REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, February 12, 2024 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 – February 12, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held February 12, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – January 29, 2024

That Council adopt the Minutes of the Regular Council meeting held January 29, 2024.

2. Public Hearing Meeting – January 29, 2024

That Council adopt the Minutes of the Public Hearing meeting held January 29, 2024.

C. DELEGATIONS

1. Greg Drew
File 0550-07

Request by Greg Drew, to appear before Council to provide input on a new indoor pool in the planning process.

C. DELEGATIONS

2. Stewart Furness
File 0550-07

Request by Stewart Furness, to appear before Council to discuss the need for a homeless shelter in the Township.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100442 (Price / 4162 – 228 Street)
Report 24-23
File CD 10-32-0110

That Council advise the Agricultural Land Commission that the subdivision application submitted by H.Y. Engineering on behalf of Allen and Angela Price for a property located at 4162 – 228 Street, within the Agricultural Land Reserve, complies with the requirements of Section 110.8 – Homesite Severance Subdivisions of the Zoning Bylaw, subject to Agricultural Land Commission approval and request consideration based on agricultural merits.

2. Alternate Approval Process for Bylaws 5921, 5922, and 5938
Report 24-31
File FIN 1760-20

That Council approve the amended deadline date to be April 2, 2024, for the Alternative Approval Process for Bylaws 5921, 5922 and 5938.

That Council approve the Elector Response Forms for the Alternative Approval Process for Bylaws 5921, 5922, and 5938 as attached in Attachment A.

3. Willoughby Arterial Road Completion Amenity Program (WARCAP) Policy Recission
Report 24-33
File CD LSP00013

That Council rescind Willoughby Arterial Road Completion Amenity Program Council Policy 07-355.

E. REPORTS TO COUNCIL

4. Capital Request – Strawberry Hill Water Reservoir Design
Report 24-29
File ENG 5330-27

That Council authorize the use of $1,000,000 from the Water Capital Works Reserve for design of the Strawberry Hill Water Reservoir Replacement.

5. Capital Request – 2024 Fleet and Equipment Replacement Program
Report 24-22
File PW 1280-01

That Council authorize the use of $2,643,000 from the Public Works Equipment Replacement Reserve for the 2024 fleet replacement program.

6. RCMP Main Detachment Project Updates
Report 24-28
File FCP 0810-20

That Council approve $1.5M in funding for 2024 and pre-approve $4M in 2025 from the RCMP reserve for the design and construction of a new fitness centre and building security system upgrades at the Langley RCMP Main Detachment (the Detachment);

That Council pre-approve $2.7M in funding for 2025 from the RCMP reserve for security fencing and exterior security system upgrades at the Detachment; and

That Council pre-approve $1.2M in funding for 2026 from the RCMP reserve for other capital renewal projects as summarized in this report at the Detachment.

7. Capital Request – River Road and 252 Street Intersection and Rail Crossing Improvements
Report 24-27
File ENG 5330-26-012-013

That Council authorize an additional $3,791,920 in 2024 and $2,078,080 pre-approval in 2025 for the construction of River Road and 252 Street intersection and rail crossing improvements to be funded by grants, transfer from existing projects, other external funds, and capital project reserve.

E. REPORTS TO COUNCIL

8. Capital Request - Construction of 80 Avenue from 204 Street to 212 Street
Report 24-30
File ENG 5330-23-138

That Council authorize $10,500,000 from various sources, including debt supported by Roads DCC, greenway amenity fees, and nonrefundable deposits, for the construction of 80 Avenue from 204 Street to 212 Street.

F. BYLAWS FOR SECOND READING

1. Smith Neighbourhood Plan Update
Bylaw No. 5973
Report 24-25
File LRP00010

That Council give second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973.

That Council direct staff to schedule the required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973.

Explanation – Bylaw No. 5973

Bylaw No. 5973 amends the Willoughby Community Plan by repealing and replacing the Smith Neighbourhood Plan and related and consequential amendments to land use of the Willoughby Community Plan.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Tree Protection Bylaw Update 2024
Bylaw No. 5987
Bylaw No. 5988
Report 24-21
File PW 6300-01

That Council give first, second and third reading to Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw No. 5987.

That Council give first, second and third reading to Fees and Charge Bylaw 2007 No. 4616 Amendment Bylaw No. 5988.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5987

Bylaw No. 5987 amends Tree Protection Bylaw No. 5478 by updating language related to cash-in-lieu and transferring the calculation of cash-in-lieu fees to Fees and Charges Bylaw 2006 No. 4616, as amended.

Explanation – Bylaw No. 5988

Bylaw No. 5988 amends Fees and Charges Bylaw 2007 No. 4616 by amending Section 15 – Tree Protection to: simplify the cash-in-lieu provision by outlining requirements fully within the Fees and Charges Bylaw, and to revise the per-tree permit fees for trees removed with and without a permit.

2. Civic Infrastructure Phase 2 Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5991
Report 24-32
File FIN 1760-20

That Council give first, second and third reading to Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991 for the purpose of borrowing funds in the amount of $29,918,765 for the construction of Willowbrook Connector Phase 2 and 80 Avenue Road Widening Capital project within the 2024 Capital Program repayable from development cost charges and general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991 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, May 16, 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*.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5991

Bylaw No. 5991 authorizes the Township of Langley to borrow $29,918,765 towards the estimated cost of the construction of Willowbrook Connector Phase 2 and 80 Avenue Road Widening capital project.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Revenue Anticipation Borrowing Bylaw
Bylaw No. 5986
Report 24-14
File FIN 3900-25

That Council give final reading to "2024 Revenue Anticipation Borrowing Bylaw No. 5986".

Explanation – Bylaw No. 5986

The purpose of Bylaw No. 5986 is to provide authorization to borrow funds between January 1, 2024 and December 31, 2024. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

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

That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963".

Explanation – Bylaw No. 5963

Bylaw No. 5963 amends Bylaw No. 5199 and makes amendments and improvements including meeting titles, electronic meeting procedures, Council delegation requirements, and other housekeeping matters.

Clerk's Note: As directed in the January 29, 2024 Council resolution, amendments regarding specific agenda production and submission deadlines have been removed from the bylaw prior to Final Reading.

I. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (NAGRA) Bylaw 2023 No. 5876".

Explanation – Bylaw No. 5876

Bylaw No. 5876 amends Service Station Zone C-6 to permit cannabis retail as a site-specific permitted use on a portion of 2426 – 200 Street.

That Council adopt the following resolution:

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

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 12, 2023 attached to the Bylaw have been satisfactorily addressed.

I. BYLAWS FOR FINAL ADOPTION

4. Rezoning Application No. 100694 and
Development Permit Application No. 101307
(Pollyco (Block C) Holdings Ltd.) / 20722 – 80 Avenue)
Bylaw No. 5833
Report 23-13
File CD 08-23-0150

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco (Block C) Holdings Ltd.) Bylaw No. 5833".

Explanation – Bylaw No. 5833

Bylaw No. 5833 rezones land located at 20722 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-175 to permit a comprehensive development consisting of 209 apartment units and 2,198 m² (23,656 ft²) of commercial space; as well as facilitate a future mixed-use building.

Development Permit No. 101307

That Council authorize issuance of Development Permit No. 101307 (Pollyco (Block C) Holdings Ltd.) / 20722 – 80 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Provision of sidewalks and crosswalks in accordance with the Yorkson Neighborhood Plan;
c. Finalization of landscape plans included in Schedule "B" and in compliance with the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements to the acceptance of the Township;
d. Provision of a comprehensive signage plan consistent with applicable Development Permit Area "J" guidelines and the Township's Sign Bylaw;
e. All rooftop mechanical equipment to be screened from view; and
f. All refuse areas to be located inside the building(s);

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

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

I. BYLAWS FOR FINAL ADOPTION

e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of January 30, 2023 attached to the Bylaw have been satisfactorily addressed.

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information is being brought forward from the January 29, 2024 Closed Council meeting for public information:

1. 2024 Council Appointments of Community Members to the Agricultural Advisory Committee
Report C24-01
File LS 0540-01

That Council appoint the following community members to the Agricultural Advisory Committee:

Langley Farmer's Institute Representative (two year term):
- Amanda Smith

Youth Representative (one year term):
- Johanna Walker

Agri-Tourism Representative (two year term):
- Chelsea Allison

Food Processing Representative (two year term):
- Rayburn Ross

Farming Community Representatives (two year term):
- Gurprit Brar
- AJ Cheema
- Andy Harmer
- Oeds Smid

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

Farming Community Representative (one year term):

- Jacob Green

At-Large Representative (one year term):

- John Cadarella

CARRIED

Clerk's Note: Council changed the composition of the membership to include four Farming Community Representatives for two year terms and one member for a one year term. Council further changed the composition of the membership to include one At-Large Representative for a one year term.

Section 90(1) (a) Personnel

M. FOR INFORMATION

1. **Update on Bylaw Enforcement Activities and Response to Unlawful Commercial Truck Operations and Parking**
   Report 24-24 – Bylaw, Legal, and Strategic Implementation Division
   File 4000-01

2. **ALC Decision – 24845 Robertson Crescent**
   Memorandum - Permits, Licences & Inspections Division
   File BP148523

3. **200 Street 2040 Update**
   Memorandum - Bylaw, Legal, and Strategic Implementation Division
   File LSP00020

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

Mayor Woodward requested that the following report from the January 15, 2024 Regular Council meeting be placed on the agenda for discussion:

1. **Smith Athletic Park - Youth Soccer Campus**
   Report 24-09
   File FCP 0810-30

   That Council receive this Smith Athletic Park – Youth Soccer Campus project update for information.

O. OTHER BUSINESS

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

2. Additional Development Phasing Within Willoughby

Whereas:

1. The Township of Langley's population is expected to double by 2050 to over 300,000 residents, with approximately 2,800 acres of undeveloped, urban land that is designated to accommodate up to 50,000 more homes;

2. Recently approved Provincial Housing Statutes, otherwise known as "Bill 44, 46 and 47," necessitate the possible provision of even more housing within established areas, such as Walnut Grove and Murrayville, with likely unintended financial and infrastructure implications still to be determined;

3. Many areas within Willoughby have detention, school/park sites and other arterial infrastructure underway, with significant quantities of undeveloped land within these areas still to be developed without any timeline for the funding and construction of additional schools long overdue;

4. The underlying desire to also develop urban developable land inside the Urban Containment Boundary within Fernridge, Booth and Rinn Neighbourhood Plans remains strong; and

5. Residents have consistently requested a more responsible growth plan to include greater consideration of new schools, urban parks, tree canopy retention, roads, sidewalks, active transportation, recreation facilities and other amenities and local services;

Therefore be it resolved that Council requests a report to Council to amend the Willoughby Development Phasing Council Policy 07-237 and confirm the intent to:

1) Update the numbering scheme for Section 4.1 to be 4.1.1, 4.1.2, 4.1.3 and 4.1.4;

2) Add a new 4.1.3(b) specific to the Latimer Neighbourhood Plan that includes the land area contained within the Detention Pond 6 catchment area roughly bounded by 200 Street to 205 Street and 73 Avenue to 76 Avenue;

3) Add a new 4.1.3(c) specific to the Northeast Gordon Estate Neighbourhood Plan that includes the land area contained within the Detention Pond 9 catchment area roughly bounded by 207 Street to 208 Street and 68 Avenue to 72 Avenue; and

O. OTHER BUSINESS

4) Add a new 4.1.3(d) specific to the Smith Neighbourhood Plan that includes the land area contained within the Detention Pond 6 catchment area roughly bounded by 204 Street to 208 Street and 72 Avenue to 74 Avenue.

3. Langley Senior Resources Society Insurance Deductible

Be it resolved that Council fund $31,000 from Council Contingency for the Langley Senior Resources Society to assist with a required flood insurance deductible, as requested in writing by them on January 30, 2024.

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

4. Langley Riders Society Equestrian Facility Safety Upgrades

Be it resolved that Council fund $39,000 from the Capital Projects Reserve for the Langley Riders Society to match community contributions for needed safety and facility maintenance upgrades.

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

5. Micromobility Pilot Program

Whereas:

1. Research from the University of British Columbia and data obtained through the first phase of the Province of British Columbia's Electric Kick Scooter Pilot Project has shown that trips made by micromobility devices, like electric bikes (e-bikes) and electric kick scooters (e-kick scooters), can frequently replace vehicle trips thus contributing to reduced road congestion.

