Official Community Plan. In total two (2) adaptable units are required in the development in compliance with the Official Community Plan.

Tree Protection / Replacement:

The tree management plan submitted by the applicant indicates that 6,281 significant trees exist on the subject site, with 2,198 proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required. Post development approximately 2,198 trees will be in place on the subject site. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Landscape:

A 15 m (49 ft) wide buffer is proposed along the eastern property line in accordance with the Ministry of Agriculture guidelines to provide a buffer to the properties across 240 Street in the ALR. The buffer consists of a retained mature stand of conifer trees, that will be supplemented with evergreen and deciduous shrubs. The existing white rail fence is proposed to be retained. A split rail fence will separate the ALR buffer from the proposed residential yards. The provision of the buffer and registration of a restrictive covenant are noted as a condition of rezoning.

Servicing:

Prior to final reading the applicant will be required to enter into a Servicing Agreement to secure servicing works such as road works, a stormwater detention facility for the catchment area, a stormwater management plan and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township.

Extension of municipal water will be required in order to meet the site's Service Level 3 – Special Urban designation. The applicant proposes to incorporate upgrades to the existing pedestrian walkway connection between 237A Street and 56 Avenue to be secured through the servicing agreement.

The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

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

The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

School Sites:

School District 35 has provided comments (Attachment A) and anticipates that the overall development will generate approximately 20 new students for Peterson Road Elementary (located approximately 2.1 km south of the site) and 11 new students for D.W. Poppy Secondary School (located approximately 875 m south of the site).

Parks:

Brown Park, which is equipped with playing fields, is located in the 5100 block of 240 Street (approximately 1 km to the south of the subject site).

Transit:

Transit service is currently provided along Fraser Highway (approximately 3.3 km from the subject site) via the 503 bus.

Policy Considerations:

The proposed rezoning will facilitate subdivision of the existing property into 39 single family lots. The proposed rezoning is compatible with the objectives of the Official Community Plan, Rural Plan and Metro Vancouver Regional Growth Strategy and with the proposed Suburban Residential SR-1 zoning.

Staff recommend that Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

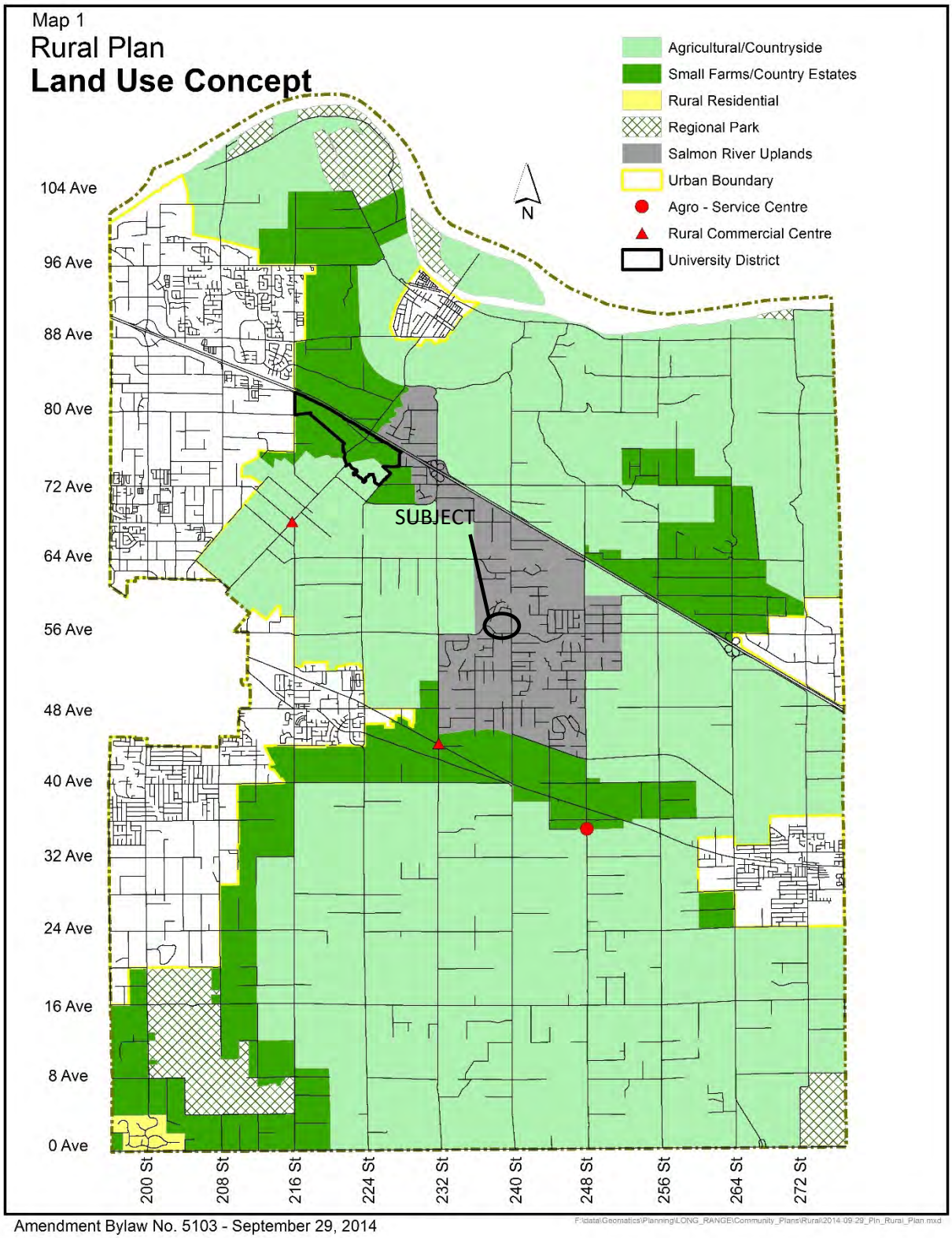
Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT

ATTACHMENT A School District Comments

~~ATTACHMENT **B**~~

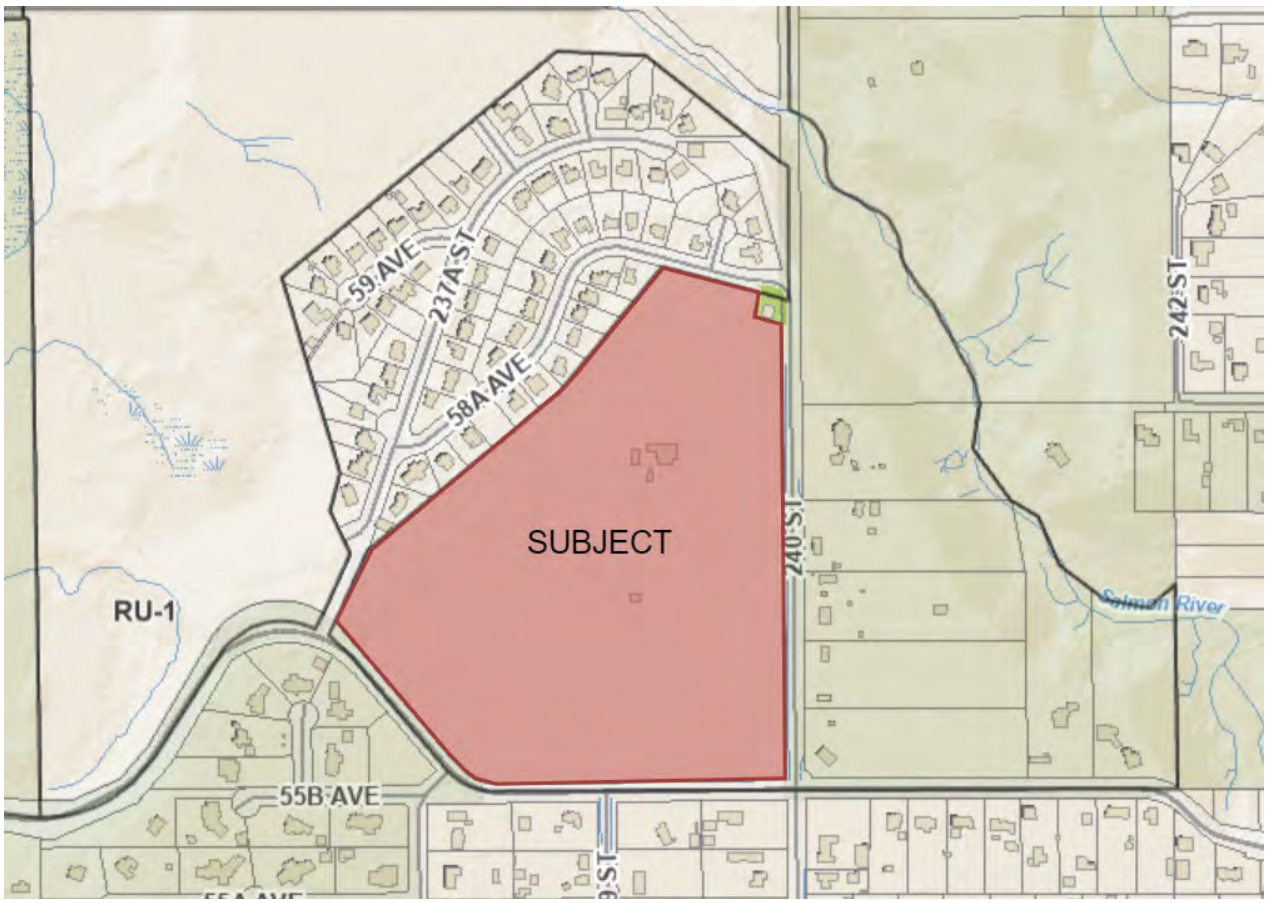


~~ATTACHMENT C~~

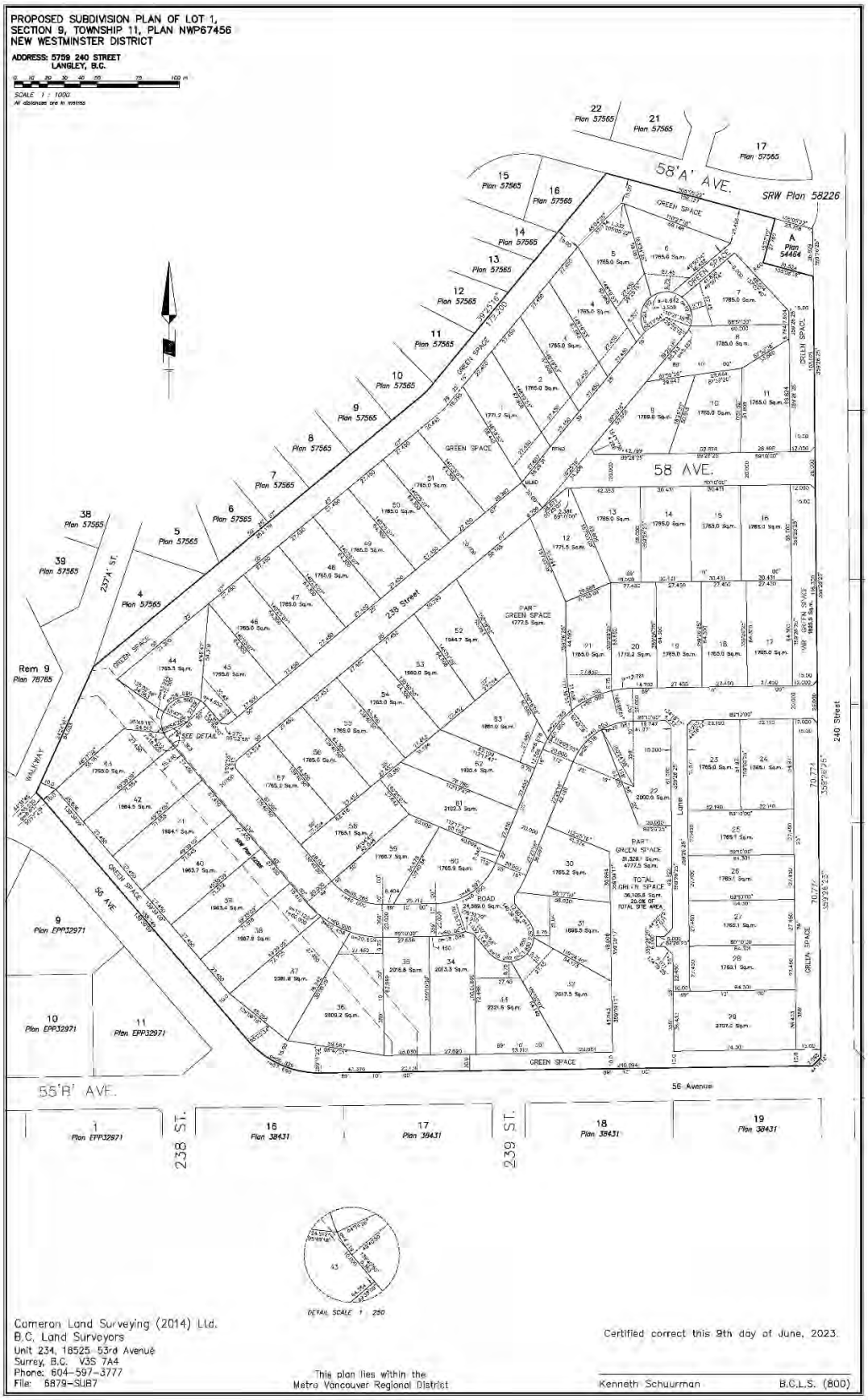


Amendment Bylaw No. 5103 - September 29, 2014

~~ATTACHMENT D~~



~~ATTACHMENT E~~



~~ATTACHMENT F~~

June 16, 2023

File: 2697
TOL File: 11-09-0033

Township of Langley
Planning Department
20338 - 65 Avenue
Langley, BC V2Y 3J1

Attention: Mr. Stephen Richardson, Director, Development Services

Dear Sir:

Re: Community Amenity Contribution (Policy 07-166) for 5759 – 240 Street

Be advised that we, the owners (1079307 BC Ltd., 1318611 BC Ltd., 1318612 BC Ltd., 1318617 BC Ltd., 1318663 BC Ltd. and 1318664 BC Ltd. herein referred to as Khera Heights Group) of 5759 – 240 Street, have worked together with the Township of Langley staff to arrive at a voluntary Community Amenity Contribution totaling $8,000,000.00. The contribution is attributed to the rezoning of the above noted property.

We thank you for your consideration and look forward to concluding this matter and working with the Township Staff through the remaining rezoning and subdivision process.

Yours truly,

Prabhdev Khera – 1079307 BC Ltd.
Spokeperson for Khera Heights Group

G:\2697\PLANNING\2697 COMMUNITY AMENITY CONTRIBUTION.DOC

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (COASTLAND ENGINEERING LTD.) BYLAW NO. 5905

EXPLANATORY NOTE

Bylaw No. 5905 rezones 18.02 ha (44.55 ac) of land located at 5759 - 240 Street to Suburban Residential Zone SR-3 to facilitate development of 63 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (COASTLAND ENGINEERING LTD.) BYLAW NO. 5905

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 (Coastland Engineering Ltd.) Bylaw No. 5905”.

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

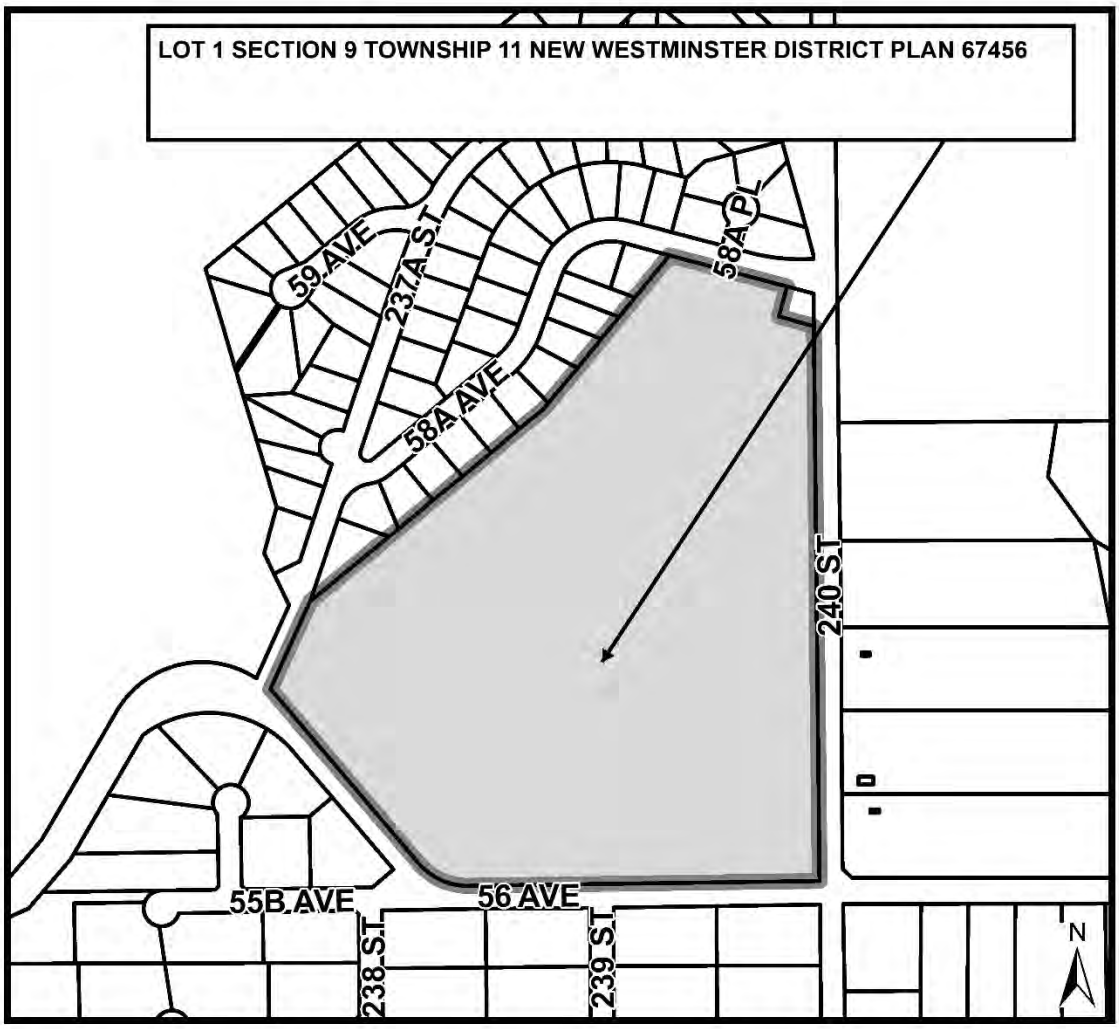
   Lot 1 Section 9 Township 11 New Westminster District Plan 67456

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Suburban Residential Zone SR-3.

NOTICE WAS ADVERTISED	15, 22	day of	June	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5905



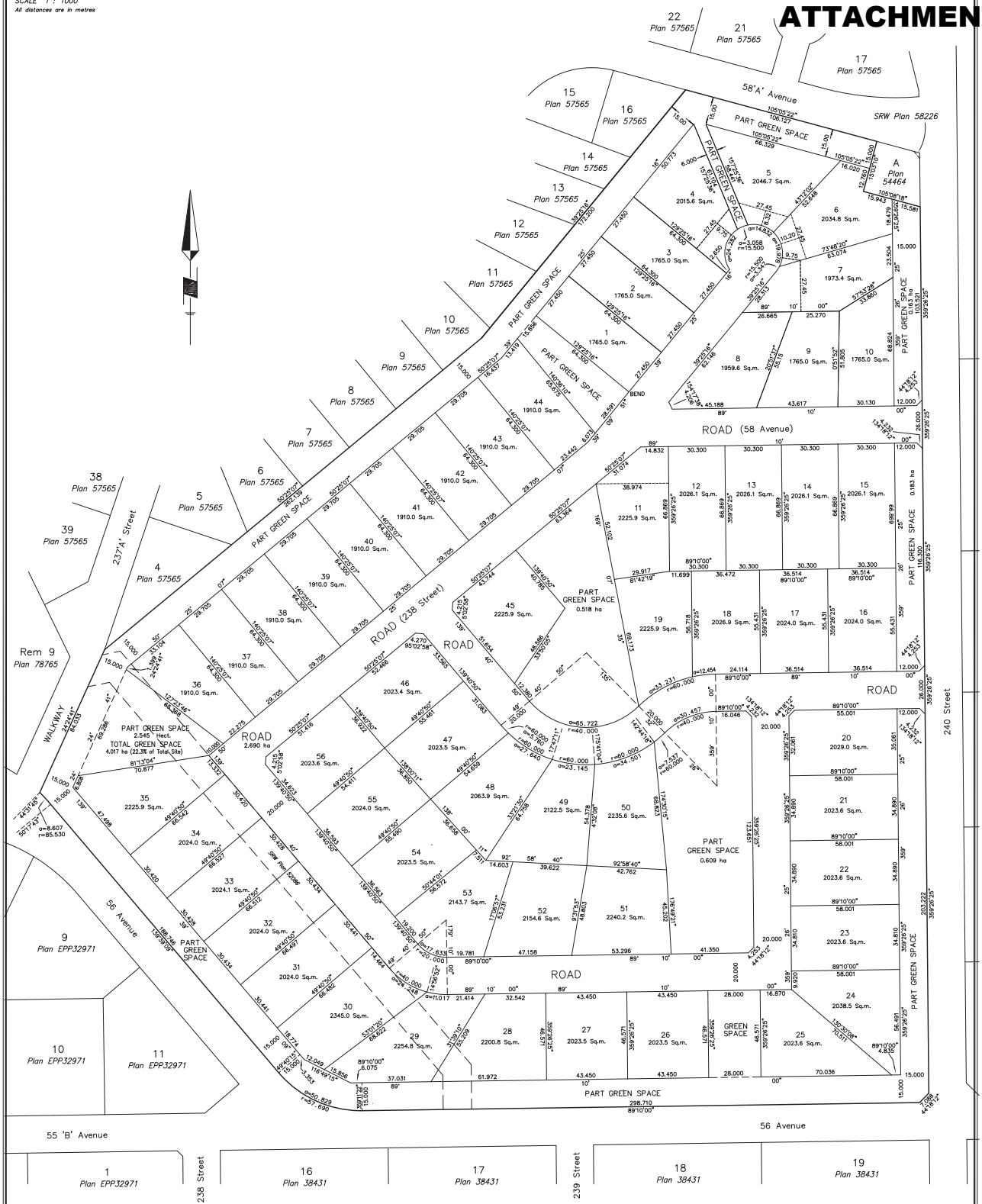
PROPOSED SUBDIVISION PLAN OF LOT 1,
SECTION 9, TOWNSHIP 11, PLAN NWP67456
NEW WESTMINSTER DISTRICT

ADDRESS: 5759 240 STREET
LANGLEY, B.C.

0 10 20 30 40 50 75 100 m

SCALE 1 : 1000

All distances are in metres



TOTAL SITE AREA
18.039 ha
180,393.3 Sq.m.