2. Data from municipalities within Metro Vancouver that have launched shared micromobility programs since 2021 have seen significant ridership with few reported injuries or serious safety incidents.

3. New mobility options like shared micromobility can provide safe and accessible transportation for a variety of ages and abilities and can function as a helpful "last mile" connection to transit.

O. OTHER BUSINESS

4. Shared micromobility operators use GPS tools to track devices enabling them to control speed, riding locations (i.e., restrict areas like sidewalks), and device pick-up/drop-off areas increasing user and community safety.

Therefore be it resolved that Council hereby directs staff to prepare a report to Council which includes:

a) An update on the four-year extension of the Province's Electric Kick Scooter Pilot Project and any associated implications for the Township;

b) A detailed overview of existing shared micromobility programs in Metro Vancouver (e-bikes and/or e-kick scooters), including docked vs. dockless systems;

c) A summary of potential service areas, pick up/drop off locations, costs, safety and incident reporting procedures, and other requirements for the implementation of a shared micromobility program in the Township; and

d) An estimated timeline for piloting a shared micromobility program in the Township.

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

6. Advancement of MAWA Reforms for Farmers

Whereas:

1. In May 2023, Council referred to the Agriculture Advisory and Economic Enhancement Committee potential reforms to the Migrant Agricultural Worker Accommodation municipal requirements, such as, but not limited to, potentially removing and streamlining current requirements that exist in addition to those of other levels of government;

2. Since that time a new Agricultural Advisory Committee has since been established with the item remaining outstanding and uncompleted for another upcoming season; and

3. It is important to support the agricultural community with ongoing reform and modernization of applicable bylaws and regulations to create efficiencies, simplification of operations and otherwise assist with the challenging economics of local farming wherever possible;

Therefore be it resolved that Council hereby directs staff to advance to Council for its consideration bylaw amendments to Zoning Bylaw 1987 No. 2500 regarding the Migrant Agricultural Worker Accommodation, as necessary, to reform or otherwise remove Township of Langley regulations, administrative requirements or other processes, instead deferring to provincial and federal legislation, where applicable and appropriate.

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item D.1 - Section 90(1) (a) Personnel
Item E.1 - Section 90(1) (e) Property, (k) Negotiations
Item F.1 - Section 90(1) (a) Personnel, (g) Legal
Item G.1 - Section 90(1) (e) Property, (k) Negotiations
Item G.2 - Section 90(1) (g) Legal
Item G.3 - Section 90(1) (k) Negotiations,
Section 90(2) (b) Intergovernmental Relations
Item G.4 - Section 90(1) (e) Property
Item G.5 - Section 90(2) (b) Intergovernmental Relations

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, January 29, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

M. Bakken, J. DeRoy, 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 – January 29, 2024

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held January 29, 2024, as amended.
CARRIED

Clerk's Note: Item C.5 was added to the agenda, and item E.6 was heard before item E.5

B. ADOPTION OF MINUTES

1. Regular Council Meeting – January 15, 2024

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held January 15, 2024.
CARRIED

C. DELEGATIONS

1. Bill Mercer
Langley Township Pickleball Group
File 0550-07

Bill Mercer, Langley Township Pickleball Group, appeared before Council to discuss the need for more pickleball courts. He commented on the popularity of the sport in British Columbia and in the Township of Langley. He further provided information on how tennis courts can be converted to pickleball courts. He stated that pickleball courts would be beneficial and well used at the Langley Events Centre, McLeod Athletic Park/Langley Secondary, and Walnut Grove Park.

2. Matt Annan
Langley Township Pickleball Group
File 0550-07

Matt Annan, Langley Township Pickleball Group, appeared before Council to discuss the community benefit of more pickleball courts. He commented on the physical, mental, and social benefits of pickleball. He noted the low cost of the sport which is appealing to many participants. He stated that the 18-34 age group is the fastest growing demographic in pickleball. He would like to see more pickleball courts in Langley and the ability to host tournaments.

MOTION
Moved by Councillor Baillie,
Seconded by Councillor vanPopta,
That staff report to Council on possible sites for pickleball courts;

That sites, including schools, be identified for the future locations of new pickleball courts, mindful of possible conflicts with nearby users and residents due to sounds coming from pickleball courts; and further

That costs associated with construction of pickleball courts be identified.
CARRIED

3. Brian Harder
File 0550-07

Brian Harder appeared before Council to discuss illegal semi-truck parking and depots on Agricultural Land Reserve (ALR) land. He stated that he is representing a group of concerned citizens who are property owners, owners of trucking companies, farmers, etc. He commented that their concern is the growth of light industry on land that is zoned agriculture in the ALR, and in particular the dramatic increase of large-scale truck parking on ALR land. He asked that Bylaw enforcement focus on illegal truck depots and that the Township not authorize any fill permits on these sites.

C. DELEGATIONS

4. Dr. Christine Bishop
File 0550-07

Dr. Christine Bishop, on behalf of the Langley Campbell Watershed Society, appeared before Council to discuss the environmental impact of illegal truck parking on ALR land and local streams. She asked that Council increase bylaw officers specifically for this issue. She asked Council to change the bylaws to restrict large trucks on residential and rural roads to reduce access to ALR lands. She further asked for Council send a formal request for more enforcement support from the Agricultural Land Commission (ALC), and to form a coalition/task force with Delta, Surrey, and Abbotsford to develop more solutions and provide a coordinated voice to upper levels of government and the ALC.

5. Rupi Kainth and Mani Gill
File 0550-07

Mani Gill appeared before Council to discuss Project #08-14-0227. He stated that seven families have purchased contracts for these lots to build family homes in this development. He commented that they believe the developer is going to try and rezone the area for townhomes, due to Bill 44. They asked Council to not freeze the project at third reading and to allow the development of single-family lots on these two parcels as the families have already invested a large amount of money and resources to build these homes.

MEETING RECESSED
The meeting recessed at 3:02pm.

MEETING RECONVENED
The meeting reconvened at 3:10pm.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101366 (1353992 BC Ltd. / KCC Architecture and Design Ltd. / 20040 and 20056 – 40A Avenue) Report 24-11
File CD 07-35-0157

Moved by Councillor Baillie,
Seconded by Councillor Rindt,

E. REPORTS TO COUNCIL

That Council authorize issuance of Development Permit No. 101366 to 1353992 BC Ltd. for property located at 20040 and 20056 - 40A Avenue subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”.
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
c. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and / or in enclosures and screened.

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

a. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
b. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
d. As proposed by the applicant, provision of a 4.0 m wide road dedication along the full frontage of 200B Street and associated 3.0 m corner truncation.
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy.
f. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

E. REPORTS TO COUNCIL

REFERRAL
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That the application be referred back to staff to work with the proponent on a design that incorporates Development Permit Area B key guidelines of greater design variety and architectural elements that create visual interest as well as the guidelines of significant tree retention.
CARRIED

Councillors Baillie and Rindt opposed

2. Request to Host 2025 Provincial Curling Championships
Report 24-16
File RAC 7710-01

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council pre-approve $60,500 from 2025 Prior Year Surplus or other internal sources to support the hosting of the 2025 BC Curling Championships at George Preston Recreation Centre set for January 2025.
CARRIED

3. Capital Request - 2024 Transit Improvement Grant Applications
Report 24-18
File ENG 1855-60

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize a grant application to Coast Mountain Bus Company for $37,500 towards various transit improvements, and if successful, authorize $37,500 from existing Township carry forward funding.

That Council authorize a grant application to Coast Mountain Bus Company for $37,500 towards completion of the 40 Avenue Multi-Use Path project between 200 Street and 204 Street, and if successful, authorize $377,500 from existing Township carry forward funding and 2024 Bus Shelter Revenue, for a total project funding envelope of $415,000.

That Council authorize a grant application to BC Alliance for Healthy Living for $50,000 of cost sharing towards completing the 40 Avenue Multi-Use Path project.
CARRIED

E. REPORTS TO COUNCIL

4. Capital Request - Firefighting Equipment
Report 24-19
File PS 1705-01

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council authorize the transfer of $84,734 from the 2023 Fire Hall Feasibility Studies to FD Suppression Firefighting Equipment for Personal Protective Equipment (PPE) replacement.
CARRIED

MOTION
Moved by Councillor Martens,
Seconded by Councillor Pratt,
That Council direct staff to review the budget authority limits.
CARRIED

Councillor Richter opposed

The agenda order was varied.

6. Booth, Fernridge and Rinn Neighbourhood Plans
Report 24-17
File BLSI LRP00014

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to update the Booth, Fernridge and Rinn Neighbourhood Plans by revising or altering any plan components or policies that do not align with the small-scale multi-unit housing provincial legislation, for Council's consideration of third reading and final adoption within Q2 of 2024.
CARRIED

Councillor Richter opposed

5. Bill 44 In-Stream Development Applications
Single Family Development Forms
Report 24-20
File CD 6700-01

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council refer development application(s) listed in Table 1 In-Stream Development Applications with Single Family Detached Forms back to staff to work with proponents with respect to Bill 44 density considerations for those development applications that:

1. Are within the Booth, Rinn or Fernridge Neighbourhood Plans;

E. REPORTS TO COUNCIL

2. Are within the Williams Neighbourhood Plan; and
3. Do not provide rear lane access, for further lot design considerations.

That staff explore options for voluntary commitments from proponents for certain density limits within new, in-stream single-family subdivisions outlined within Table 1, as a condition of final adoption.
CARRIED

Councillor Richter opposed

The agenda order then resumed.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100273 (1180863 BC Ltd. / Flat Architecture Inc. / 20370 and 20392 – 73A Avenue)
Bylaw No. 5971
Bylaw No. 5972
Report 24-13
File CD 08-23-0185

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw No. 5972 rezoning 0.89 hectares (2.2 acres) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments, 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 the south half of 73A Avenue, the west half of 204 Street and the north half of 72B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

F. BYLAWS FOR FIRST AND SECOND READING

4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Compliance with Age-Friendly Amenity Area requirements.
6. Registration of restrictive covenants acceptable to the Township:
    a. identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. restricting development until a Development Permit is issued
    c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
7. Consolidation of Lot 83 and 84 Section 23 Township 8 New Westminster District Plan 54928.
8. Compliance with the Willoughby Arterial Road Completion Amenity Policy, the 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 consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw 2020 No. 5622.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5971 and 5972.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Revenue Anticipation Borrowing Bylaw
Bylaw No. 5986
Report 24-14
File FIN 3900-25

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give first, second, and third reading to the 2024 Revenue Anticipation Borrowing Bylaw No. 5986.
CARRIED

2. Rural Plan Amendment – Salmon River Uplands
Bylaw No. 5983
Report 24-12
File BLSI 6480-28-001

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5983.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Temporary Borrowing Bylaws (Strategic Land Loan) and Municipal Security Issuing Resolution
Bylaw No. 5981
Report 24-05
File FIN 1760-30

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to “Temporary Borrowing (Strategic Land) Bylaw No. 5981”.
CARRIED

Councillor Richter opposed

I. BYLAWS FOR FINAL ADOPTION

2. Official Community Plan Amendment and Rezoning Application No. 100274 (Essence Properties Inc. / 7883 – 199 Street) Bylaw No. 5941 Bylaw No. 5942 Report 23-261
File CD 08-22-0116

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Essence Properties Inc.) Bylaw No. 5941", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw No. 5942".
CARRIED

3. 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 give final reading to "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

4. 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

Moved by Mayor Woodward,
Seconded by Councillor Pratt,

I. BYLAWS FOR FINAL ADOPTION

That Council give final 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".
CARRIED

5. 2023 Development Cost Charges Bylaw
Bylaw No. 5897
Report 23-164
File CD BA000045

Moved by Mayor Woodward,
Seconded by Councillor Baillie
That Council give final reading to the Langley Development Cost Charges Bylaw No. 5897.
CARRIED

Councillor Richter opposed

6. 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 Kunst,
That Council give final reading to "Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949".
CARRIED

Development Permit No. 101419

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101419 (Manorlane Properties (Willowbrook) / 6350 – 197 Street) in accordance with Attachment A subject to the following conditions:

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

I. BYLAWS FOR FINAL ADOPTION

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

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

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

CARRIED

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS FROM PRIOR MEETINGS

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

That Council give final reading to “Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963”.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,

L. ITEMS FROM PRIOR MEETINGS

That Council refer L.1 back to staff to propose for Council's consideration Council Procedure Bylaw Amendments, excluding those specific to Agenda Production and Submission Deadline Amendments, as proposed.
CARRIED

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the January 15, 2024 Closed agenda for public information:

1. Metro Vancouver Regional District
Board of Directors – First Alternate

Be it resolved that Council update the Township representative to the Metro Vancouver Regional District Board of Directors, First Alternate position to be Councillor Baillie; and

That this appointment remain in effect until revised by Council resolution or the conclusion of the 2022-2026 Council term.

AMENDMENT
That the following Township representatives also be updated:

That the Fraser Valley Regional Library Board Council representatives be updated to Mayor Woodward, Alternate Councillor Kunst.

That the Tourism Langley Board of Directors Council representatives be updated to Mayor Woodward, Alternate Councillor Kunst.

That the Salvation Army Gateway of Hope Community Council representatives be updated to Councillor Baillie, Alternate Councillor vanPopta.

That the Langley Supportive Housing Project Community Advisory Committee Council representatives be updated to Councillor Baillie, Alternate Councillor Ferguson.
CARRIED

AMENDMENT
That Councillor Baillie be appointed as the E-Comm Board Member designate from the Township of Langley, effective immediately; and

That Councillor Baillie's name be forwarded to the Cities of Langley, Surrey, and White Rock for their endorsement as the nominee for the Township of Langley for the remainder of the current four (4) year term that began in 2023, if and only if necessary.
CARRIED

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

AMENDMENT
That Councillor Martens be appointed as an additional Alternate to the First Director on the Metro Vancouver Board of Directors.

That this appointment remain in effect until revised by Council resolution or the conclusion of the 2022-2026 Council term.
CARRIED

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

Section 90(1) (a) Personnel

N. FOR INFORMATION

1. **Township of Langley Community Wildfire Resiliency Plan**
   Memorandum – Protective Services Division - Fire
   File 1855-35

2. **Agricultural Land Commission Decisions Fourth Quarter 2023 (October – December)**
   Memorandum – Community Development Division
   File 6635-01

3. **Transportation and Mobility Strategy Project Update**
   Memorandum – Engineering Division
   File 8330-20-003

4. **Seniors Advisory Committee**
   Minutes – December 20, 2023
   File 0540-20

5. **Heritage Advisory Committee**
   Minutes – January 3, 2024
   File 0540-20

6. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – January 10, 2024
   File 0540-20

7. **National Oral Health Month**
   File 0630-01

   Correspondence from Brittney Sander, Marketing & Communications Coordinator, requesting the Aldergrove Community Centre be lit up in purple to support National Oral health Month in April.

N. FOR INFORMATION

8. PMD Awareness Month
File 0630-01

Correspondence from Brett Buchert, Communications, International Association for Premenstrual Disorders, requesting the Willoughby Greenway Bridge be lit up in teal to support PMD Awareness Month.

O. MOTIONS ARISING FROM INFORMATION

1. Heritage Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Martens,
Seconded by Councillor Kunst,
That Council approve the Heritage Advisory Committee 2024 Work Plan, presented as Attachment A.
CARRIED

P. OTHER BUSINESS

1. Tree Protection Bylaw Permit Fees

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

1. Council has recently received multiple Delegations to Council requesting that it (re)consider the high cost of current permit fees and cash-in-lieu charges, especially on relatively small residential construction projects, such as additions, improvements or accessory buildings; and

2. In some cases, the current Fees and Charges required for a relatively small construction project could be considered an unintended consequence that Council should (re)consider, as requested by Delegates to Council, and others within the community;

Therefore be it resolved that Council hereby directs staff to bring forward draft bylaw amendments to the Tree Protection Bylaw 2019 No 5478 and Fees and Charges Bylaw 2022 No 5841 that:

1. simplifies the cash-in-lieu provision of 2-1 for trees greater than 30cm dbh within Section 9.1 to instead reside within fees and charges with improved clarity, equity and consistency, as it may be appropriate for Council to consider;

P. OTHER BUSINESS

2. simplifies the currently duplicated per-tree permit fees replacing them with a single pro-rated permit fee set at 5% of the total Cash-In-Lieu Fee for Removed Trees (Per Tree), or a minimum of $100, whichever is greater;
3. increases the current fee for Trees Removed Without a Permit to $2,500 per tree; and
4. presents other options that may improve permit processing timelines, tree protection, and equability as it may be appropriate for Council to consider.

CARRIED

Councillor Richter opposed

2. Emergency Shelter and Warming Centres

Moved by Councillor Kunst,
Seconded by Councillor Baillie,
Whereas extreme weather events exacerbate the challenges for people experiencing homelessness;

Whereas in the past the Township of Langley has partnered with local churches and non-profit organizations to support those in need of shelter during extreme weather events but currently have no such partnerships;

Whereas the Township of Langley continues to provide funding to the Gateway of Hope to support their ongoing operations, emergency shelter and warming centre;

Whereas the Township of Langley is seeing more people experiencing homelessness and according to the Township of Langley's Housing Action Plan 2020 homelessness has more than doubled in the past decade;

Whereas there is a growing need for emergency shelters in the Township of Langley especially in the outlying areas like Walnut Grove and Aldergrove; and

Whereas there are costs related to potential damages, cleaning, staffing and security associated with the operation of an emergency warming shelter;

Therefore be it resolved that staff explore potential options to partner with or support local non-profit and or faith based organizations in operating an emergency shelter in the Township of Langley with Aldergrove as a potential first priority; and further

Be it resolved that staff explore potential options, provincial grants and or corporate funding to support initiatives related to emergency and warming centres.

P. OTHER BUSINESS

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor vanPopta,
That the motion be referred to staff for a report.
DEFEATED

Councillors Baillie, Kunst, Martens, Pratt, Richter, and vanPopta opposed

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

"Therefore be it resolved that staff explore **AND REPORT TO COUNCIL** potential options to partner with or support local non-profit and or faith based organizations in operating an emergency shelter in the Township of Langley with Aldergrove as a potential first priority; and further".
CARRIED

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the first "therefore" paragraph be further amended to read as follows:

"Therefore be it resolved that staff explore **AND REPORT TO COUNCIL** potential options to partner with or support **VARIOUS COMMUNITY ORGANIZATONS** in operating an emergency shelter in the Township of Langley with Aldergrove as a potential first priority; and further".
CARRIED

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That an additional paragraph be added that states:

"That the report be presented to Council as soon as practical given the urgency of the matter".
CARRIED

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

3. Brian Harder and Dr. Christine Bishop Delegations

Moved by Councillor Richter,
Seconded by Councillor Kunst,

P. OTHER BUSINESS

That the delegations from Brian Harder and Dr. Christine Bishop regarding illegal truck parking be referred to staff for a report on additional actions that could be taken.
CARRIED

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (a) Personnel
Item E.2 - Section 90(1) (a) Personnel, (g) Legal
Item F.1 - Section 90(1) (k) Negotiations,
Section 90(2) (b) Intergovernmental Relations
Item F.2 - Section 90(1) (f) Law Enforcement
Item G.1 - Section 90(1) (f) Law Enforcement
Item G.2 - Section 90(1) (k) Negotiations
Item G.3 - Section 90(1) (a) Personnel
Item G.4 - Section 90(1) (a) Personnel
Item H.1 - Section 90(1) (a) Personnel
Item H.2 - Section 90(1) (a) Personnel
Item I.1 - Section 90(1) (e) Property, (k) Negotiations
Item I.2 - Section 90(1) (f) Law Enforcement
Item I.3 - Section 90(1) (g) Legal
Item I.4 – Section 90(1) (j) Information
Item I.5 – Section 90(1) (e) Property
Item I.6 – Section 90(1) (a) Personnel

CARRIED

R. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie
That the meeting terminate at 4:48pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, January 29, 2024 at 7:15pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

S. Richardson

S. Little and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – January 29, 2024

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held January 29, 2024.
CARRIED

Councillor Richter entered the meeting at 7:19pm.

B. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100261 and Development Permit No. 101250 (1030643 BC Ltd. / Township of Langley / 20290 – 72 Avenue; 7160 and 7185 – 202B Street)
Bylaw No. 5969
Bylaw No. 5970
Report 24-02
File CD 08-14-0231

B. PUBLIC HEARING

"Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1030643 BC LTD.) Bylaw No. 5969",
"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1030643 BC LTD.) Bylaw No. 5970"

Explanation – Bylaw No. 5969

S. Richardson explained that Bylaw No. 5969 amends the Central Gordon Neighbourhood Plan for 0.97 ha (2.4 ac) of land located at 20290 – 72 Avenue, 7160 and 7185 – 202B Street by introducing a new 'Medium Density Apartment' designation. The amendments are required to facilitate the development of two (2) apartment buildings consisting of 260 apartment units. 298 Public Notices were mailed out.

Explanation – Bylaw No. 5970

S. Richardson explained that Bylaw No. 5970 rezones 0.97 ha (2.4 ac) of land located at 20290 – 72 Avenue, 7160 and 7185 – 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-199 to accommodate the development of 260 apartment units. 298 Public Notices were mailed out.

Development Permit No. 101250

Running concurrently with this Bylaw is Development Permit No. 101250 (1030643 BC Ltd. / Township of Langley / 20290 – 72 Avenue; 7160 and 7185 – 202B 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.

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.

B. PUBLIC HEARING

c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

The following written submissions were received from the public:

1. P. Sandgha, a Langley resident, expressing support for the project.
2. Berkley City Builders, expressing support for the project.
3. JSV Homes, expressing support for the project.
4. 1442942 BC Ltd., expressing support for the project.
5. G. Khangura, expressing support for the project.
6. 1348385 BC Ltd., expressing support for the project.
7. S. Gill, a Langley resident, expressing support for the project.
8. R. Bining, a Langley resident, expressing support for the project.
9. P. Sahota, a Langley resident, expressing support for the project.
10. PS Lalli, a Langley resident, expressing support for the project.
11. K. Sandhu, a Langley resident, expressing support for the project.
12. B. Cheema, a Langley resident, expressing support for the project.
13. R. Sandhu, a Langley resident, expressing support for the project.
14. A. Sandhu, a Langley resident, expressing support for the project.
15. G. Sandhu, a Langley resident, expressing support for the project.
16. B. Dhaliwal, a Langley resident, expressing support for the project.
17. S. Gill, a Langley resident, expressing support for the project.
18. J. Dhaliwal, a Langley resident, expressing support for the project.
19. G. Basran, a Langley resident, expressing support for the project.
20. P. Sahota, a Langley resident, expressing support for the project.
21. C. Toor, a Langley resident, expressing support for the project.
22. W. and S. Watson, Langley residents, stating opposition to having large, six-storey buildings in the area, as the loss of privacy will directly impact their property value.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1030643 BC LTD.) Bylaw No. 5969”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1030643 BC LTD.) Bylaw No. 5970”.
CARRIED

Councillor Richter opposed

B. PUBLIC HEARING

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1030643 BC LTD.) Bylaw No. 5969", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1030643 BC LTD.) Bylaw No. 5970".
CARRIED

2. Official Community Plan Amendment and Rezoning Application No. 100237 and Development Permit No. 101350 (ML Emporio Project Management Ltd. / 20117 – 84 Avenue)
Bylaw No. 5974
Bylaw No. 5975
Report 24-03
File CD 08-26-0227

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (ML Emporio) Bylaw No. 5974",

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ML Emporio) Bylaw No. 5975"

Explanation – Bylaw No. 5974

S. Richardson explained that Bylaw No. 5974 amends the Carvolth Neighbourhood Plan for 0.95 ha (2.3 ac) of land located at 20117 – 84 Avenue to increase the floor space ratio permitted in the Medium Density Apartment land use designation. The amendment is required to facilitate the development of two apartment buildings consisting of 273 apartment units. 1,494 Public Notices were mailed out.

Explanation – Bylaw No. 5975

S. Richadson explained that Bylaw No. 5975 rezones 0.95 ha (2.3 ac) of land located at 20117 – 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-200 to accommodate the development of 273 apartment units. 1, 494 Public Notices were mailed out.

B. PUBLIC HEARING

Development Permit No. 101350

Running concurrently with this Bylaw is Development Permit No. 101350 (ML Emporio Project Management Ltd. / 20117 – 84 Avenue) 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.