TOTAL GREEN SPACE AREA
4.017 ha (22.3% of Total)

TOTAL ROAD AREA
2.690 ha

Cameron Land Surveying (2014) Ltd.
B.C. Land Surveyors
Unit 234, 18525-53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 6879-SUB9

This plan lies within the
Metro Vancouver Regional District

Certified correct this 11th day of October, 2016

Kenneth Schuurman B.C.L.S. (800)

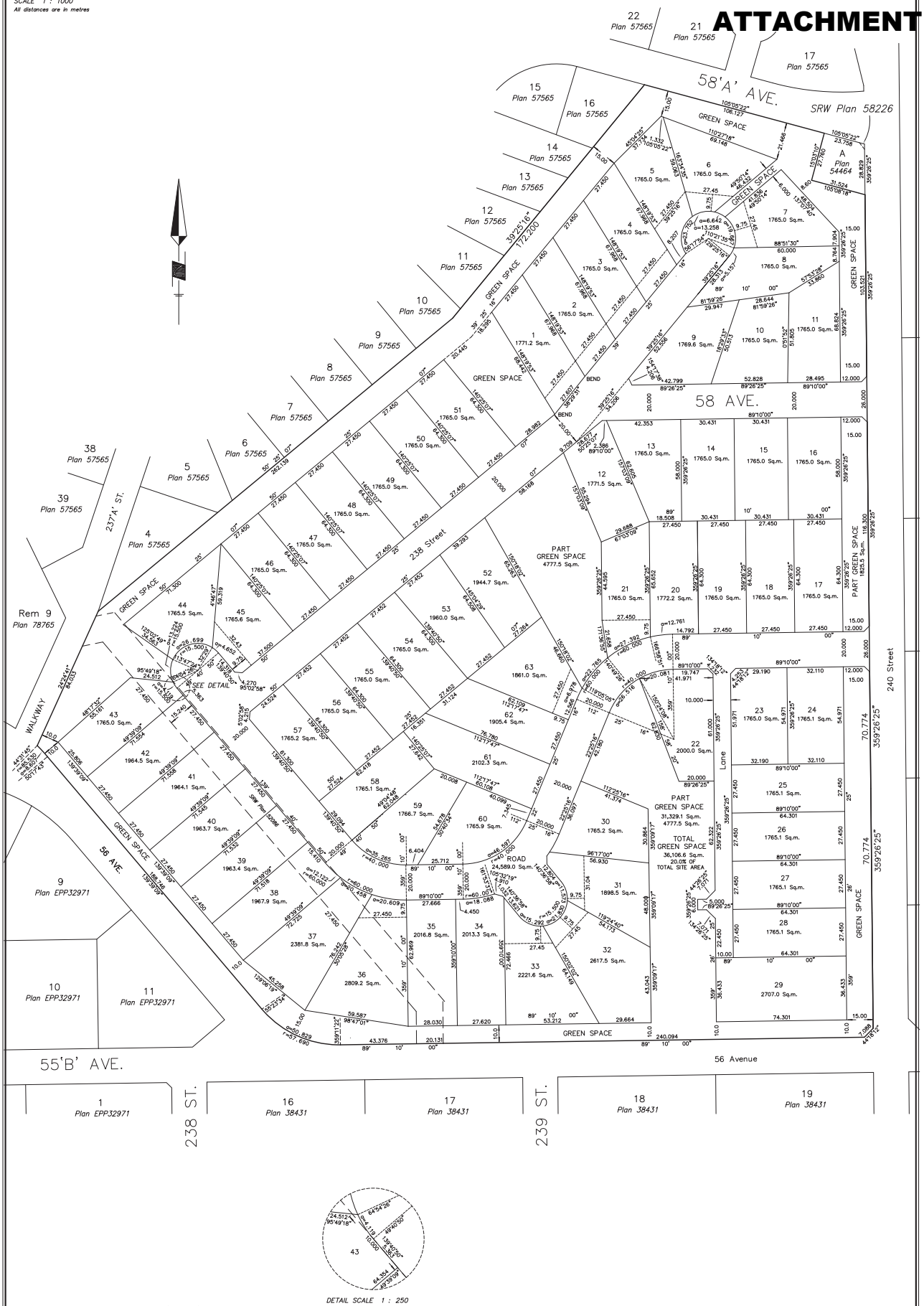
ATTACHMENT C

PROPOSED SUBDIVISION PLAN OF LOT 1,
SECTION 9, TOWNSHIP 11, PLAN NWP67456
NEW WESTMINSTER DISTRICT

ADDRESS: 5759 240 STREET
LANGLEY, B.C.

0 10 20 30 40 50 75 100 m

SCALE 1 : 1000
All distances are in metres



DETAIL SCALE 1 : 250

Cameron Land Surveying (2014) Ltd.
B.C. Land Surveyors
Unit 234, 18525–53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604–597–3777
File: 6879–SUB7

This plan lies within the
Metro Vancouver Regional District

Certified correct this 9th day of June, 2023.

Kenneth Schuurman B.C.L.S. (800)

TALL TIMBERS AREA | CONCEPTUAL LAYOUT / TRAIL NETWORK



Applicant Proposed Trail
Walkway
Existing Trail
Conceptual Trail

N

Document Path: F:\data\Planning\Planning Tech\CustomMaps\11-09-0033 Context Plan\11-09-0033 context plan.mxd

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (COASTLAND ENGINEERING LTD.) BYLAW NO. 5905

EXPLANATORY NOTE

Bylaw No. 5905 rezones 18.02 ha (44.55 ac) of land located at 5759 - 240 Street to Suburban Residential Zone SR-3 to facilitate development of 56 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (COASTLAND ENGINEERING LTD.) BYLAW NO. 5905

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 (Coastland Engineering Ltd.) Bylaw No. 5905”.

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

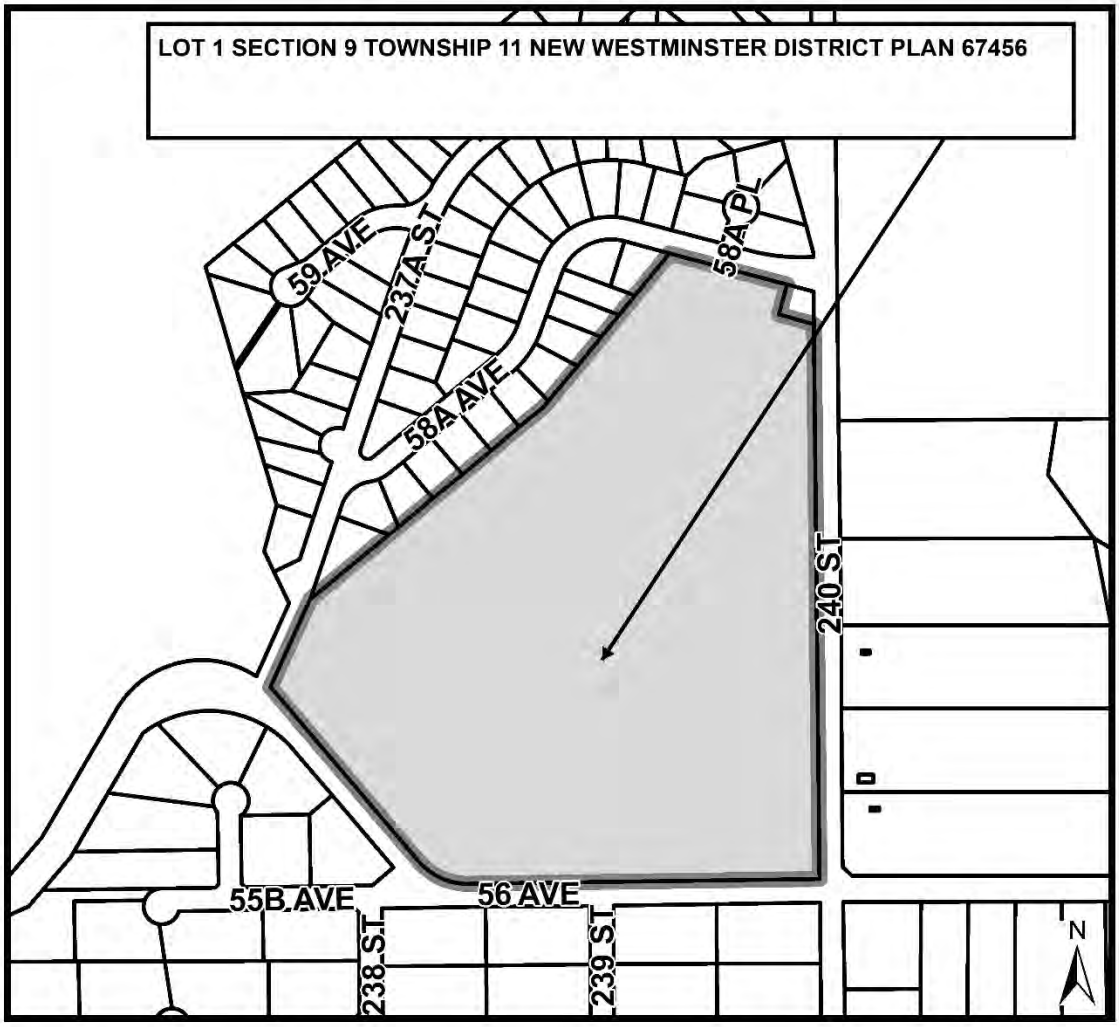
   Lot 1 Section 9 Township 11 New Westminster District Plan 67456

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Suburban Residential Zone SR-3.

NOTICE WAS ADVERTISED	15, 22	day of	June	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5905



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 20, 2023 - REGULAR MEETING	**REPORT:**	23-240
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	BA000044
SUBJECT:	BYLAW AMENDMENT FOR AGE-RESTRICTED VAPE STORES		

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Age-Restricted Vape Stores) No. 5959.

EXECUTIVE SUMMARY:

At the Regular Meeting on March 13, 2023, Council directed staff to prepare a report on regulatory and licensing options for the location of vape stores.

At the Regular Meeting on September 11, 2023, Council referred Report 23-175 to staff to provide a report with a wider scope to include the prohibition of all vape paraphernalia.

At the Regular Meeting on October 23, 2023, Report 23-228 (Attachment A) was presented to Council. At the same meeting Council endorsed the draft Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Age-Restricted Vape Stores) No. 5959 and directed staff to bring forward the bylaw for consideration of first, second, third and final reading at a future Council Meeting.

Public notification of Bylaw No. 5959 has been served pursuant to Section 8.3 of Development Application Procedures Bylaw No. 5760 as Bylaw No. 5959 is consistent with the Township's Official Community Plan.

Respectfully submitted,

Patrick Marples
COMMUNITY AND POLICY PLANNER
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

ATTACHMENT A Council Report 23-228

Township of Langley

Est. 1873

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 23, 2023 - REGULAR MEETING	**REPORT:**	23-228
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	BA000044
SUBJECT:	AGE-RESTRICTED VAPE STORES		

RECOMMENDATIONS:

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

EXECUTIVE SUMMARY:

Various federal and provincial regulations prohibit the sale, display and advertising of vapour products (vapes), with an objective to restrict the sale of vapes to minors (those under 19 years of age).

According to existing regulations, vapes are available to consumers in two different types of stores: age-restricted stores and all-age stores. Age-restricted stores are stores minors are not permitted to enter. All-age stores can be accessed by people of all ages and carry limited vape products that can be purchased by adults only.

Paraphernalia (such as bongs, pipes and other items) are associated with the consumption of cannabis and vapes which is legal in Canada. The Township has limited ability to regulate the sale of these products. However, banning any new age-restricted vape stores is within Council's authority to control the location and thereby, the number of stores permitted.

A draft bylaw (Attachment A) to amend the Zoning Bylaw has been prepared for Council consideration of endorsement.

PURPOSE:

To provide a report regarding clarification of the Township's legislative authority and legal limitations on banning vape paraphernalia and a bylaw option for banning age-restricted vape stores.

BACKGROUND/HISTORY:

At the Regular Meeting on March 13, 2023, Council directed staff to prepare a report on regulatory and licensing options for the location of vape stores.

At the Regular Meeting on September 11, 2023, Council referred Report 23-175 (Attachment B) to staff to provide a report with a wider scope that includes the prohibition of all vape paraphernalia.

DISCUSSION/ANALYSIS:

Vapour products (vapes) are available to consumers in two different types of stores: age-restricted stores and all-age stores.

Age-restricted Stores

Age-restricted stores are stores minors (those under 19 years of age) are not permitted to enter. They include specialized stand-alone vape stores. Like a liquor store where a full range of alcohol products are available to adult consumers, age-restricted vape stores can sell the full range of vape products.

All-age Stores

All-age stores are accessed by people of all ages and carry limited vape products that can be purchased by adults only. Like in grocery stores and convenience stores where alcohol or vape products are sold, minors can see the products but they are restricted from purchasing them.

Legislative Authority

The federal and provincial governments are responsible for the regulation of the sale, advertising and marketing of tobacco and vapour products through the following legislation:

- Tobacco and Vaping Products Act (Canada)
- Tobacco and Vapour Products Control Act (BC)
- Public Health Act (BC)
- Tobacco and Vapour Products Control Regulation (BC)
- the new E-Substances Regulation (BC)

The Township does not have the legislative authority to override higher levels of government. The Township relies on higher levels of government for regulation and licensing and Ministry of Health Enforcement Officers in the regional health authorities for enforcing the Tobacco and Vapour Products Control Act, the Tobacco and Vapour Products Control Regulation and the E-Substances Regulation.