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 Mayor Wooward,
Seconded by Councillor Rindt,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (ML Emporio) Bylaw No. 5974", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ML Emporio) Bylaw No. 5975".
CARRIED

Councillor Richter opposed

B. PUBLIC HEARING

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (ML Emporio) Bylaw No. 5974", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ML Emporio) Bylaw No. 5975".
CARRIED

C. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the meeting terminate at 7:24pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Suzanne Little

From: do_not_reply@notifications.tol.ca
Sent: Thursday, January 25, 2024 3:17 PM
To: legservicesinfo
Subject: Delegation Requests by Gregory Drew do

Please note the following response to Delegation Requests has been submitted at Thursday January 25th 2024 3:12 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  2/12/2024
- **Name of delegate or organization wishing to appear**
  Greg Drew
- **Topic**
  To give counsel some input on a new swimming pool that is in the planning process
- **Purpose of presentation**
  Information only
- **Desired resolution**
  To get the user groups that will be using this facility when it's completed to have some input on its planning so that it is to the betterment of the community for the future
- **Full name**
  Gregory Drew do
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Alternate Phone**
  FOIPPA s.22(1)

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

Council Delegation Request

All persons or organizations who wish to appear before Council as a delegation must submit a written request.

1 Delegate Information

Applicant/Organization name
Stewart Furness

2 Council Meeting Information

Council meeting date
02/12/2024 **at 1:30pm**

3 Topic

There is a need for a Homeless Shelter in the Township.
I have been trying to start a second shelter in Langley City for over a year and I have made no traction whatsoever in this endeavour. I saw the recent council meeting on U-Tube and I am encouraged that there seems to be an interest towards doing something in the Township. I am a member of the Langley Housing and Homelessness Action Table but I will not be representing that group.

4 Additional Information

Purpose of presentation ☒ Information only ☐ Request letter of support ☐ Request funds
☐ Other _____

Desired resolution
This delegation is only intended to further inform the council and management about the current situation in Langley. I do not request a decision.

5 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 – 65 Avenue, Langley, BC V2Y 3J1

Office use only

☐ Approved ☐ Declined ☐ Other _____ ☐ Applicant informed

SEE NEXT

Township of Langley Est. 1873
Legislative Services Department
20338 – 65 Avenue, Langley, BC V2Y 3J1 | 604-533-6011 | tol.ca

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 12, 2024 – REGULAR MEETING	**REPORT:**	24-23
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-32-0110
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100442 (PRICE / 4162 – 228 STREET)		

PROPOSAL:

Homesite severance subdivision within the Agricultural Land Reserve (ALR) of a 2.48 ha (6.14 ac) parcel located at 4162 – 228 Street into a 0.33 ha (0.82 ac) homesite and a 2.15 ha (5.31 ac) remnant lot.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with Section 110.8 Homesite Severance Subdivisions of the Township's Zoning Bylaw subject to ALC approval and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw subject to Agricultural Land Commission approval.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by H.Y. Engineering on behalf of Allen and Angela Price for a property located at 4162 – 228 Street, within the Agricultural Land Reserve, complies with the requirements of Section 110.8 – Homesite Severance Subdivisions of the Zoning Bylaw, subject to Agricultural Land Commission approval and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied for a homesite severance subdivision of a 2.48 ha (6.14 ac) parcel located at 4162 – 228 Street into a 0.33 ha (0.82 ac) homesite and a 2.15 ha (5.31 ac) remnant lot.

Staff recommend that Council advise the ALC that the subdivision complies with Section 110.8 of the Township's Zoning Bylaw, provided it is approved by the ALC, and request consideration based on agricultural merits.

PURPOSE:

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

REFERENCE:

Owner:	Allen and Angela Price 4162 – 228 Street Langley, BC V2Z 2H3
Agent:	H.Y. Engineering Ltd 200, 9128 – 152 Street Surrey, BC V3R 4E7
Legal Descriptions:	South 469.2 Feet Lot 19 Section 32 Township 10 New Westminster District Plan 2219
Location:	4162 – 228 Street
Area:	2.48 ha (6.14 ac)
Existing Zoning:	Rural Zone RU-1 (1.7 ha / 4.2 ac minimum lot size)
Rural Plan:	Small Farms / Country Estates (1.7 ha / 4.2 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The subject property is located at 4162 – 228 Street within the ALR and designated Small Farms/Country Estates in the Rural Plan (adopted in 1993). The property is currently zoned Rural Zone RU-1 in accordance with Zoning Bylaw No. 2500 (enacted in 1987), which permits a minimum lot size for subdivision of 1.7 ha (4.2 ac).
- The applicant indicates that the landowners meet the eligibility criteria established by the ALC for a homesite severance (ALC Policy L-11). The owners would like to retain a portion of the property and are proposing to create a homesite severance on the southwest portion of the lot.

DISCUSSION/ANALYSIS:

- ALC Policy L-11: Homesite Severance on ALC Lands, makes provision for subdivision for the purposes of a homesite severance. A homesite severance subdivision application may be considered by the ALC where the property has been the principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to sell the parcel but retain a homesite on the land.
- The subject application has been submitted pursuant to Section 21(2) of the ALC Act and proposes a homesite severance subdivision of a 2.48 ha (6.14 ac) site located at 4162 – 228 Street into two parcels, a 0.33 ha (0.82 ac) homesite and a 2.15 ha (5.31 ac) remnant parcel. The applicant has requested that the ALC consider the subdivision application in accordance with the ALC's Homesite Severance Policy.
- Should the ALC approve the application, Section 110.8 of the Township's Zoning Bylaw enables the Township's Approving Officer to approve a homesite severance subdivision at a lot size less than the Zoning Bylaw minimum (1.7 ha / 4.2 ac in this case), provided the remnant lot is not less than 2.0 ha (4.9 ac) in size. The proposed 2.15 ha (5.31 ac) remnant lot is in compliance with this requirement.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	A residential property with an existing single family dwelling	Small Farms/Country Estates	Rural Zone RU-1
South:	A residential property with an existing single family dwelling	Small Farms/Country Estates	Rural Zone RU-1
East:	A residential property with an existing single family dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1
West:	228 Street, beyond which is a residential property with an existing single family dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1

Policy Considerations:

The subject site is located within the ALR in an area designated Small Farms / Country Estates in the Rural Plan. Staff recommend that Council advise the ALC that the proposal complies with Section 110.8 of the Township's Zoning Bylaw provided the proposal is considered a homesite severance by the ALC.

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

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

Respectfully submitted,

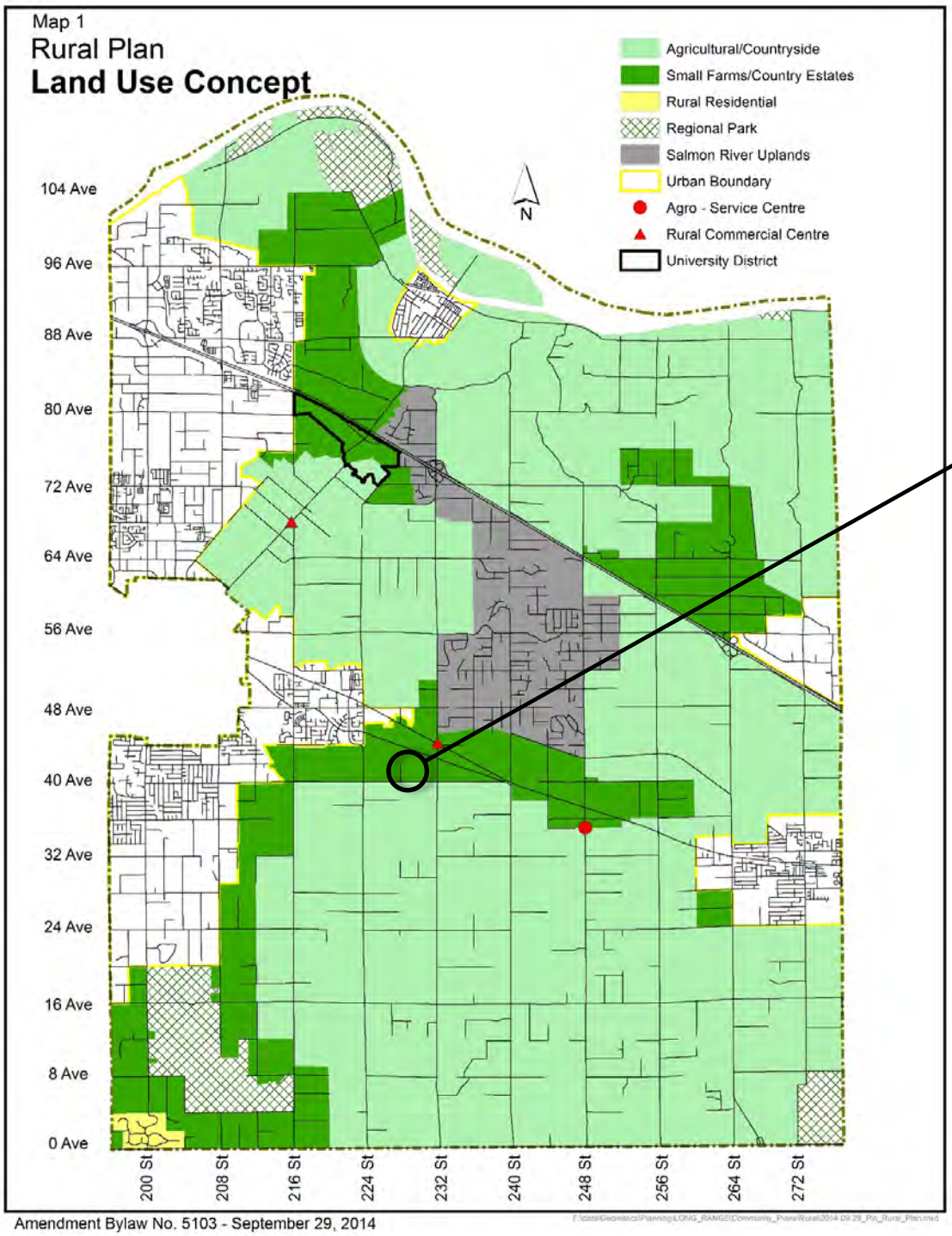
Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