Sale of Paraphernalia

Paraphernalia (such as bongs, pipes and other items) are associated with the consumption of cannabis and vapes which is legal in Canada. As such, it is reasonable and expected for adult consumers to find these items available to them for purchase in stores. Minors are restricted from viewing and purchasing both cannabis and vape products.

This is like a grocery store (all-age store) having wine for sale. Minors are allowed to buy wine glasses, yet minors are not able to purchase any wine. However, all-age stores have a greater restriction in that vape products are not allowed to be seen or advertised in view of minors.

Conclusion:

Various federal and provincial regulations prohibiting the sale of vapour products to youth as well as restrictions on the sale, display and advertising of these products designed to limit youth exposure remain in effect. Beyond these measures, municipalities have limited powers and jurisdiction to regulate vaping and have limited enforcement resources. However, ultimate control on the location and, by extension, number of new stores to be located rests with the Township.

If adopted, proposed Bylaw No. 5959 (see Attachment A) will ban all new age-restricted stores in the Township.

Respectfully submitted,

Patrick Marples
COMMUNITY AND POLICY PLANNER
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

ATTACHMENT A Draft Bylaw No. 5959

ATTACHMENT B Council Report 23-175

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

~~ATTACHMENT A~~

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (AGE-RESTRICTED VAPE STORES) BYLAW NO. 5959

EXPLANATORY NOTE

Bylaw No. 5959 amends the Township of Langley Zoning Bylaw 1987 No. 2500 by adding definitions for excluding age-restricted sales premises as a commercial use.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (AGE-RESTRICTED VAPE STORES) BYLAW NO. 5959

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 (Age-restricted Vape Stores) Bylaw No. 5959".

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

    a. Amending Section 102 – DEFINITIONS by:
        i. adding the words "*age-restricted sales premises (as defined by the Public Health Act E-Substances Regulations),*" after the words "casino halls," from the definition of "COMMERCIAL USE".

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

~~ATTACHMENT B~~

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	**REPORT:**	23-175
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	BA000044
SUBJECT:	POLICY OPTIONS FOR VAPE STORES		

RECOMMENDATION:

That Council direct staff to prepare a bylaw that provides for an outright ban on age restricted vape stores.

EXECUTIVE SUMMARY:

At the Regular Meeting on March 13, 2023, Council directed staff to prepare a report on regulatory and licensing options for the location of vape stores.

Senior levels of government are responsible for the regulation of the sale, advertising and marketing of tobacco and vapes. Local governments have the authority to regulate the location of vapes stores through zoning. A best practice review has been conducted. The following options were considered by staff:

Option 1 - An Outright Ban of Age Restricted Stores

Option 2 - Limit Age-Restricted Stores to the Second Floor in Commercial Areas

Option 3 - Follow Restrictions Similar to the Retail Cannabis Policy

The options focus on age-restricted vape stores where minors (those under 19 years of age) are not permitted to enter. Minors are permitted to enter all-age stores such as gas stations, convenience stores and any other retail establishment where vape products may be sold.

Once directed staff will present a bylaw for Council consideration.

PURPOSE:

To provide a definition of vapour products (“vapes”), outline regulatory framework, summarize municipal best practices of locating vape stores and present policy options for locating vape stores in the Township.

BACKGROUND/HISTORY:

At the Regular Meeting on March 13, 2023, Council passed the following motion:

> "Whereas the Township's Official Community Plan supports initiatives to support healthy lifestyles and prevent chronic diseases through healthy built environments; and
>
> Whereas the Township's Zoning Bylaw administers location of use in the Township supported by Council Policy;
>
> Therefore be it resolved that Council direct staff to prepare a report reviewing bylaw, policy and licencing options, with potential amendments thereto, regarding the location of 'vape stores' including proposed location criteria in consideration of compatibility with surrounding land uses."

DISCUSSION/ANALYSIS:

The discussion provides a definition of vapour products ("vapes"), outlines regulatory framework, summarizes municipal best practices of locating vape stores, and presents policy options for locating them in the Township.

Definition of a Vapour Product

According to the BC Ministry of Health, a vapour product (commonly known as an e-cigarette) is defined as a device that contains an electronic or battery-powered heating element that can vaporize an E-substance. An E-substance is a solid, liquid or gas that, when heated by the element in an e-cigarette, produces a vapour for use. All E-substances are covered by provincial legislation (both those with nicotine and those that are nicotine-free).

Regulatory Framework

The federal and provincial governments are responsible for the regulation of tobacco and vapes through the Tobacco and Vaping Products Act (Canada), Tobacco and Vapour Products Control Act (BC), Public Health Act (BC), Tobacco and Vapour Products Control Regulation and the new E-Substances Regulation (BC).

Federal:

In 2020, the Government of Canada introduced several measures under the Tobacco and Vaping Products Act to restrict the promotion of vaping products to youth. The regulations prohibit the promotion of vaping products by means of advertising done in a manner that allows the advertising to be seen or heard by young persons. Advertising in places such as recreational facilities, public transit facilities, broadcast media, in publications, including those online, are prohibited, if the ads can be seen or heard by anyone under eighteen years of age. Other measures include:

- Limiting youth exposure to promotion of vaping products at points of sale
- Requiring a health warning statement on all ads for vaping products
- Enhanced vaping compliance and enforcement actions

Provincial:

Under the BC Public Health Act, a health hazard can be a defined condition, thing or activity either associated with injury or illness, or which fails to meet a certain standard relating to health, injury or illness. The Public Health Act enables health hazards to be identified and addressed in regulation. In 2020, the Province of BC enacted the E-Substance Regulation and made amendments to existing regulations as part of its vaping action plan to strengthen the regulatory framework around youth vaping. The E-Substance Regulation distinguishes between two (2) types of stores in which vapes may be sold:

1. Age-Restricted stores: where minors (those under 19 years of age) are not permitted to enter. Age-restricted stores include specialized vape stores.
2. All-ages stores: where minors are permitted to enter. These sales premises include gas stations, convenience stores, and any other retail establishment, where youth are permitted.

Other measures in the E-Substance Regulation include stringent restrictions on the content, flavour, packaging, advertising and sale of vapes in British Columbia.

Municipal:
Since senior levels of government are responsible for the regulation of the sale, advertising and marketing of tobacco and vapes, a review of regulatory and licensing options focuses on age-restricted sales premises at the municipal level. All-ages sales premises will continue to be regulated by the appropriate authorities.

Vape stores are currently permitted anywhere in the Township as a commercial use and are granted a business licence if they provide Ministry of Health approval. The Ministry of Health is responsible for ensuring vape stores are compliant with their regulations.

In summary, federal and provincial regulations prohibiting the sale of vapes to youth are in effect. Beyond these measures municipalities have limited powers and jurisdiction to regulate vaping and have limited enforcement resources. However, ultimate control on the location and, by extension, number of new stores to be located rests with the local municipalities.

<u>Municipal Best Practices</u>
A best practice review of several neighbouring municipalities was conducted to determine the regulations that have been put in place in relation to vaping. The municipalities included Abbotsford, Coquitlam, Langley City, Maple Ridge, and Surrey.

- The City of Abbotsford does not have any specific restrictions concerning vape stores in commercial zones.

- The City of Coquitlam amended its Business Licence By-law to prohibit the windows of tobacco or vapour product stores to be darkened, frosted or otherwise obscured. The intent of this amendment was to increase visibility of customers and employees as a public safety measure in these premises and to address the concern that extensive window frosting may be increasing youth interest in or attention to tobacco and/or vapour product businesses.

- The City of Langley created limits on new stores by preventing them from locating any closer than 400 metres from the nearest vape store. The intent is to offset what has become somewhat of a similar use district in the downtown. Further rationale included the impact of the frosted windows in creating a detrimental streetscape and thereby encouraging a less pedestrian-friendly active streetscape.

- In 2021, Maple Ridge amended the Zoning Bylaw to outright ban any new age-restricted vape stores citing community safety, protection of youth health and revitalizing the downtown core.

- Similar to Abbotsford, the City of Surrey does not have any specific restrictions concerning vape stores located in commercial zones.

A consistent design solution to prevent minors from viewing vaping products has been to frost or otherwise block all the street level windows from the public. This "solution" has the side affect of negatively affecting the streetscape of commercial area. For an active streetscape to thrive requires significant transparency between the public realm (street) and the private realm (store). Large inviting windows are a key aspect of an active street frontage. Without this transparency people are unable to make a connection with the store and are not enticed to go inside. Patrons in the store have the same disconnect from the street and can have feelings of being unsafe. This reduces the patron traffic into and out of the store and thereby reducing the active streetscape. Frosting has the affect of severing this connection to the street.

Overall, findings indicate that municipalities largely rely on the BC Ministry of Health enforcement officers in the regional health authorities for enforcing the Tobacco and Vapour Products Control Act, the Tobacco and Vapour Products Control Regulation and the E-Substances Regulation. However, there is no consistent approach to restricting or providing locational criteria for stores.

Policy Options

The differentiation between all-age and age-restricted stores provides an opportunity for the Township to limit locations where age-restricted stores are permitted. The Township currently has eight age-restricted stores. Any locational criteria or design solution to protect an active streetscape would have no affect on these existing stores.

Should Council choose to limit vape stores, it would not result in a general prohibition of vaping products being sold within the community. Existing age-restricted vape stores will be grandfathered and continue to have legal non-conforming status. In addition, all-age stores within the community that are licensed to sell tobacco products will also be able to sell vaping products.

Below are three policy options considered by staff.

Option 1 - An Outright Ban of Age Restricted Stores:
An outright ban is currently in effect in Maple Ridge. A ban would effectively prevent any further new stores being permitted and prevent any further disruption to the streetscape. Amendments to the Zoning Bylaw can be made to limit age-restricted stores by adding definitions and excluding the use.

Option 2 - Limit Age-Restricted Stores to the Second Floor in Commercial Areas:
This option has the benefit of eliminating the detrimental effects on the streetscape. This would also have a significant impact on reducing the exposure to youth with most second-floor commercial units accessed through an internal staircase/elevator and hallway. Even though most commercial designations allow for more than one storey of commercial, not all buildings have been built to their full potential. Over time new buildings may consider adding commercial spaces on the second floor knowing that vape stores would be located there. As a result, there would be a limited reduction in the number of potential age-restricted stores. This option would be achieved by amendments to the Zoning Bylaw.

Option 3 - Follow Restrictions Similar to the Retail Cannabis Policy:
This option would limit the number of age-restricted stores overall and would still allow for new store to apply. Using a 200-metre buffer around sensitive areas such as parks and schools would have no effect on existing stores and have little effect on allowing new stores being permitted. All applications would be forwarded to Council for consideration. Should Council

choose this option, it would put Council in the position of giving a perceived tacit approval for at least one age-restricted store in communities that currently do not have them. Increasing the buffer beyond 200 metres would effectively decrease the number of new potential stores. However, this approach does not address the detrimental affect window frosting has on the streetscape.

Next Steps:

With Council's direction staff will draft Zoning Bylaw amendments to limit age-restricted stores by adding definitions and excluding the use.

Respectfully submitted,

Patrick Marples
COMMUNITY AND POLICY PLANNER
for
MUNICIPAL ADMINISTRATION DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (AGE-RESTRICTED VAPE STORES) BYLAW NO. 5959

EXPLANATORY NOTE

Bylaw No. 5959 amends the Township of Langley Zoning Bylaw 1987 No. 2500 by amending the definition of commercial use by adding age-restricted sales premises (as defined by the Public Health Act E-Substances Regulations) to the list of excluded uses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (AGE-RESTRICTED VAPE STORES) BYLAW NO. 5959

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 (Age-restricted Vape Stores) Bylaw No. 5959".

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

    a. Amending Section 102 – DEFINITIONS by:
        i. adding the words "age-restricted sales premises (as defined by the Public Health Act E-Substances Regulations)," after the words "casino halls," to the definition of "COMMERCIAL USE".

NOTICE WAS ADVERTISED the	8, 15	day of	November	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(ESSENCE PROPERTIES (JERICHO CROSSING) INC.) BYLAW NO. 5926

EXPLANATORY NOTE

Bylaw No. 5926 authorizes the closure and highway dedication removal from a 0.107 ha portion of 78B Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(ESSENCE PROPERTIES (JERICHO CROSSING) INC.)) BYLAW NO. 5926

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 “Highway Closing and Dedication Removal (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5926”.

2. That portion of 78B Avenue lying in Section 22 Township 8 NWD shown outlined in heavy black line on Reference Plan EPP129608 prepared by Finny Philip, BCLS, a copy of which is attached hereto as Schedule “A”, and more particularly described as:

   i. all that portion of Parcel A containing 0.107 ha and originally dedicated road on Plan 43906

   shall be closed to traffic.

3. The dedication as highway shall be removed from that 0.107 ha portion of 78B Avenue.

4. The Township Clerk is hereby authorized to sign the plan(s) of survey and any such other instrument(s) as may be required to carry into effect the closure and dedication removal described in this Bylaw.

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

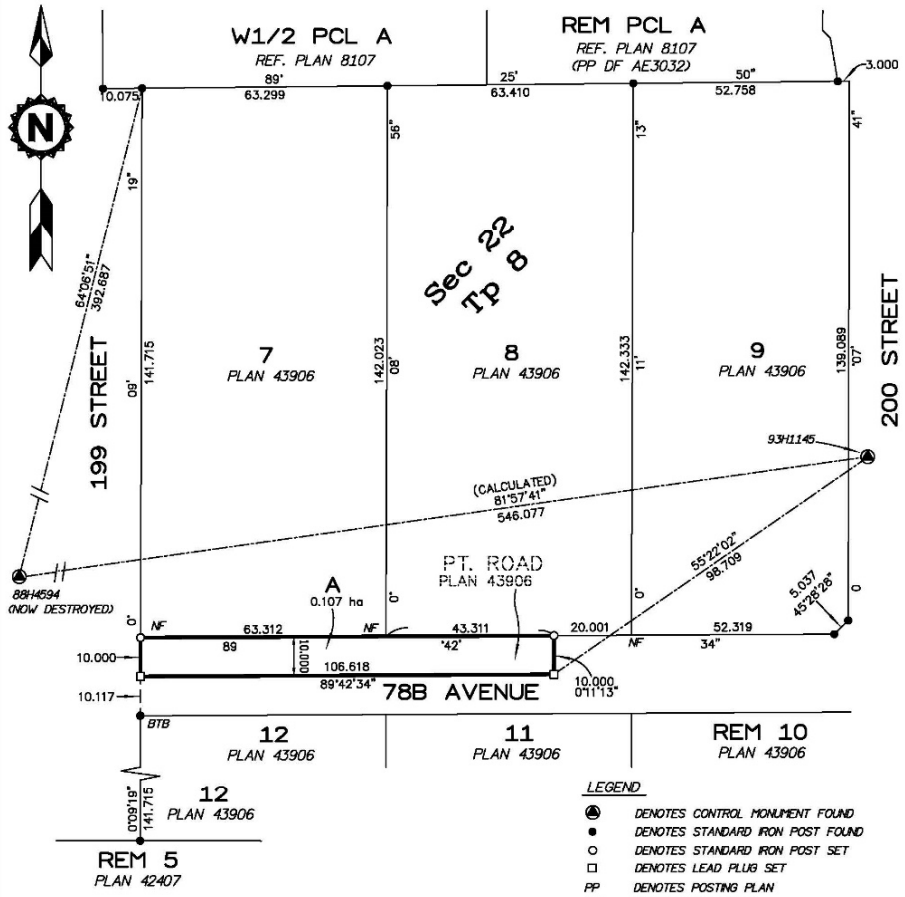
_____ Mayor _____ Township Clerk

SCHEDULE "A"

REFERENCE PLAN TO ACCOMPANY TOWNSHIP OF LANGLEY BYLAW NO. 5926 TO CLOSE PART OF ROAD DEDICATED ON PLAN 43906 SECTION 22 TP 8 NEW WESTMINSTER DISTRICT

PLAN EPP129608

PURSUANT TO SECTION 120, LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER
B.C.G.S. 92G.017



LEGEND

▲	DENOTES CONTROL MONUMENT FOUND
●	DENOTES STANDARD IRON POST FOUND
○	DENOTES STANDARD IRON POST SET
□	DENOTES LEAD PLUG SET
PP	DENOTES POSTING PLAN
NF	DENOTES NOT FOUND
ha	DENOTES HECTARES
REF.	DENOTES REFERENCE
PP	DENOTES POSTING PLAN
BTB	DENOTES BENT PIN TIED BASE

SCALE 1 : 1000

10 0 20 40

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:1000.

INTEGRATED SURVEY AREA No. 41, LANGLEY TOWNSHIP
NAD 83 (CSRS) 4.0.0.BC.1.MVRD
Grid bearings are derived from RTK GNSS observations to geodetic control monuments 93H1145 and 88H4594 and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

Coordinates are shown for mapping purposes only.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995993, which has been derived from control monument 93H1145.

NAD 83 (CSRS) 4.0.0.BC.1.MVRD UTM ZONE 10 COORDINATES			
	NORTHING	EASTING	ABSOLUTE ACCURACY
93H1145	5443782.12	524184.77	0.01
88H4594	5443705.79	523644.28	0.01

The field survey represented by this plan was completed on the 6th day of October, 2023.
Finny Philip, BCLS 995

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

ELEVATE LAND SURVEYING
FILE:20-1104-REF
SURREY B.C. 604-385-5571

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	06	day of	November	, 2023
READ A SECOND TIME the	06	day of	November	, 2023
READ A THIRD TIME the	06	day of	November	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 23, 2023 - REGULAR MEETING	**REPORT:**	23-222
FROM:	ENGINEERING DIVISION	**FILE:**	1855-60
SUBJECT:	TRANSLINK 2024 FUNDING REQUESTS		

RECOMMENDATION(S):

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.

ANALYSIS:

TransLink annually provides grant funding opportunities for capital projects that expand and enhance Major Road Network (MRN) vehicle, cycling and pedestrian infrastructure. Opportunities for cost-sharing capital projects on the MRN are managed through five (5) TransLink grant programs; Bicycle Infrastructure Capital Cost Share (BICCS), Major Road Network and Bike Upgrades (MRNB), Structures, Bus Speed and Reliability (BSR), and Walking Infrastructure to Transit (WITT). Funding is made available through a combination of funding allocated to municipalities and regional competitive programs, with applications due October 31, 2023.

TransLink, through Coast Mountain Bus Company, also provides funding through the Transit Related Road Infrastructure Program (TRRIP), with applications due in March 2024. Staff are currently compiling the proposed locations for 2024 for Council's review and consideration in a subsequent report.

TransLink also provides annual funding to operate and maintain the MRN, based upon lane kilometres within the Township of Langley (Township).

Financial Implications:

The Willowbrook Connector / 208 Street widening requires no additional Township funding as all required cost sharing is in place. The following projects require cost sharing for 2024:

- Fraser Highway Widening: 24300 Block to 24600 Block requires Township cost sharing, which is proposed to come primarily from the Development Cost Charge (DCC) Program. Detailed design is nearing completion and at this time the estimated capital cost for the remainder of the works is an additional $11,504,000 which will be presented for Council's consideration of funding as part of the 2024 budget process.
- Mufford Overpass Rehabilitation
- 2600 Block 200 Street Bridge Pedestrian Path Rehabilitation

- 20400 Block 16 Avenue Bridge Rehabilitation

Staff are also proposing that two projects be undertaken under the Bus Speed & Reliability Program with required cost sharing to come from existing 2023 capital budget:

- Bus Speed Reliability Improvements: 64 Avenue & 200 Street
- Bus Speed Reliability Improvements: 86 Avenue & 200 Street

A summary is provided in the tables below and each project is detailed in the reference pages including justifications and funding sources.

Proposed 2024 TransLink Allocated Funding:				
Program	**2024 TransLink Funding**	**TransLink Cost Share**	**Proposed Project**	**Additional ToL Funding Required**
MRNB	$2,098,000	50%	Fraser Highway Widening: 24300 Block to 24600 Block	$2,098,000 (DCC Eligible)
BICCS	$533,000	50%	Willowbrook Connector / 208 Street widening	$0
WITT	$196,000	50%	Willowbrook Connector / 208 Street widening	$0
Totals:	**$2,827,000**			**$2,098,000**

Proposed 2024 TransLink Competitive Funding:				
Program	**2024 TransLink Funding**	**TransLink Cost Share**	**Proposed Project**	**Additional ToL Funding Required**
BICCS Competitive	$600,000	75%	Fraser Highway Widening: 24300 Block to 24600 Block	$200,000 (DCC Eligible)
BICCS Rapid Implementation	$1,000,000	100%	Willowbrook Connector / 208 Street Widening	$0
WITT Competitive	$400,000	75%	Willowbrook Connector / 208 Street Widening	$0
Structures	$148,214	50%	20400 Block 16 Avenue Bridge	$93,964
Structures	$1,023,019	50%	Mufford Overpass Rehabilitation	$1,023,019
Structures	$310,000	50%	2600 Block 200 Street Bridge (Pedestrian Path Rehabilitation)	$310,000
BSR	$30,000	50%	64 Avenue & 200 Street	$30,000*
BSR	$75,000	50%	86 Avenue & 200 Street	$75,000*
Totals:	**$3,586,233**			**$1,731,983**

*Note: Funding is proposed from existing 2023 Capital budget if applications are successful.

Through the various capital programs, the Township could receive an investment of $6,413,233 from TransLink while requiring a Township contribution of $3,829,983. In the case of Willowbrook Connector / 208 Street, the TransLink contributions may allow for additional Township funding to be carried forward to the next phase of works.

Costs for maintaining the MRN are fully funded by TransLink, with no financial impact to the Township. For 2024, TransLink has advised that funding levels will increase to $4,835,000.

Township of Langley TransLink 2024 Operating Funding		
2023 Approved Operating Budget	**2024 TransLink Funding**	**Budget Increase**
$4,649,000	$4,835,000	$186,000

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Widening: 24300 Block to 24600 Block					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$4,996,000				
Budget Remaining	$8,443,000					
Total Projected Cost	$8,443,000	$16,500,000				
Project Description *(Phased Project)	Continuation of the design and construction of the next phase of widening Fraser Highway from 243 Street to 246 Street to four (4) travel lanes plus multi-use paths on both sides and ultimate intersection improvements with turn bays at 244 street. Project is 50% funded by TransLink (75% for multi-use paths) with additional funding being requested for the next two (2) years as part of the MRNB cost share program.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	Existing intersection of 244 Street and Fraser Highway is congested during peak hours with high traffic volumes along Fraser Highway. Installation of turn lanes and widening Fraser Highway to four (4) lanes with multi-use paths will improve traffic flows, reduce vehicle conflicts, and improve safety.					

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

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

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Widening: 24300 Block to 24600 Block					
Work Breakdown	RDS1356					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$3,249,680	$2,275,020				
Reserve: Capital Projects Reserve	$32,320	$22,980				
Debt						
TransLink	$5,161,000	$2,698,000				
ICBC						
Other:_____						
Total Currently Funded	**$8,443,000**	**$4,996,000**				

Total Currently Unfunded		**$11,504,000**				

Estimated Annual Operating Impact	$38,956

Township of Langley Capital Project Description						
Project Title:	Willowbrook Connector, 208 Street & 212 Connector					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$2,129,000				
Budget Remaining	$24,316,279					
Total Projected Cost	$24,316,279	$2,129,000				
Project Description *(Phased Project)	Construction of approximately 2.0 km of arterial road widening improvements on the Willowbrook Connector from 64 Avenue to 68 Avenue and 208 Street from 68 Avenue to 72 Avenue, including intersection improvements at 64, 65, 66A, 68, 70 and 72 Avenues, and water, storm, sanitary, active transportation facilities installations, as well as third-party utilities relocations.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	The construction of the Willowbrook Connector and 208 Street from 64 Avenue to 72 Avenue is the first phase of road widening works. Road widening to accommodate a four-lane cross section will alleviate traffic congestion along an arterial road corridor and provide connectivity from the City of Langley to the Willoughby Community. Project completion with active transportation facilities installed along the Willowbrook Connector from 64 Avenue to 68 Avenue is eligible for external funding through TransLink's WITT and BICCS Programs. The second phase of the road widening works includes 208 Street from 72 Avenue to 76 Avenue and the 212 Street Connector from 208 Street/74B Avenue to 212 Street/80 Avenue. Design modifications for this phase are based on recommendations from various studies undertaken.					
Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**		**Medium**		**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions		• extend the life of an asset • desirable new infrastructure • social, cultural, and aesthetic value • cost effective to replace or repair now		• action recommended in studies / reports • promotes inter-municipal cooperation
Length of Project (years):	2		Initial Year of Approval:	2023		

Note: Existing Funding shown is only for roadworks, funding also exists for related stormwater, sewer and water works.