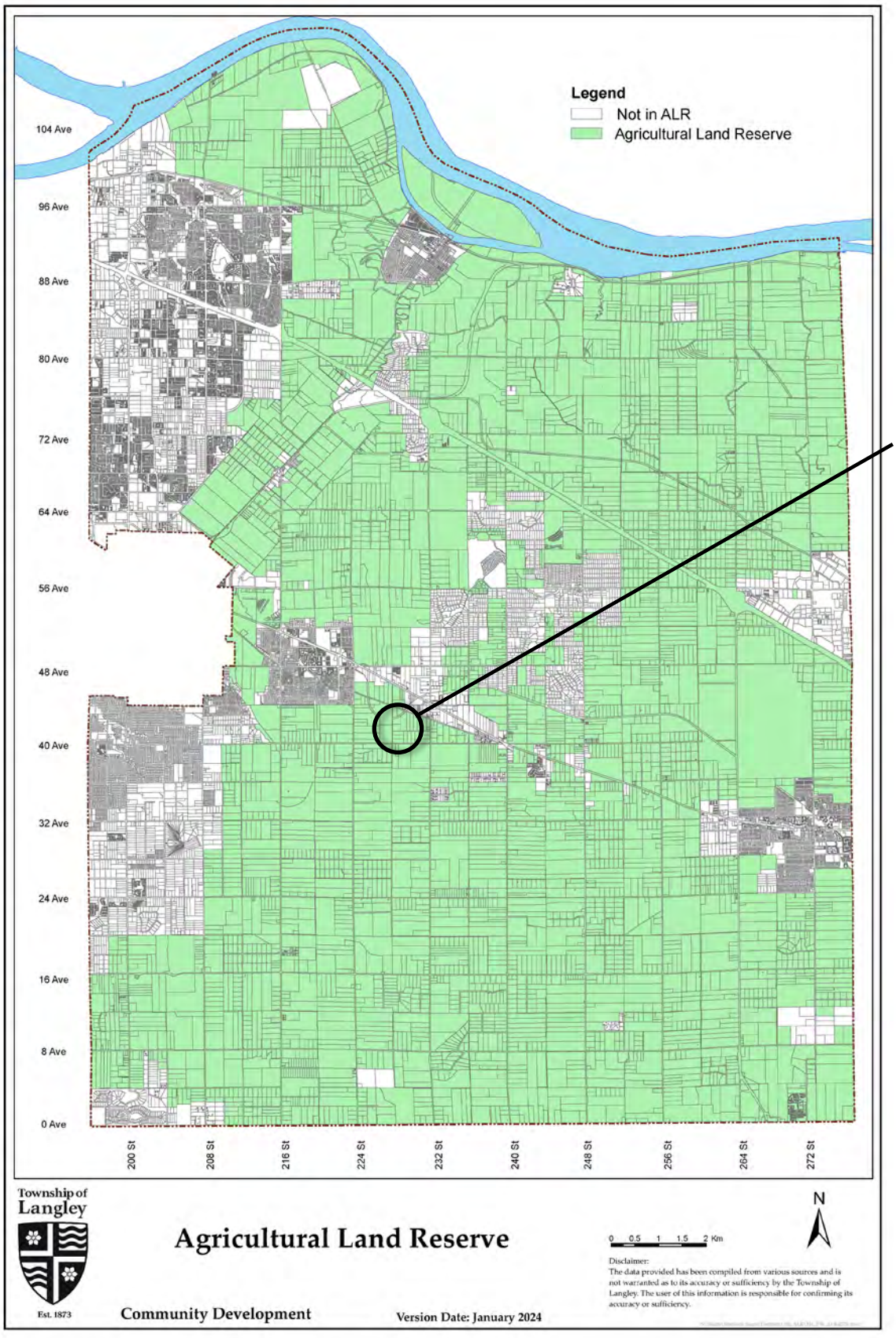
ATTACHMENT A

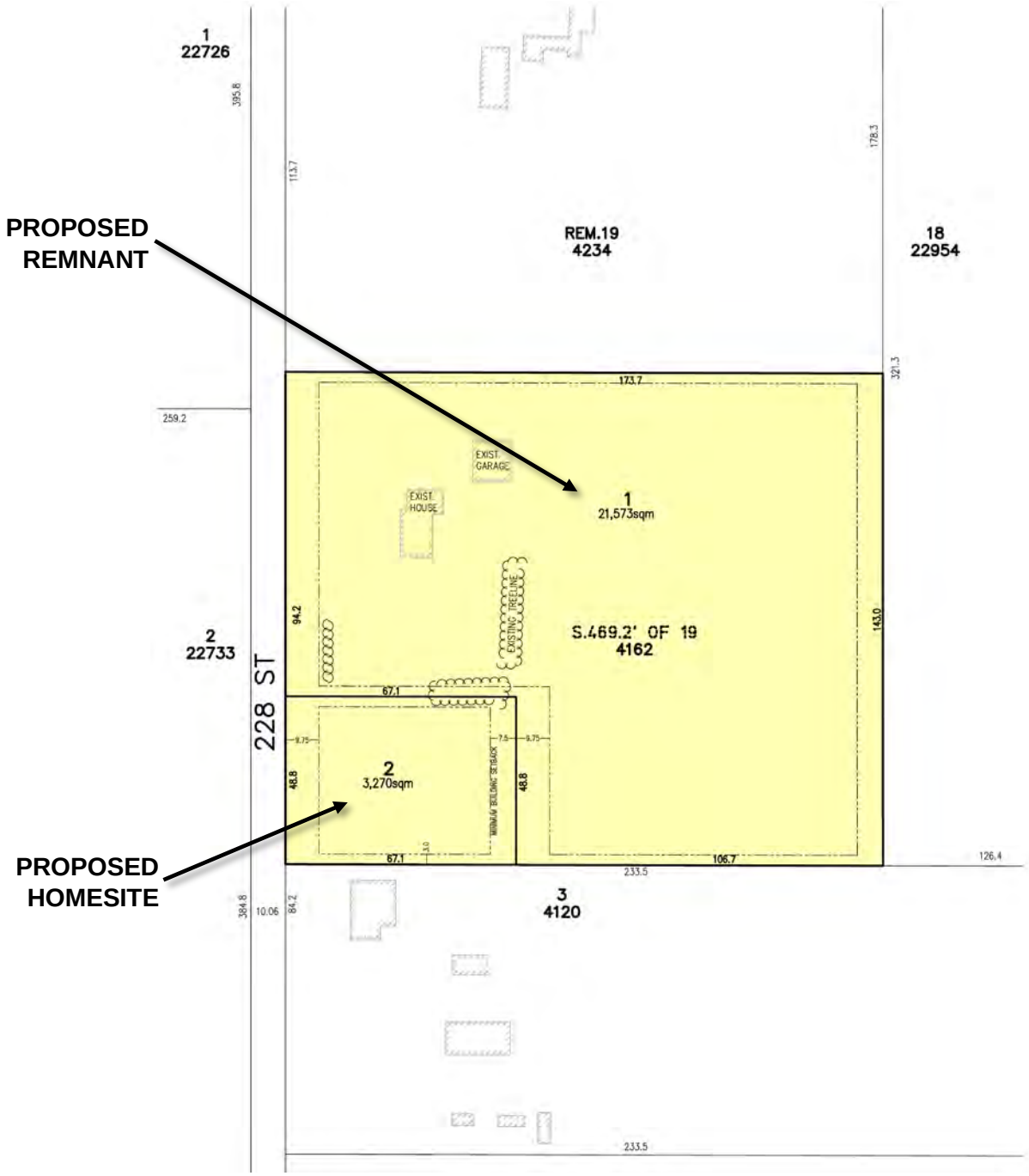


AERIAL MAP



Amendment Bylaw No. 5103 - September 29, 2014


Legend
Not in ALR
Agricultural Land Reserve
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
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



PROPOSED SUBDIVISION PLAN – SUBMITTED BY APPLICANT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-31
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	ALTERNATE APPROVAL PROCESS FOR BYLAWS 5921, 5922, AND 5938		

RECOMMENDATIONS:

That Council approve the amended deadline date to be April 2, 2024, for the Alternative Approval Process for Bylaws 5921, 5922 and 5938.

That Council approve the Elector Response Forms for the Alternative Approval Process for Bylaws 5921, 5922, and 5938 as attached in Attachment A.

PURPOSE:

The purpose of this report is to request Council approval to amend the deadline for receipt of Alternative Approval Process elector response forms to the dates of November 30, 2023, January 11, 2024, and the approval of the Elector Response Forms for the Alternative Approval Process for Bylaw 5921, 5922, and 5938 as attached in Attachment A.

DISCUSSION/ANALYSIS:

On July 24, 2023, and September 25, 2023, Council approved the original Alternative Approval Process elector response forms for the Alternative Approval Process for Bylaws 5921, 5922, and 5938 with deadline dates of November 30, 2023 and January 11, 2024.

Staff originally submitted the borrowing bylaws and Liability Servicing Limit Certificate to the applicable Ministry for review and approval with the anticipated timeline. Unfortunately, due to an unforeseen delay, the statutory approvals were not obtained within the expected timeframe. This delay was attributed to the dependence on receiving approval for the new development cost charges bylaw No. 5897. We subsequently received the statutory approval on January 19, 2024.

The borrowing process, as stipulated in the *Community Charter* and the Local Government Act for these bylaws, requires seeking 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 at the Civic Facility or on the Township's website. Electorate will have 30 days after the second publication to submit original forms to the Corporate Officer.

With the adequate timeframe required under the legislation, we will need to change the deadline from November 30, 2023, and January 11, 2024 to April 2, 2024. Additionally, we will update the Elector Response Forms to reflect the new deadline dates.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

Attachment A - Elector Response Forms

ATTACHMENT A (1of 3)

Township of Langley
Est. 1873

Elector Response Form
Jericho Booster Station Loan Authorization Bylaw No. 5921

The Township of Langley is seeking elector approval for the borrowing of funds, $18.72 million, to undertake Jericho Booster Station. 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 Jericho Booster Station.

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 Jericho Booster Station 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 Jericho Booster Station, 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 April 2, 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
Jericho Booster Station Loan Authorization Bylaw No. 5921

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 Jericho Booster Station.

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 April 2, 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 April 2, 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

The Township of Langley is seeking elector approval for the borrowing of funds to undertake a Jericho Booster Station capital works project.

For the above bylaws, 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 Jericho Water Booster Station Loan Authorization, No 5921 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 info@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; and
- 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 Jericho Booster Station, 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 Tuesday, April 2, 2024**.

The form must have an original signature. Faxed, imaged, or emailed signed forms cannot be counted.

ATTACHMENT A (2 of 3)

Township of Langley
Est. 1873

Elector Response Form
Civic Infrastructure
Loan Authorization
Bylaw No. 5922

The Township of Langley is seeking elector approval for the borrowing of funds, $29.492 million, to undertake the construction of works at Willowbrook Connector and 208 Street. 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 works at Willowbrook connector and 208 Street.

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 works at Willowbrook Connector and 208 Street 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 construction of works at Willowbrook connector and 208 Street, no action is required.

All Elector Response forms must be received, by mail or the 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 April 2, 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
Civic Infrastructure Loan Authorization Bylaw No. 5922

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 construction of works at Willowbrook connector and 208 Street.

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 April 2, 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 April 2, 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
Civic Infrastructure Loan Authorization
Bylaw No. 5922

The Township of Langley is seeking elector approval for the borrowing of funds to undertake a construction of works at Willowbrook Connector and 208 Street.

For the above bylaws, 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 Civic Infrastructure Loan Authorization, No. 5922 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; and
- 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 construction of works at Willowbrook Connector and 208 Street, 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 the in person drop off, at the Township Civic Facility at 20338 – 65 Avenue, Langley by the Township Clerk on or before **4:30pm on Tuesday, April 2, 2024**.

The form must have an original signature. Faxed, imaged, or emailed signed forms cannot be counted.

ATTACHMENT A (3 of 3)

Township of Langley
Est. 1873

Elector Response Form
Yorkson Community Park Loan Authorization Bylaw No. 5938

The Township of Langley is seeking elector approval for the borrowing of funds, $14.65 million, to undertake Yorkson Community Park. Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake the construction of the Yorkson Community Park.

The number of electors within the Township of Langley on October 15, 2022, was 96,390. If valid Electoral Response Forms are received from 9,639 electors, Council cannot proceed with the borrowing without receiving the assent of the voters by referendum.

If you are opposed to the borrowing of funds to undertake the construction of Yorkson Community Park and are a qualified elector in the Township of Langley, you can sign an Elector Response form.

If you are not opposed to the borrowing of funds to undertake the Yorkson Community Park, no action is required.

All Elector Response forms must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on April 2, 2024. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

Wendy Bauer, Township Clerk
604-533-6101
wbauer@tol.ca

Township of Langley
Est. 1873

Alternative Approval Process
Yorkson Community Park Loan Authorization Bylaw No. 5938

Elector Response Form

I hereby declare the following:

1. That I am a Canadian citizen.
2. That I am an individual who is age 18 or older.
3. I have been a resident of British Columbia for at least the past 6 months.
4. I have been a Township of Langley resident or owner of property within the Township of Langley for at least the last 30 days.
5. I am not disqualified by the *Local Government Act* or any other enactment from voting in an election or otherwise disqualified by law.

I understand that by signing this form I am declaring the above facts and I am petitioning against the Corporation of Township of Langley borrowing of funds to undertake Yorkson Community Park.

NAME OF ELECTOR: _____
(Please Print Full Name)

RESIDENTAL ADDRESS: _____
(or address of property for which you are eligible to be a non-resident Property elector)

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on April 2, 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 April 2, 2024 deadline.

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act.* Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to:
Supervisor, Information, Privacy and Records Management.
20338 – 65 Avenue, Langley, BC V2Y 3J1 604-532-7396

PUBLIC NOTICE

Notice of Elector
Alternative Approval Process
Yorkson Community Park
Loan Authorization Bylaw No. 5938

The Township of Langley is seeking elector approval for the borrowing of funds to undertake a Yorkson Community Park capital works project.

For the above bylaw, the borrowing may occur unless at least 10% of the electors of the Township of Langley sign an Elector Response form confirming their opposition. Council has determined that 10% of eligible electors within the Township of Langley is 9,639 electors.

Copies of Yorkson Community Park Development Loan Authorization, No 5938 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing legservicesinfo@tol.ca.

Who can sign an Elector Response form?

Only eligible electors may sign an Elector Response form. Eligible electors must meet the following qualifications:

- a Canadian citizen.
- an individual over the age of 18.
- a resident of British Columbia for at least the past 6 months.
- a Township of Langley resident or property owner for at least the past 30 days.
- not disqualified from voting by the Local Government Act or any other enactment.

Corporations are not entitled to submit Elector Response forms.