Township of Langley Capital Project Description						
Project Title:	Willowbrook Connector, 208 Street & 212 Connector (Roads)					
Work Breakdown	RDS1375					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$4,004,093					
Reserve: Capital Projects	$359,182					
Debt (DCC Funded)	$19,089,000					
TransLink	$840,750	$2,129,000				
ICBC						
Other: Non-Refundable Deposits	$23,254					
Total Currently Funded	**$24,316,279**	**$2,129,000**				

Note: Existing Funding shown is only for roadworks, funding also exists for related stormwater, sewer and water works.

Township of Langley Capital Project Description						
Project Title:	20400 Block 16 Avenue Bridge Rehabilitation					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$242,178				
Budget Remaining	$162,250					
Total Projected Cost	$162,250	$242,178				
Project Description *(Phased Project)	Bridge Rehabilitation at 16 Avenue and 20400 block. Work includes replacing the rip rap at the east abutment, replacing scour protection at the west abutment, and replacing the damaged railing and concrete curb at the northwest corner.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	Bridge rehabilitation is required to ensure that no further undermining of the abutments occurs during future storm events, to ensure continued safe travel for vehicular traffic, and to increase the life cycle of the bridge.					

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

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

Township of Langley Capital Project Description						
Project Title:	20400 Block 16 Avenue Bridge Rehabilitation					
Work Breakdown	RDS1379					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve	$108,125	$93,964				
Debt						
TransLink	$54,125	$148,214				
ICBC						
Other:_____						
Total Currently Funded	**$162,250**	**$242,178**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Mufford Overpass Rehabilitation					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$2,046,038				
Budget Remaining	$131,250					
Total Projected Cost	$131,250	$2,046,038				

Project Description *(Phased Project)	The scope of the construction work will include repairs to the spalling and cracking at the east abutment, slab jacking is required due to settlement of the east approach slab and additional security fencing on both the north and south side of the overpass.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The repairs are required to ensure continued safe travel for vehicular and pedestrian traffic and to increase the life cycle of the overpass. This project is located on the Major Road Network and is eligible for cost sharing with Translink under the Structures Program.

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

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

Township of Langley Capital Project Description						
Project Title:	Mufford Overpass Rehabilitation					
Work Breakdown	RDS1378					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve	$65,625	$1,023,019				
Debt						
TransLink	$65,625	$1,023,019				
ICBC						
Other:_____						
Total Currently Funded	**$131,250**	**$2,046,038**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	2600 Block 200 Street Bridge (Pedestrian Path Rehabilitation)					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$620,000				
Budget Remaining						
Total Projected Cost		$620,000				

Project Description *(Phased Project)	Construction repairs are required to the pedestrian walkways due to deterioration of the structural beams and wood decking. In addition, the existing handrails require sandblasting and repainting.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The project is required to ensure continued safe travel for pedestrians and to increase the life cycle of the bridge. The project is located on the Major Road Network and is eligible for cost sharing with Translink under the Structures Program.

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

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

Township of Langley Capital Project Description						
Project Title:	2600 Block 200 Street Bridge (Pedestrian Path Rehabilitation)					
Work Breakdown	New					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$310,000				
Debt						
TransLink		$310,000				
ICBC						
Other:_____						
Total Currently Funded		**$620,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Bus Speed Reliability Improvements: 64 Avenue & 200 Street					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$60,000				
Budget Remaining						
Total Projected Cost		$60,000				

Project Description *(Phased Project)	Westbound left-turn bay extension on 64 Avenue east of 200 Street. Works include removing existing center median in front of Canadian Tire's driveway, replacing with a new median and delineators, and installing signs and pavement markings.
Project Justification and Consequences of Not Proceeding *(Phased Project)	During PM peak hours, westbound left-turn vehicles spill back onto the westbound through lanes, blocking westbound through movement. The Transit Priority Study recommends extending the westbound left-turn bay to improve the westbound flow, therefore shortening the bus waiting time at the intersection of 64 Avenue and 200 Street.

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

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

Township of Langley Capital Project Description						
Project Title:	Bus Speed Reliability Improvements: 64 Avenue & 200 Street					
Work Breakdown	New					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve						
Debt						
TransLink		$30,000				
ICBC						
Other: Transfer from RDS1127		$30,000				
Total Currently Funded		**$60,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Bus Speed Reliability Improvements: 86 Avenue & 200 Street					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$150,000				
Budget Remaining						
Total Projected Cost		$150,000				

Project Description *(Phased Project)	Adding a westbound left-turn signal to existing traffic signal and extending the westbound left-turn bay at 86 Avenue and 200 Street. Works include replacing existing signal heads with new signal heads, replacing some signal poles, upgrading signal cables to accommodate new left phases, replacing one portion of the existing median, and installing signs and pavement markings.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Coast Mountain Bus Company has raised concern about delays for westbound left-turn buses at 86 Avenue and 200 Street. The Transit Priority Study recommends adding a westbound left-turn signal and extending the westbound left-turn bay to reduce intersection delays and improve the speed and reliability of transit on the 200 Street corridor.

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

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

Township of Langley Capital Project Description						
Project Title:	Bus Speed Reliability Improvements: 86 Avenue & 200 Street					
Work Breakdown	New					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve						
Debt						
TransLink		$75,000				
ICBC						
Other: Transfer from RDS1127		$75,000				
Total Currently Funded		**$150,000**				
Total Currently Unfunded						

Respectfully submitted,

Ryan Chapman
MANAGER OF ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 23, 2023 - REGULAR MEETING	**REPORT:**	23-212
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-06-0136
SUBJECT:	REZONING APPLICATION NO. 100734 (FLOWERCHILD RESEARCH INC. / 204, 26730 – 56 AVENUE)		

PROPOSAL:

Application to amend General Industrial Zone M-2A to add cannabis processing and cannabis testing as a permitted use on a site-specific basis for a property located at 204, 26730 – 56 Avenue.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5944 subject to one (1) development prerequisite being satisfied prior to final reading.

RATIONALE:

The proposed rezoning is compatible with the objectives of the Gloucester Industrial Park Community Plan.

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

Flowerchild Research Inc. has applied to amend the General Industrial Zone M-2A on a site-specific basis for a property located at 204, 26730 – 56 Avenue to accommodate federally licensed cannabis processing and testing uses. The rezoning is required to permit the use and allow the proposed business to operate on the subject site. The proposal is compatible with surrounding land uses and the provisions of the Gloucester Industrial Park Community Plan.

The proposed use, subject to Council’s approval, will include an odour abatement program in accordance with Federal Cannabis Regulations and regional Metro Vancouver air quality requirements. In addition, proposed system upgrades will include zoned and filtered HVAC systems with activated charcoal filtration systems to filter exhaust and interior plenum air and remove any potential odours.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5944.

REFERENCE:

Owner:	1241845 BC Ltd. 204, 26730 – 56 Avenue Langley BC V4W 3X5
Agent:	Flowerchild Research Inc. 204, 26730 – 56 Avenue Langley BC V4W 3X5
Legal Description:	Strata Lot 11 Section 6 Township 14 New Westminster District Strata Plan 2561
Location:	204, 26730 – 56 Avenue
Area:	1.34 ha (3.3 ac)
Existing Zoning:	General Industrial Zone M-2A
Proposed Zoning:	General Industrial Zone M-2A with site-specific text amendment
Gloucester Industrial Park Community Plan	Service & General Industrial

BACKGROUND/HISTORY:

The subject site is zoned General Industrial Zone M-2A and designated Service & General Industrial in the Gloucester Industrial Park Community Plan (Attachment B). The subject site currently accommodates 19 strata units in three buildings. The proposed cannabis processing and cannabis testing use is not currently permitted, as cannabis related uses are not accommodated within the site's M-2A zoning. Accordingly, the subject rezoning application has been submitted to accommodate the proposed use on a site-specific basis.

DISCUSSION/ANALYSIS:

- Flowerchild Research Inc. has applied to amend the General Industrial Zone M-2A to permit cannabis processing and cannabis testing on a site-specific basis at the subject property.
- The applicant proposes to conduct cannabis related uses that require issuance of separate federal licenses. The applicant indicates no cultivation nor direct-to-consumer sales are proposed to occur on site.
- Health Canada regulations prohibit federally licensed producers from selling products in person from a store, and the Provincial Cannabis Control and Licensing Act prohibits issuance of non-medical retail licenses to federally licensed producers.
- The applicant states that odour is not expected as there will be no grow operations and the site will utilize an odour abatement program in accordance with federal Cannabis Regulations and Metro Vancouver air quality requirements. The applicant further indicates that zoned and filtered HVAC systems with activated charcoal filtration systems to filter exhaust and interior plenum air and remove any potential odours.
- The Federal Cannabis Regulations provide for several classifications of cannabis licences. The applicant indicates they have applied to Health Canada for standard processing and research licences.
- The proposed text amendment to the General Industrial Zone M-2A will accommodate the proposed land use subject to issuance of respective federal cannabis licences.

Adjacent Uses:

	Existing Use	Gloucester Industrial Park / Rural Community Plan Designation	Existing Zoning
North:	56 Avenue, beyond which are rural properties currently under development application (ToL Project No. 14-07-0056 / Conwest)	Small Farms / Country Estates	Rural Zone RU-1
South:	Industrial properties	Service & General Industrial	General Industrial Zone M-2A
East:	Industrial properties	Service & General Industrial	General Industrial Zone M-2A
West:	Industrial properties	Service & General Industrial	General Industrial Zone M-2A

Zoning Amendment:

- Bylaw No. 5944 proposes to add "cannabis processing and cannabis testing" to the list of permitted uses in the General Industrial Zone M-2A on a site-specific basis for property located at 204, 26730 – 56 Avenue.
- Federal, Provincial, and Local Governments have distinct roles with respect to regulation of cannabis. Cannabis production is federally licensed through Health Canada and regulated by the Controlled Drug and Substances Act, Food and Drugs Act, Cannabis Act and Cannabis Regulations. Retail sale of cannabis is licensed and regulated provincially by the Liquor and Cannabis Regulation Branch. The Local Government, through its zoning powers, may restrict cannabis related activities.
- The proposed classes of licence applied for are, in staff's opinion, compatible with the surrounding land uses and other permitted uses of the General Industrial Zone M-2A.

Policy Considerations:

The proposed rezoning application will permit "cannabis processing and cannabis testing" as a permitted use for property located at 204, 26730 – 56 Avenue. The proposal is consistent with the Gloucester Industrial Park Community Plan. Staff recommend that Council give first, second, and third reading to Bylaw No. 5944 subject to one development prerequisite.