For non-resident electors, individuals owning land within the Township of Langley but not residing in the Township, only one non-resident owner may submit the Elector Response form for the property.

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the Yorkson Community Park, no action on your part is necessary.

What to do if you are opposed:

If you are opposed to the borrowing, Elector Response forms are available upon request by mail by calling 604-533-6100 at the Township of Langley Civic Facility at 20338 – 65 Avenue, Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or at www.tol.ca/aap.

The form must be received, by mail or by in person drop off, at the Township Civic Facility at 20338 – 65 Avenue, Langley by the Township Clerk on or before **4:30pm on Tuesday, April 2, 2024**.

The form must have an original signature. Faxed, imaged, or emailed signed forms cannot be counted.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-33
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LSP00013
SUBJECT:	WILLOUGHBY ARTERIAL ROAD COMPLETION AMENITY PROGRAM (WARCAP) POLICY RECISSION		

RECOMMENDATION:

That Council rescind Willoughby Arterial Road Completion Amenity Program Council Policy 07-355.

EXECUTIVE SUMMARY:

At the January 30, 2023 Regular Meeting, Council passed the following resolution:

> *"That Council pre-approve $56,999 in the Community Development budget to retain a consultant to undertake a DCC update, including WARCAP considerations/consolidations."*

Following Council's direction, the Willoughby Arterial Road Completion Amenity Program (WARCAP) as applicable has been consolidated into the Development Cost Charges (DCC) Program, by bylaw. The 2023 DCC Bylaw No. 5897 received final reading on January 29, 2024. Consequently, WARCAP is now obsolete and staff recommend rescission of Policy 07-355.

PURPOSE:

This report responds to Council's direction for staff to consolidate and rescind WARCAP.

BACKGROUND/HISTORY:

Following Council's direction, staff retained the services of a consultant, Urban Systems, to update the DCC Program to reflect current growth projections, land values, construction costs, and revised infrastructure project lists. In addition, the DCC rates were updated to include applicable WARCAP projects in the DCC Program for ease of administration. The 2023 DCC Bylaw No. 5897 received final reading on January 29, 2024 therefore, WARCAP may now be rescinded.

DISCUSSION/ANALYSIS:

WARCAP has been consolidated into Bylaw No. 5897 and is now obsolete. Staff recommend Council rescind Policy 07-355.

Respectfully submitted,

Stephen Richardson
DIRECTOR, COMMUNITY DEVELOPMENT
for
COMMUNITY DEVELOPMENT DIVISION

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

CONCURRENCES	
Division / Department	**Name**
BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION	C. Kooner
FINANCE DIVISION	S. Ruff

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-29
FROM:	ENGINEERING DIVISION	**FILE:**	5330-27
SUBJECT:	CAPITAL REQUEST – STRAWBERRY HILL WATER RESERVOIR DESIGN		

RECOMMENDATION:

That Council authorize the use of $1,000,000 from the Water Capital Works Reserve for design of the Strawberry Hill Water Reservoir Replacement.

ANALYSIS:

Water reservoirs provide two main functions to water system operation: equalize supply and demand in areas that are distant from the water supply source; and ensure continuity of water supply during infrastructure failure and fire fighting operations. The Township of Langley (the Township) operates eight (8) reservoirs throughout the municipality, one of which is the Strawberry Hill Water Reservoir, with details shown below.

Reservoir	Service Area	Size (ML)	Year Constructed	Condition
Strawberry Hill	Walnut Grove, Willoughby, Fort Langley, Forest Knolls, Port Kells	3.6	1976	Emergency repairs completed in 2022. Expected life span extended to 2027.

In 2020, qualified professionals completed assessments of the Township's reservoirs, with subsequent additional investigation and annual monitoring. As a result of the assessment recommendations, temporary repairs of the Strawberry Hill Reservoir using horizontal straps around the circumference were completed in 2022 and are expected to extend the life of this asset until 2027.

The Strawberry Hill Reservoir was constructed in 1976 and does not meet current seismic standards. Due to its age and condition, as well as it's location adjacent to a school and park, it is the highest priority reservoir scheduled for replacement. As part of the replacement, the reservoir will be designed to current standards, and will include increased capacity designs to meet growing community demands. Design of the reservoir is proposed for 2024, with construction to commence in 2025, subject to Council approval.

Financial Implications:

Staff are proposing design of the replacement be initiated in 2024 to inform construction costs in advance of the reservoir's expected end of life in 2027. Design costs are proposed to be funded from the Water Capital Works Reserve. Preliminary construction costs are estimated to be $11.5 million.

The upsizing component of the project is identified within the 2023 Development Cost Charge Program (DCC) through project identification number 23W045, with the DCC recoverable portion being $4,158,000.

Existing operating budgets are anticipated to be sufficient for ongoing maintenance of the upsized reservoir. No additional base operating funding is proposed.

Details of the required funding are noted in the following capital worksheets.



Figure: Strawberry Hill Reservoir, after completion of temporary repairs.

Township of Langley Capital Project Description						
Project Title:	Water Reservoir Replacement: Strawberry Hill					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$1,000,000	$11,500,000			
Budget Remaining						
Total Projected Cost		$1,000,000	$11,500,00			

Project Description *(Phased Project)	Replacement of the existing Strawberry Hill Reservoir at Alex Hope Park 85 Avenue and 212 Street			
Project Justification and Consequences of Not Proceeding *(Phased Project)	The existing reservoir is in critical condition. A temporary structural repair was completed in 2021 but is only estimated to last five years. Design 2024. Construction 2025. Storage capacity will be increased to reflect current water system requirements.			
Project Priority Ranking	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

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

Township of Langley Capital Project Description						
Project Title:	Water Reservoir Replacement: Strawberry Hill					
Work Breakdown						
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: Water Capital Works		$1,000,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$1,000,000**				

Total Currently Unfunded			**$11,500,00**			

Respectfully submitted,

Dave McCormick, P.Eng.
UTILITIES PLANNING ENGINEER
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-22
FROM:	PUBLIC WORKS DIVISION	**FILE:**	1280-01
SUBJECT:	CAPITAL REQUEST – 2024 FLEET AND EQUIPMENT REPLACEMENT PROGRAM		

RECOMMENDATION:

That Council authorize the use of $2,643,000 from the Public Works Equipment Replacement Reserve for the 2024 fleet replacement program.

ANALYSIS:

The Township manages a fleet of more than 1,450 vehicles and pieces of equipment. The Equipment and Fleet Department is responsible for the ongoing maintenance of all vehicles and equipment as well as planning for their replacement.

Age is the initial determining factor when planning vehicle and equipment replacement. Each unit is assigned a projected life span based on its type and use. Once it nears the end of its expected life, a review is undertaken considering factors such as overall condition, odometer reading, downtime, and maintenance costs. As the replaced vehicle or equipment will be sold through auction, it is also important to sell it at the appropriate time while there still is good residual value.

Once a vehicle or piece of equipment has been identified for replacement, and prior to a funding request, it is also analyzed to determine if this is still the correct type of equipment needed to meet the operational needs of the Township.

Environmental Implications:

When planning replacement units, in consultation with the corresponding department, consideration is given to low carbon vehicles (LCV) such as a hybrid, plug-in hybrid, or full electric vehicle.

Financial Implications:

Supply chain issues continue to cause delays in deliveries, and uncertainty in cost increases. In discussion with industry representatives, staff have estimated the ultimate replacement and outfitting costs of all proposed 2024 replacements.

The following table presents the 2024 capital replacement program:

Unit ID	Current type	Model Year	Usage	Replacement Type	2024 Request
339-E012	Wheel Loader	1991	19,000 hrs	Like for Like	$425,000
383-E031	Asphalt Roller	2009	2,100 hrs	Like for Like	$180,000
771-V071	Flat Deck Trailer	2010	n/a	Like for Like	$25,000
901-V046	Compact Car	2010	82,000 km	LCV	$65,000
936-V071	Flat Deck Trailer	2009	n/a	Like for Like	$25,000
1018-V042	Compact Cargo Van	2012	166,000 km	Like for Like	$65,000
1072-V046	Compact SUV	2013	63,000 km	LCV	$65,000
1076-V042	Compact Cargo Van	2012	78,000 km	Like for Like	$65,000
1101-V073	Dumping Box Trailer	2013	n/a	Like for Like	$25,000
1114-V012	Medium Dump Truck	2014	96,000 km	Like for Like	$170,000
1116-V011	Medium Dump Truck	2014	104,000 km	Like for Like	$170,000
1122-E073	Ice Edger	2013	n/a	Like for Like	$20,000
1158-V046	Compact Car	2014	96,000 km	LCV	$65,000
1170-V051	Service Truck	2015	266,000 km	Like for Like	$125,000
1171-V051	Service Truck	2015	190,000 km	Like for Like	$125,000
1190-V042	Compact Car	2014	75,000 km	LCV	$65,000
RW-189	Turf Roller	2003	n/a	Like for Like	$41,000
1203-E083	Woodchipper	2012	2,000 hrs	Like for Like	$81,000
1262-E021	Road Tractor	2015	8,700 hrs	Like for Like	$350,000
1388-V063	Compact Car – EV*	2017	25,000 km	Like for Like	$65,000
1488-V031	Light Dump Truck	1999	77,000 km	Like for Like	$120,000
1489-V031	Light Dump Truck	2002	80,000 km	Like for Like	$120,000
n/a	Band Saw	1995	n/a	Like for Like	$12,500
n/a	Finger Brake	1998	n/a	Like for Like	$10,500
n/a	Tire Machine	n/a	n/a	Like for Like	$5,000
New	Mobile Column Hoist**	n/a	n/a	New	$98,000
				Total	**$2,583,000**

* Unit 1388-V063 is an early generation EV which has experienced issues with battery longevity. The vehicle manufacturer, Mitsubishi, no longer provides services, and replacement parts are not available.

**New mobile column hoist listed above is required to expand the capabilities in the mechanics shop to ensure they can continue to meet increasing maintenance and repair needs of the Township's fleet.

Additionally, due to price escalations, the following unit requires additional funding to complete its replacement:

Unit ID	Current Type	2023 Carry Forward	2024 Request	Total Cost
1354-E043	Boom Lift (for LEC)	$180,000	**$60,000**	$240,000

All 2024 fleet replacement funding requests are proposed to come from the Public Works Equipment Replacement reserve for a total of $2,643,000.

Respectfully submitted,

Jeremy Scott
MANAGER, EQUIPMENT AND FLEET
for
PUBLIC WORKS 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:	FEBRUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-28
FROM:	FACILITIES DIVISION	**FILE:**	0810-20
SUBJECT:	RCMP MAIN DETACHMENT PROJECT UPDATES		

RECOMMENDATIONS:

That Council approve $1.5M in funding for 2024 and pre-approve $4M in 2025 from the RCMP reserve for the design and construction of a new fitness centre and building security system upgrades at the Langley RCMP Main Detachment (the Detachment);

That Council pre-approve $2.7M in funding for 2025 from the RCMP reserve for security fencing and exterior security system upgrades at the Detachment; and

That Council pre-approve $1.2M in funding for 2026 from the RCMP reserve for other capital renewal projects as summarized in this report at the Detachment.

ANALYSIS:

At its Regular Meeting of May 1, 2023, Council directed staff to complete preliminary designs of the following three priority areas:

1) improved fitness facility;
2) upgraded Closed-Circuit Video Equipment (CCVE) and access control system; and
3) installation of security fencing around the perimeter of the Detachment.

There was further direction to review potential reconfiguration or amenity expansion and improvement of the Murrayville Activity Park to accommodate potential expansion of the RCMP Detachment parking capacity.

Staff have been working closely with the RCMP on the above items including additional projects that were identified during the capital budgeting process and through the facilities capital renewal program. Below are status updates for the individual projects and other projects for Council's consideration.

Operations Call Centre

The construction contract for the renovation of the Operations Call Centre at the Detachment was awarded in late 2023. The contractors are currently undergoing security clearances and once these are complete, the onsite construction is estimated to take four months.

Emergency Generator Fuel Tank

The design work pertaining to upgrading and replacement of the emergency generator fuel tank has been completed. The onsite construction is dependent on the equipment lead time and is expected to be completed in late 2024.

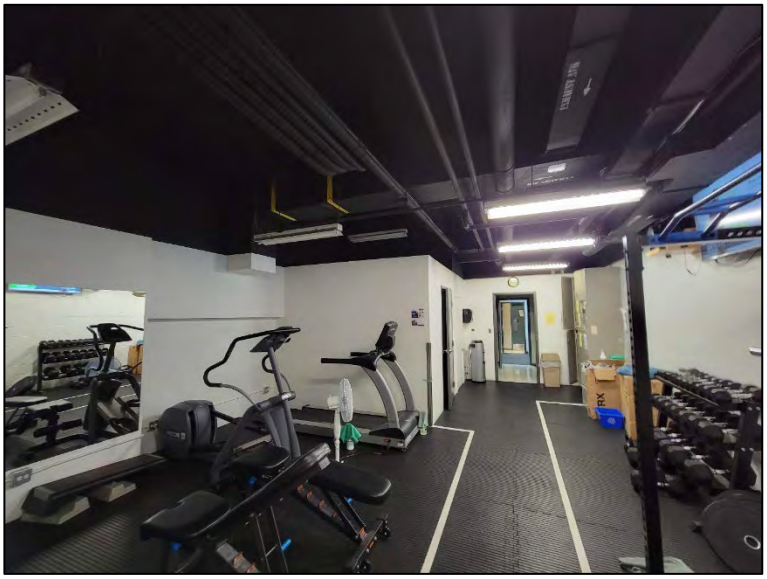
Fitness Centre

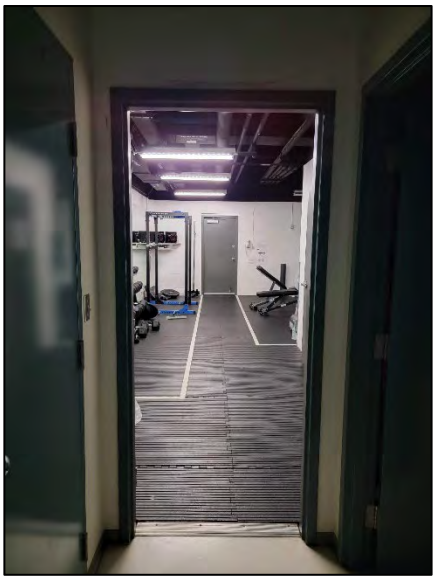
Staff has completed a feasibility study, schematic design, and identified a funding envelope for a new fitness centre addition.

The new fitness centre space will be approximately 177 m^2 (1,900 ft^2). The design development, procurement, and construction schedule for this work is anticipated to be one year. The project completion timeline is contingent on the approval of security clearances for the construction contractors by the RCMP. Construction can most likely be completed with minimal impact to the operation of the facility.

The budget estimate for this, and other RCMP work, is based on RCMP construction projects being more complicated, especially in an existing building. This is due to their enhanced specifications, the need to keep the building operational during construction, length of time for obtaining security clearances, and minimizing access to the interior of the building. Through the detailed design stage, staff can work with the RCMP and contractors to explore cost saving opportunities.

The current fitness room is approximately 40 m^2 (425 ft^2) and was repurposed space from the general storage area. This area has no natural light, and the mechanical system is unable to meet the minimum ventilation requirements. Below are photos of the existing fitness area.





There is currently no existing interior space that can be allocated to a fitness centre that is able to meet the fitness requirements of the Langley RCMP, and therefore the creation of additional space is required if providing a new fitness centre at the detachment is required. A portion of the existing gym area could be repurposed to allow for an expanded access control storage room.

The identified funding envelope is estimated at $4M ($4M in 2025).

Security System Upgrades for the Building

A working group consisting of Township staff, Langley RCMP, representatives from the Departmental Security Section (DSS) and Protective Technical Services Section (PTSS) was formed to determine the scope of work for the CCVE and Access Control, identify priority sequencing, and develop schematic documents for budgetary purposes.

As a first step, RCMP security section recommended the completion of a new Threat Risk Assessment (TRA) to identify what areas the detachment did not meet the minimum RCMP standards. A facility walkthrough was conducted, and a TRA report has been prepared. The report has just recently been shared with Langley RCMP and Township staff.

Staff have been working with RCMP approved vendors to obtain high level budget pricing for various CCVE and access control upgrades for the main building.

The identified funding envelope is estimated at $3M ($1.5M in 2024 and $1.5M in 2025).

Security Fencing and Exterior Security System Upgrades

The security upgrades, including the installation of security fencing pertaining to the existing above-ground parking lots on the southside of the detachment, exterior CCVE and Access Control, is being reviewed under the findings contained in the TRA. It is recommended this scope of work be completed after the construction of the fitness centre, due to site constraints and the need for larger equipment mobilization.

The identified funding envelope is estimated at $1M ($1M in 2025).

Future Parking Expansion

Staff are working with RCMP staff to assess both the current and future needs before making a recommendation for a parking expansion. A more detailed facility assessment may need to be completed to determine the detachments potential to accommodate further growth. Further, the recommendation within the TRA may also impact such analysis. Analysis will also need to be completed and consideration given to community area impacts of any options.

Other Capital Renewal Projects

The Langley RCMP main detachment was originally constructed in 1991. In addition to the above proposed enhancements, there are several other projects that warrant consideration in the next two to three years, given many assets have exceeded their useful life. These include main parking lot pavement replacement (Lot A - patrol vehicle parking), interior upgrades (e.g., flooring, painting), electrical upgrades (e.g., lighting, select electrical panels), and smaller mechanical upgrades (e.g., DDC controls, ductless mini split units).

The identified funding envelope is estimated at $1.4M ($200,000 in 2025 and $1.2M in 2026). A significant portion of this funding is required for the parking lot paving, estimated at $800,000.

Respectfully submitted,

Farzad Ardestani
MANAGER, FACILITIES PLANNING AND CONSTRUCTION
for
FACILITIES DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FACILITIES DIVISION	H. Chohan
FINANCE DIVISION	S. Ruff
PROTECTIVE SERVICES DIVISION (RCMP)	A. Marsden

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FERUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-27
FROM:	ENGINEERING DIVISION	**FILE:**	5330-26-012-013
SUBJECT:	CAPITAL REQUEST – RIVER ROAD AND 252 STREET INTERSECTION AND RAIL CROSSING IMPROVEMENTS		

RECOMMENDATION:

That Council authorize an additional $3,791,920 in 2024 and $2,078,080 pre-approval in 2025 for the construction of River Road and 252 Street intersection and rail crossing improvements to be funded by grants, transfer from existing projects, other external funds, and capital project reserve.

ANALYSIS:

The design for the intersection and rail crossing improvements of 88 Avenue (River Road) and 252 Street was funded by Council in 2021. The intersection and rail crossing improvements are required to ensure safe and efficient public access to the future boat launch and marina facility.

In 2014, Transport Canada published Grade Crossing Regulations to establish safety standards for at-grade rail crossings. The Township of Langley (the Township) identified improvements needed at the existing rail crossing at 88 Avenue and 252 Street to meet the regulations for its current use. The new facility in Glen Valley will change the use at the crossing and requires the crossing to be upgraded. The upgrade includes installation of new flashing lights, bells, gates, and widening of the crossing surface.

The detailed design for the intersection improvements of 88 Avenue (River Road) and 252 Street is nearing completion. The scope of work for the intersection improvements includes the addition of left-turning lanes, right-turning lane, bike lanes, retaining walls, drainage improvement works, and a traffic signal interconnected with the railway crossing warning system.

The land on the north side of 88 Avenue is owned by Canadian National Railway Company (CN Rail) which restricts expansion to the north. Widening of 88 Avenue will primarily occur to the south. The Township will need to obtain approval from the Agricultural Land Commission (ALC) to proceed with the required property acquisition from lands within the Agriculture Land Reserve (ALR).

Partial existing funding of $1,130,000 is available but additional funding and transfers of $5,870,000 are requested as shown in the following detailed capital project submission for a total project envelope of $7,000,000.

River Road and 252 Street Improvements:

The preliminary design was circulated to external agencies for their review, comments, and requirements resulting in the following conditions detailed below.

BC Hydro completed a design review to relocate hydro infrastructure to accommodate the intersection improvement works. BC Hydro is currently undertaking the design to relocate shared poles within the project limits. TELUS will commence design for shared use of BC Hydro poles after the BC Hydro design is finalized.

CN Rail completed a design review to upgrade the existing at-grade crossing. The scope of work for the crossing improvements includes widening of the crossing surface and installing flashing lights, bells, and gates that are interconnected to the new traffic signal. The Township will be coordinating with CN Rail to complete the design for the rail crossing improvements.

The Township will be applying to receive an approval from the ALC as required to complete the intersection improvements within the ALR. Agreements with property owners will be required.

The Township has applied for a Heritage Inspection Permit with BC Archeological Branch to conduct an Archaeological Impact Assessment (AIA) of the site. The AIA will be carried out in consultation with First Nations.

The Township will be submitting the design to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development Water Management (FLNRORD) for review. Staff is anticipating the review to trigger a “Change Approval” for “Changes in and About a Stream”, approval and a permit will likely be needed under the Water Sustainability Act (WSA).

The table below summarizes the total project cost for the intersection and rail crossing improvement:

River Road and 252 Street Intersection and Rail Crossing Improvements		
No.	**Item**	**Estimated Cost**
1	Property Acquisition and Temporary Workspace	$300,000
2	Roadworks	$2,680,000
3	Hydro/TELUS Relocation	$150,000
4	Rail Crossing Improvements (Flashing lights, bells, gates and crossing surface widening and improvement)	$2,000,000
6	Rail Flagging and Track monitoring (Construction)	$100,000
7	Archaeology Monitoring (Construction), if/as needed	$150,000
	Construction Subtotal:	$5,380,000
	Contract Administration & Inspection (10%):	$538,000
	Contingency (20%):	$1,076,000
	Total (rounded):	**$7,000,000**

The timeline for construction is most likely Summer 2025 due to the required external approvals including ALC approval for the land acquisition, coordination with CN Rail for rail crossing improvements, coordination with BC Hydro and TELUS for pole relocations, approval from FLNRORD and DFO for works near the Palmateer Creek, consultation with local First Nations, and results of the archeological impact assessment. Staff intend to expedite the project and will pursue an earlier construction schedule if all required approvals are in place.

Financial Implications:

In order to complete the construction of the project, approximately $5.87M in additional funding is required in combination with $1.13M in existing funding.

Staff are requesting $3,791,920 in 2024 and $2,078,080 pre-approval in 2025 for the construction of River Road and 252 Street intersection and rail crossing improvements to be funded by grants, transfer from existing projects, other external funds, and capital project reserve.

This intersection is not in the DCC program and therefore Development Cost Charges are not an eligible funding source for this project.

Staff have submitted a Railway Safety Improvement Program application to Transport Canada, however a formal announcement has not yet been completed for this application.

Township of Langley Capital Project Description						
Project Title:	River Road and 252 Street Intersection and Rail Crossing Improvements (RDS1349)					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$3,791,920	$2,078,080			
Budget Remaining	$1,130,000					
Total Projected Cost	$1,130,000	$3,791,920	$2,078,080			
Project Description *(Phased Project)	Project involves intersection widening to accommodate left and right-turn lanes at 88 Avenue (River Road) and 252 Street, including installation of a new traffic signal and upgrades to the existing CN Rail crossing including warning signal and pre-emption system. These intersection improvements are required to provide safe access to the new marina, boat launch and passive park facility.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	Project Intersection and rail crossing improvements are required for construction of new marina, boat launch and passive park facility.					
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):	5	Initial Year of Approval:	2021			

Township of Langley Capital Project Description						
Project Title:	River Road and 252 Street Intersection and Rail Crossing Improvements (RDS1349)					
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Prior Year's Surplus						
Federal / Provincial / Other Grants	$222,114	$2,400,000				
Development Cost Charges						
Reserve: Capital Projects Reserve			$2,078,080			
Debt	$907,886					
Community Benefits Contribution (Transmountain)		$348,748				
Other: Transfer from RDS1335		$50,919				
Other: Transfer from RDS1328		$320,000				
Other: Community Works Fund (Gas Tax Revenue)		$672,253				
Total Currently Funded	**$1,130,000**	**$3,791,920**	**$2,078,080**			

Estimated Annual Operating Impact	**$21,572**
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-30
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-138
SUBJECT:	CAPITAL REQUEST - CONSTRUCTION OF 80 AVENUE FROM 204 STREET TO 212 STREET		

RECOMMENDATION:

That Council authorize $10,500,000 from various sources, including debt supported by Roads DCC, greenway amenity fees, and nonrefundable deposits, for the construction of 80 Avenue from 204 Street to 212 Street.