Respectfully submitted,

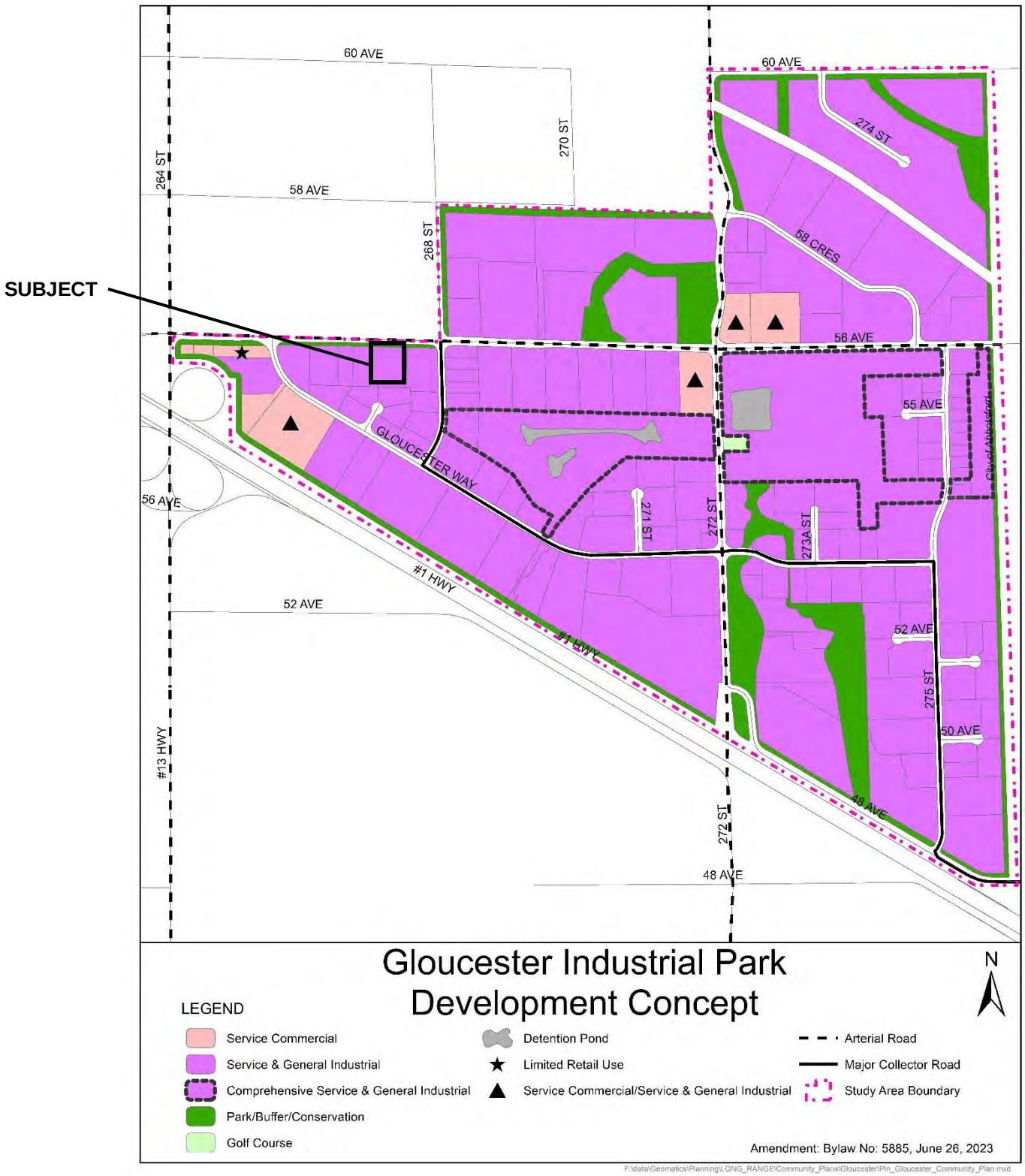
Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Gloucester Industrial Park Community Plan Map
ATTACHMENT C	Zoning Bylaw No. 2500 Map

ATTACHMENT A



ATTACHMENT B



ATTACHMENT C



ZONING BYLAW NO. 2500 MAP

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1241845 BC LTD.) BYLAW NO. 5944

EXPLANATORY NOTE

Bylaw No. 5944 amends the General Industrial Zone M-2A to permit “cannabis processing and cannabis testing” on property located at 204, 26730 – 56 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1241845 BC LTD.) BYLAW NO. 5944

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 (1241845 BC Ltd.) Bylaw No. 5944".

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

   a. Amending 702A.1 Uses Permitted in the General Industrial Zone M-2A by adding the following after the words "2) processing, manufacture, and repair of heavy machinery, heavy equipment, and heavy transportation products":

      3) *cannabis processing* and cannabis testing on Strata Lot 11 Section 6 Township 14 New Westminster District Strata Plan LMS2561 subject to:

         a) issuance of valid and subsisting licences for analytical testing and standard processing of cannabis on Strata Lot 11 Section 6 Township 14 New Westminster District Strata Plan LMS2561; and
         b) compliance with all applicable requirements of any authority having jurisdiction.

NOTICE WAS ADVERTISED the	12, 19	day of	October	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** NOVEMBER 13, 2023

FROM: BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION **FILE NO:** 0890-20

SUBJECT: RELEASE OF PROPERTY ACQUISITION INFORMATION

Acquisitions of the following properties were completed 60 or more days ago:

Report No.	Civic	Completion Date	Purchase Price
C23-06	7410 – 208 St.	31-Mar-23	$7,300,000
C23-09	3019 – 270B St.	14-Apr-23	$1,000,000
C23-13	7423 – 209A St.	28-Apr-23	$3,600,000
C23-15	7905 – 202A St.	15-May-23	$16,000,000
C23-21	20230 – 72B Ave.	31-May-23	$6,500,000
C23-22	7483 – 208 St.	16-Jun-23	$3,266,000
C23-23	7428 – 209A St.	14-Jul-23	$4,015,000
C23-14	7438 – 208 St.	14-Jul-23	$8,000,000
C23-24	20925 – 72 Ave.	19-Jul-23	$3,400,000
C23-24	20953 – 72 Ave.	19-Jul-23	$4,250,000
C23-26	19757 – 24 Ave.	31-Jul-23	$2,490,000
C23-39	7285 – 208 St.	08-Aug-23	$4,250,000
C23-51	20787 – 68 Ave.	15-Aug-23	$4,120,000
C23-27	2978 – 272 St.	28-Aug-23	$2,450,000

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	NOVEMEBER 20, 2023
FROM:	RECREATION, ARTS AND CULTURE DIVISION	**FILE NO:**	7710-01
SUBJECT:	STALEW GROUNDING LANGLEY ART INSTALLATION		

In 2021, stalew Arts and Cultural Society applied for and received funding through the Community Foundations of Canada and Canada Healthy Communities Initiative for a collaborative project, Grounding Langley: Sharing the Language of the Land and Water.

The Township of Langley, through the Recreation, Arts & Culture Division has been a project collaborator along with Kwantlen Lands, Resources and Stewardship (KLRS) and stalew Arts and Cultural Society. Township staff have, thus far, supported the project through assistance with manufacturing of art panels, identification of installation locations throughout the Township of Langley and design and creation of interpretive signs.

The stated project goals include:

- To use art to mark the territories of the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations.
- To share the traditional hən̓ q̓ əmiṅ əm̓ and halq'eméylem languages as part of their revitalization within the territories.
- To support and uplift Katzie, Kwantlen, Matsqui, and Semiahmoo Elders, language keepers, artists, and community members.
- To support and promote local Indigenous businesses and organizations: Pictographic Creative, Spirit Works Limited, Kwantlen Lands, Resources and Stewardship, stalew̓ Arts and Cultural Society.
- To improve awareness of the impacts of colonial approaches to governance and ownership on the stewardship of these lands, plants, animals, and waters.
- To come together to celebrate and respect the lands on which we live, work, and create.
- To promote mental and physical wellbeing for all community members and visitors by connecting to the lands.

The project is intended to enhance safe and vibrant public spaces throughout the lands now known as the Township of Langley. Elders, language keepers, and community members of the land-based Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations collaborated to select 10 key words to capture local plants, animals and landscape features. Indigenous artists connected to these four Nations were given the opportunity to submit designs that illustrate the selected words. An Elders panel selected the artist designs for each public artwork. An Indigenous videography team worked with the project team to develop engaging videos that accompany each artwork. On the videos the artists explain their creative and design process. The language

keepers will share pronunciations and stories related to the words. Ten distinct learning videos were created and will be hosted on stɑl̓əẇ̓ ’s website as well as the Township’s website.

The individual art panels have been created through an engraving process using cedar planks. Twenty of these 15”x11” plaques (two printed from each artist) will be installed in various parks and public spaces throughout Langley along with an 8”x8” interpretive panel unique to each art piece. A additional set of 10 of plaques have also been purchased to add to the art collections held in trust by the Township of Langley, to be housed in the new salishan Place by the River.





The proposed locations for the installation of the cedar plaques and interpretive panels are as follows:

Last Name	First Name	First Nation	Theme	Proposed Location	Community	Structure on Site
Atkins	Drew	Kwantlen	Black Bear	McLeod Athletic Park	Murrayville	at picnic area off 216 St
				Aldergrove Athletic Park	Aldergrove	suggested near bike park
Atkins	Elinor	Kwantlen	Butterfly, Lholeqwót	Derek Doubleday Arboretum	Murrayville	near view deck
				Donna Gabriel-Robbins Elementary School in Willoughby	Willoughby	
Williams	Joan	Semiahmoo	Western red cedar	Williams Park	Rural	"
				Routley Park	Willoughby	near play area
Pierre	Rain	Katzie	Sturgeon	ACUCC	Aldergrove	inside the fence (in the planted area as discussed with Steve and Nicole)
				Trans-Canada Trail (allard crescent and 208 - Derby Reach)	Fort Langley	
Charles	Roxanne	Semiahmoo	stalew/Fraser River	Goldenview Park	Willoughby	near rain garden
				Topham Park Community Garden	Walnut Grove	near southend of 216 St parking lot
Wells	Leslie	Semiahmoo	Eagle	Old Yale Park	Murrayville	
				Noel Booth Community Park	Brookswood	
Taker	Ella	Katzie	Salmon	Dorothy Peacock (McClughan)	Walnut Grove	
				Metro Van - Derby Reach Edgewater Bar	Rural	"
Antone	Wes	Kwantlen	Oolichan	Civic Facility?	Willoughby	
				Fort-to-Fort Trail - Allard Crescent Curve Trailhead	Rural	"
?	?	Matsqui	Beaver	Philip Jackman Park	Aldergrove	
				Metro Van - Glen Valley Regional Park - Two Bit Bar	Rural	Two Bit Bar (metrovancouver)
Serroul	Vanessa	Matsqui	Great Blue Heron	Dale Ball Passive Park	Brookswood	off trail, at northwest
				Marina Park	Fort Langley	near view deck

An unveiling event has been organized by stalew Arts & Cultural Society to meet the terms of the funding received from the federal government by stalew Arts & Cultural Society. This event will celebrate the collaborative nature of this project and highlight the artists and the process of creating the wood engraved panels that will be installed throughout the community of Langley.

Township of Langley
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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	NOVEMBER 20, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	8500-07
SUBJECT:	MICRO TRANSIT PILOT PROJECT		

The purpose of this memorandum is to provide Mayor and Council information on micro transit which is an on-demand, flexible shared transportation service where vehicles alter their routes and/or schedules based on rider demand, rather than using a fixed route or timetable. It operates via an app, website, or call-based system, allowing users to request rides that are often dynamically routed based on passenger demand.

In 2019, a UBC Sustainability Scholar, undertook a Transit On-demand Study (the Study) of micro-transit projects for TransLink. The Study examined factors such as when and where services may be useful, the scale of the service, system requirements, technology, operational parameters, cost of service, and the impact of competing services.

Based upon the Study, TransLink implemented a two-month Transit on-demand Pilot Program on Bowen Island in the summer of 2019. The pilot project aimed to explore the technical feasibility, customer experience, and potential logistical issues of the on-demand service. The pilot project using an app-based booking as a customer interface. The on-demand service supplement existing transit routes with two additional shuttle buses that operated weekday evenings and on weekends.

The pilot yielded 554 unique users during the two-month trial with half of these users boarding an on-demand shuttle two or more times. The total number of trips provided in the two-month trial was 1,200. Approximately 75% of the trips were booked through a smartphone app or web browser and 25% through a dedicated phone number. Transit On-Demand users were able to access additional areas of service not covered by the established fixed-route service on the island.

As part of the Pilot, TransLink undertook Public Outreach with newspaper ads, emails, and postcards. Public engagement included online surveys, public info sessions, and phone interviews. The input resulted in approximately 230 surveys, in-person interactions, and interviews. The pilot replaced private car trips, existing shuttle services, or active transportation trips. Feedback received indicated the Pilot Program successfully met public expectations for responsive services. TransLink indicated that the pilot was not intended to be a permanent solution, as it was found to incur higher costs than the existing fixed route network.