ANALYSIS:

The scope of work for this project includes approximately 100 metres of road widening at the 20500 Block of 80 Avenue, the installation of a multi-use pathway, streetlighting, cross-culvert for fish passage, and boulevard landscaping at the road widening section. Along 80 Avenue between 204 Street to 212 Street, construction includes paving, signal modifications, and the installation of raised bike curbs, raised centre median with landscaping, and a special crosswalk at 207 Street. The ultimate cross-section will include four (4) travel lanes, a raised median, separated bike lanes, landscaping, streetlighting, and sidewalks/multi-use pathways utilizing the "Safe Street Design" principles as previously outlined to Council. Provision for parking is not included per typical standards for arterial roadways.

Staff anticipate the design to be completed by late spring of 2024, and the construction of 80 Avenue between 206 Street to 212 Street to commence in the summer/fall of 2024. Construction of 80 Avenue between 204 Street to 206 Street will occur later, subject to environmental approvals for the cross-culvert works at Yorkson Creek, likely in 2025.

Financial Implications:

To complete 80 Avenue from 204 Street to 212 Street to the new road cross-section that supports active transportation, the project will require $10,500,000 for construction, engineering administration and inspections, and environmental monitoring and maintenance as detailed on the following sheets. In addition, $257,436 in Willoughby Greenway Amenity Funding is proposed to be carry forwarded for design completion.

The construction funding is proposed to be sourced from external borrowing and to be recovered primarily from Road DCC's as outlined in the following tables.

Township of Langley Capital Project Description						
Project Title:	Road Widening: 80 Avenue between 204 Street and 212 Street (RDS1324)					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount	$257,436	$10,465,000				
Budget Remaining						
Total Projected Cost	$257,436	$10,465,000				

Project Description *(Phased Project)	Road widening of 80 Avenue at the 20500 Block, including cross-culvert works at Yorkson Creek, to an urban standard with multi-use pathways, streetlighting, and boulevard landscaping. In addition, road paving, signal modifications, and the installation of raised bike curbs, raised centre medians with landscaping, and a new pedestrian crossing along 80 Avenue between 204 Street and 212 Street. Construction from 204 Street to 206 Street to occur later, subject to environmental approvals for the cross-culvert works.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The project is needed to meet future vehicular and active transportation demands. The four-lane road standard is consistent with existing plans. The active transportation facilities will meet new design guidelines and improve road safety for vulnerable road users.

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:	2021

Township of Langley Capital Project Description						
Project Title:	80 Avenue between 204 Street to 212 Street					
Work Breakdown:	RDS1324					
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:_____						
Debt (DCC Supported)		$10,393,584				
TransLink						
Other: Greenway Amenity Fund	$257,436					
Other: NRDRDS-199, NRDRDS-249, NRDRDS-353, NRDRDS-354, NRDRDS-352, NRDRDS-346, NRDRDS-317		$71,416				
Total Currently Funded	**$257,436**	**$10,465,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$13,667

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

	Critical	**High**	**Medium**	**Low**
Project Priority Ranking (please circle applicable ranking)	• 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		$34,650				
Reserve: Capital Projects		$350				
Debt						
TransLink						
ICBC						
Other:						
Total Currently Funded		**$35,000**				

Total Currently Unfunded						

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-25
FROM:	BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	LRP00010
SUBJECT:	SMITH NEIGHBOURHOOD PLAN UPDATE		

RECOMMENDATIONS:

That Council give second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973.

That Council direct staff to schedule the required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973.

EXECUTIVE SUMMARY:

At the December 18, 2023 Regular Meeting Council gave first reading to the updated Smith Neighbourhood Plan (Bylaw No. 5973), directed staff to hold an Open House in January 2024 and directed staff to bring back the bylaw for a Public Hearing by no later than March 11, 2024.

The Open House for the Smith NP was held on January 25, 2024. Approximately 110 people attended. Twenty comment forms were received (Attachment A) and of those 18 indicated that they were completed by those who lived and/or owned properties in the Township. Recurring themes from the comments included:

- support for density, height and housing mix
- concern about school capacity at all levels
- requests for additional Apartment designation
- support for the major Park designation and specific requests for multi-purpose parks with features such as playgrounds and spray parks, high-quality landscaping and dog parks
- requests for tree retention and wildlife spaces

It is recommended that Council give second reading to Bylaw No. 5973.

PURPOSE:

This report recommends second reading to the updated Smith Neighbourhood Plan (Bylaw No. 5973) and related amendments to the Willoughby Community Plan.

BACKGROUND/HISTORY:

The Smith Neighbourhood Plan (SNP) was adopted by Council on June 26, 2017.

At the Regular Meeting on November 14, 2022 Council directed staff to complete an update to the SNP.

On December 18, 2023 Council gave first reading to Bylaw No. 5973 which includes an updated version of the SNP and related amendments to the Willoughby Community Plan. Council also directed staff to hold an Open House in January 2024 and bring back the bylaw for a Public Hearing by no later than March 11, 2024.

DISCUSSION/ANALYSIS:

An Open House was held on January 25, 2024 and approximately 110 people attended.

Twenty comment forms were received (Attachment A) and of those 18 indicated that they were completed by those who lived and/or owned properties in the Township.

Recurring themes from the comments included:

- support for density, height and housing mix
- concern about school capacity at all levels
- requests for additional Apartment designation
- support for the major Park designation and specific requests for multi-purpose parks with features such as playgrounds and spray parks, high-quality landscaping and dog parks
- requests for tree retention and wildlife spaces

In order to meet the timeline for a Public Hearing by no later than March 11, 2024, it is recommended that Council give second reading to Bylaw No. 5973.

Respectfully submitted,

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

ATTACHMENT A Smith Neighbourhood Plan January 25, 2024 Open House Feedback Forms

From: do_not_reply@notifications.tol.ca
Sent: Thursday, February 01, 2024 5:02 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Thursday February 1st 2024 5:00 PM.

- **Full name**
  Sunny Sandher

- **Full address**
  7342 - 208 Street, Langley, BC

- **Comments**
  North Arc Properties is an active developer/builder with many projects in the Township of Langley. As such, we have a vested interest and see ourselves as a partner in helping to grow Langley . We have a number of sites that are currently under construction or within the enactment process in Langley. In particular, we own the site located at 7342 – 208 Street located within the Smith Neighbourhood Plan.

  The plan as it currently stands, shows the site designated as 4 storey low density apartment 1.4 FSR (western half) and townhouse 8-22 UPA (eastern half), which pose significant challenges for us from a feasibility perspective. The particular concern relates to the 4 storey 1.4 FSR designation and form along 208 Street. To achieve the 1.4 FSR density, provide the 208 St and 73A Avenue dedications, and accommodate the parking needs of residents in growing communities, we would require that these developments would need to go past 1 level of underground parking to at the minimum one and a half levels deep. The costs associated with going to this 2nd level of underground parking is significant and often translate into higher housing prices, limiting affordability and accessibility for potential homeowners.

  Our recommendation is to look at this from a holistic perspective and increase the height and FSR along 208 Street from 4 storey low density apartment 1.4 FSR to 6 Storey medium density apartment (1.9 FSR on gross developable land). By embracing higher condo density and form, we can mitigate the costs associated with going to two levels of extensive underground parking infrastructure.

  Furthermore, the current plan update allows for 6 storey form and higher as you move north towards 76 Avenue, and 6 Storey form at 208th and 76th Avenue. From an urban design perspective, the natural progression would be to maintain the consistency and cohesion. This uniformity helps establish a sense of identity and character within a neighbourhood. The six storey form strikes a balance between density and liveability, and efficient land use without sacrificing affordability.

From: do_not_reply@notifications.tol.ca
Sent: Monday, January 29, 2024 11:57 AM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Monday January 29th 2024 11:54 AM.

- **Full name**
  FOIPPA s. 22(1)
- **Full address**
  FOIPPA s. 22(1) Langley
- **Comments**
  I would like to see more commercial on 208 closers to 72 to service the higher density and population. To be able to walk to services and staples such as groceries would promote a walkable community. The roads will be congested and this could should/could lessen the road structure especially without a robust transit in place. Something like the commercial on 208th towards 80th I would like to see a plan in place to accommodate a sewer system in the neighboring ALR community. At some point this will become an issue for the new and existing infostructure and should not be treated as a separate issue as the development come closer. I agree with the study being done along 210. Although I understand the need and direction of higher density, I wouldn't like to see a limit of 4 stories along 72 to 208th in consideration of the existing Townhouse structures. Thank you.

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

From: do_not_reply@notifications.tol.ca
Sent: Sunday, January 28, 2024 2:32 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Sunday January 28th 2024 2:28 PM.

- **Full name**
  FOIPPA s. 22(1)

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

- **Comments**
  Mayor Woodward and Council,

  My name is Tom McConnell and I am writing on behalf of myself and my three neighbours. I reside at FOIPPA s. 22(1) Avenue, and my neighbours are at FOIPPA s. 22(1) and FOIPPA s. 22(1) FOIPPA s. 22(1) Avenue.

  Firstly, we would like to take this opportunity to commend everything your Mayor and Council has done for the Township of Langley in the past 2 years. We have never seen a council so forward thinking and proactive as we are seeing now. Everything from addressing the permitting processing timelines, expediting much needed infrastructure projects, and advancing neighbourhood plans that have been neglected for years. Including the Smith Neighbourhood Plan, which is the purpose of this letter.
  Over the past few years, we have seen rapid growth around us. Therefore, it was no surprise when we heard the Smith Neighbourhood Plan was going to be updated to keep up with the densification needs in response to the current housing crisis.

  We attended the public open house on January 25th and are very excited to see the creation of new parks and schools in our area, in addition to much needed infrastructure upgrades to satisfy the forthcoming densities. With that said, we are perplexed as to why our stretch of lots has not been changed. We acknowledge that the 208th corridor will be a major arterial road in the coming years, with reasonable assumptions for rapid transit in the long term. Considering the increase in density along that corridor we feel it would be reasonable for our lots (in addition to FOIPPA s. 22(1) Avenue and FOIPPA s. 22(1) Street) to be increased in density to match our surroundings.

  We understand that care must be taken to ensure there are transitional areas between high density and newly built single-family homes, but we also recognize that there is proposed 3 storey, high density, townhomes to the North and to the West of us.

Therefore, we believe that we could transition to 4 – 5 storey condominiums quite seamlessly.
Additionally, quite recently, we have been approached by multiple land purchasers wanting to purchase our land for long-term holding. Thus far no one has approached us with intention to build and develop on our properties. This is very concerning to us because during a time of a housing crisis what we need are homes, and not speculative buyers hoping to hold out and make money on our land while adding no true tangible benefit to the Township and the citizens. We are of the opinion that if our lots were zoned to the appropriate density, our prospective buyers would be solely those who are willing to build homes, infrastructure, and help grow the Township to the potential it deserves.

I conclude this letter with a request to meet with Mayor Woodward to explore this proposal further. We appreciate your time is valuable therefore we are happy to meet at a time and place that suits you best. I can be reached on my cell anytime at FOIPPA s. 22(1) or by email at FOIPPA s. 22(1) .

Thank you for your consideration and I look forward to hearing from you.

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

From: do_not_reply@notifications.tol.ca
Sent: Sunday, January 28, 2024 2:07 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Sunday January 28th 2024 2:05 PM.

- **Full name**
  FOIPPA s. 22(1)
- **Full address**
  FOIPPA s. 22(1) Street
- **Comments**
  Hi,
  After attending the open house on Thursday I was wondering if there was any consideration for more of a traditional park in the designated park space off 76ave instead of dedicated field spaces.

  There are no water parks in this area so every summer we are driving to one instead of being able to walk to one. I'd love to see this as a consideration for this area.
  Leaving more space for play would also be great instead of more field space… a type of climbing structure or small playground would also be great for this area for kids that might be attending their siblings games or practices at the fields.

  In short I'd love a more multi purpose space as opposed to just soccer fields.

  Thank you
  FOIPPA s. 22(1)

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

From: do_not_reply@notifications.tol.ca
Sent: Saturday, January 27, 2024 11:42 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Saturday January 27th 2024 11:40 PM.

- **Full name**
  FOIPPA s. 22(1)
- **Full address**
  FOIPPA s. 22(1) Avenue
- **Comments**
  Thank you for the excellent presentation on the Smith Neighborhood. I have a few comments I would like to make.
  1. Wildlife Habitat Patch - what type of wildlife