In July 2023 TransLink collaborated with a private enterprise to launch a new shuttle service that connects King George Station, Gloucester Business Centre in Langley, and Abbotsford International Airport along Highway 1.

The service offers six (6) daily round-trip schedules, a flat fee of $10/one-way or $18/round-trip, and real-time updates on seating capacity and bus location. However, an interview with the service operator revealed significantly low booking numbers. Reportedly, only one (1) bus departs every few weeks from King George Station to Gloucester area. It's worth noting that this isn't the first attempt at such a service. Several years ago, a similar private shuttle operated between Aldergrove and Gloucester; however, it was discontinued due to low ridership and insufficient revenue to cover operational costs. Several factors including infrequent service, inconvenient routes, relative high trip costs, lack of awareness among potential passengers' competition from existing transportation options, such as private cars, and ride-sharing services may have contributed to the challenge of enticing passengers to choose the shuttle service.

TransLink recently informed staff that they were exploring the feasibility of introducing a demand responsive service along the 264 Street/Highway 13 corridor between Gloucester, the Greater Vancouver Zoo and the transfer point between BC Transit and TransLink Bus Service (272 Street north of Fraser Highway). Advancements in technology for on-demand services since 2019 and the availability of lower-cost models may make this a viable option, subject to support from TransLink and other stakeholders.

Furthermore, such a service may also be considered with the completion of the future 264 Street Interchange, which includes a Park and Ride and Transit Exchange, and service from the BC Transit Fraser Valley Express along Highway 1.

Township of Langley

Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, October 25, 2023 at 7:00pm
Nicomekl Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

C. Allison, B. Holmes, C. Redekop, A. Smith, and U. Tayyab

Guests:
I. Smith, Upland Agricultural Consulting

In Attendance:
C. Keyes, Ministry of Agriculture and Food

Staff:
M. Gunn, Planner, Community and Policy Planning
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

J. Caldarella acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - October 25, 2023

Moved by B. Holmes,
Seconded by C. Allison,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the October 25, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES and RECEIPT OF NOTES

1. Agricultural Advisory and Economic Enhancement Committee - May 24, 2023

Moved by U. Tayyab,
Seconded by A. Smith,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the May 24, 2023 meeting.
CARRIED

2. Agricultural Advisory and Economic Enhancement Committee - September 27, 2023

Moved by A. Smith,
Seconded by C. Allison,
That the Agricultural Advisory and Economic Enhancement Committee receive the Notes of the September 27, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Fraser Delta Farmland Stewardship Working Group

I. Smith, Upland Agricultural Consulting, provided a presentation regarding the polling results of the Ecosystem Services and Farmland programs in Metro Vancouver survey. She commented that the Fraser Delta Farmland Protection and Stewardship Working Group have been meeting since 2019 with funding from Environment and Climate Change Canada. The Working Group consists of representatives from all levels of government and non-profit organizations.

The Vision for the Working Group is:

"Farmland is protected and stewarded to support long-term sustainability and resiliency of farming while optimizing biodiversity in the Fraser River delta".

Actions for the group include:

- Collaboration on enacting recommended actions in existing policies, plans, and strategies.
- Exploring new tolls and innovative opportunities to reach a greater level of regenerative agriculture, climate change mitigation, biodiversity, and habitat protection.

Ways to better support payment for ecosystem services programs:

- Farmland Advantage
- Local Agricultural Plans and Ecosystem Services Initiatives
- Special funds exist in other communities

C. DELEGATIONS AND PRESENTATIONS

Regional Benefits:

- Conserving or re-habilitating riparian areas
- Managing invasive species
- Protecting ecosystems on and off farmland

Recent Public Polling:

- Objective: to understand Metro Vancouver residents' values toward the environment and their willingness to fund environmental stewardship activities, including farmland.
- 1026 respondents from the Metro Vancouver region

Agreement levels were very high with the following statements:

- Protecting plants, fish, birds, and wildlife habitat improves our quality of life in the region.
- Farmland in the region should be protected so more food can be grown locally to feed the people who live here.
- Local farms have an important role to play in protecting rivers and wetlands.
- Government should help cover costs associated with protecting rivers and wetlands on farmland.
- Local residents should do more to support farmers who want to protect plants, fish, birds, and wildlife on their farms.
- As a benefit to local residents, farmers should be supported financially to protect rivers and wetlands.

2. Aldergrove Food System Project

M. Gunn provided a presentation regarding the Aldergrove Food Systems Project. This project derived from the Social Sustainability Strategy, priority 3E: "Develop a food strategy that complements the Agricultural Viability Strategy and explores opportunities to increase access to healthy, safe, culturally appropriate, and local food." The Agricultural Viability Strategy also identifies actions to support local agriculture by promoting "Buy Local" and the BC Land Matching Program.

Aldergrove was chosen as the pilot project community because the "Let's Talk Aldergrove" group had already been established. This is a working group of non-profit organizations that provide food to the community. The project will also partner with Langley Meals on Wheels.

The goals of the project are to:

- Identify the barriers to, and opportunities for, community food security and food access in the area
- Identify existing food assets in the community
- Raise public awareness about food security in the community
- Identify champions who will support the implementation of the recommendations of the Food Systems pilot project.

C. DELEGATIONS AND PRESENTATIONS

An Asset Map is being prepared of local food assets which are components of the local food system. Some examples of assets include:

- Emergency food providers (foodbanks)
- Community meal programs
- Community gardens
- Local food retailers
- School food programs

Community engagement will occur which includes selected interviews with key stakeholders and surveys for food assistance clientele and the broader community.

The project will wrap up in early 2024.

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Building Agricultural/Rural Connections Task Force Update

B. Holmes reported that the task force will be co-hosting with the Langley Sustainable Agricultural Foundation a workshop being held on November 4 at the George Preston Recreation Centre from 9:00am to 12:00pm. The theme is “Small lot living: explore composting and make connections”.

MOTION
Moved by B. Holmes,
Seconded by J. Caldarella,
That the Agricultural Advisory and Economic Enhancement Committee receive and endorse the recommendation of the Building Agricultural/Rural Connections Task Force to co-host the November 4, 2023 “Small lot living: explore composting and make connections” workshop with the Langley Sustainable Agricultural Foundation to build relationships with the agriculture/rural community.
CARRIED

G. COUNCIL REFERRALS

1. *Agricultural MAWA Bylaw Reform*

Whereas:

G. COUNCIL REFERRALS

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

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

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

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

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

B. *Work with staff to forward to Council for its consideration, prior to the end of 2023, bylaw and/or policy amendments as may be required to:*
   1. *align Township of Langley bylaws with provincial and federal legislation, as appropriate for Council to consider; and*
   2. *reform outdated administrative requirements or other processes with amendments to Zoning Bylaw 1987 Section 201.5 regarding the Migrant Agricultural Worker Accommodation to assist the agricultural and farming community.*

CARRIED

COUNCIL
Moved by J. Caldarella,
Seconded by B. Holmes,
That the Agricultural Advisory and Economic Enhancement Committee recommend that Council extend the date of the Migrant Agricultural Workers Accommodation bylaw and/or policy amendments until the Ministry of Agriculture and Food has concluded their consultation and update of the Temporary Farm Workers Housing in the Agricultural Land Reserve.

That Council request the Ministry of Agriculture and Food host an engagement event in the Township of Langley as the Township of Langley accounts for a large amount of the land in the Agricultural Land Reserve in Metro Vancouver.
CARRIED

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Chamber of Commerce Update

C. Redekop provided the following update:

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

- The Excellence Awards are taking place on October 26.
- The Chamber met with the Minister of Finance to discuss the Employer Health Tax and the impact this has on temporary foreign workers who cannot access provincial health services.
- 81% of businesses who took the federal "Covid loan" are concerned about making the repayment deadline of January 18, 2024. The federal government is not interested in allowing for an extension.
- A member shared their frustrating experience with trying to deal with neighbours who are using agricultural land for non-permitted uses.

2. Langley Farmers' Institute (LFI) Update

A. Smith reported that the LFI is continuing its bylaw work and that members of the LFI will be at the November 4 Workshop.

She noted that the Aldergrove Fair is looking for more volunteers to help organize the fair for 2024. This fair has always had an agricultural focus.

3. Ministry of Agriculture and Food

C. Keyes reported that the Ministry has upcoming engagement opportunities to engage with local commercial scale farmers to set priorities:

- Abbotsford - November 9
- Surrey – November 10
- Pemberton – November 14

Each event is a drop-in session from 12:00pm – 4:00pm.

He will provide the link with further information to the committee.

4. Young Agrarians Land Matching

M. Gunn reported that the Young Agrarians are having a land matching event at Willoughby Hall on November 26.

NOV 26, 2023: Langley, BC - LAND LINKING WORKSHOP (youngagrarians.org)

I. NEXT MEETING

Date: Wednesday, November 22, 2023
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by C. Redekop,
Seconded by C. Allison,
That the meeting terminate at 8:30pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, November 1, 2023 at 7:10pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
R. Genberg, Community Co-Chair

M. Gill, B. Mason, F. Pepin, T. Quiring, and T. Taylor

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

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
November 1, 2023

Moved by T. Quiring,
Seconded by M. Gill,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the November 1, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
September 6, 2023

Moved by T. Quiring,
Seconded by B. Mason,
That the Heritage Advisory Committee adopt the minutes of the September 6, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

R. Genberg reported that she attended the Old Yale Road Open House.

2. Report from Manager, Heritage Planning

S. Mikicich reported that he and three members of the Committee attended the Old Yale Road Open House and noted that three options were presented and described as Conservation, Commemoration, and Reconstruction. Committee members were encouraged to complete the survey on the Township website prior to November 17.

He further reported that the Rural Heritage Task Force will present its final report to the Heritage Advisory Committee at the December meeting. The Heritage Information, Education, and Awareness Task Force will re-convene in the first quarter of 2024 to review a draft report and finalize its recommendations for further consideration by the committee.

3. Heritage Review Panel

No report.

4. Museum Manager's Report

S. Mikicich provided the following update on behalf of R. Schmidt (Manager, Arts and Culture):

While Eagle Builders continues to advance salishan Place by the River toward completion, staff and volunteers at the Langley Centennial Museum are continuing work to prepare the collection for the eventual move to the new facility. In addition, staff are developing exhibit, programming, and operational plans in anticipation of a public opening in 2024.

5. Pioneer Recognition Planning Committee Report

The committee received the memo from the Corporate Administration Division regarding Pioneer Recognition Celebration updates.

6. Museum Advisory Group Report

No report.

E. CORRESPONDENCE

F. 2023 WORK PROGRAM

1. Update from Staff

S. Mikicich provided an update on the completed and ongoing work of the Committee during 2023.

Ongoing work included:

- Documenting heritage sites
- Heritage Register Recognition Program
- Heritage Building Incentive Program
- Review impacts of development on Heritage Sites and areas
- Consider or inquire into matters referred by Council
- Continued committee liaisons on the Museum Advisory Group and the Pioneer Recognition Planning Committee.

Priority projects included:

- Review of the Heritage Building Incentive Program – completed
- Langley's Rural Heritage – completion in December 2023
- Heritage Information, Education and Awareness – anticipated completion and report to HAC in Q1 of 2024.
- Heritage Strategy update is not a priority work item for Community and Policy Planning, but further work can be undertaken by HAC as part of the 2024 work plan.

Next steps include preparation of the 2023 Year End Report and a draft 2024 Work Plan.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that a contractor has been hired to remove the roof from the Old Yale Barn. The Society is meeting with Township staff to discuss placing fencing around the project, liability insurance, and other details.

He further reported that the Society has been working with a property owner to salvage a log cabin noted on the Heritage Inventory, that is estimated to have been built in 1890. The eastern portion of the building is not salvageable, but that the western façade will be removed in one section relocated and stored, for future museum display purposes.

2. Alder Grove Heritage Society Update

T. Quiring reported that the Museum handed out hot chocolate on Halloween. She reported that photos and signage have been donated to the Museum from "Doc Javas". The AGM will be held on November 26.

3. Committee Application Process 2024

Members of the Heritage Advisory Committee whose terms are expiring in December 2023 were reminded to re-apply at www.tol.ca/committee.

I. NEXT MEETING

Date: Wednesday, December 6, 2023
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Taylor,
That the meeting terminate at 8:45pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair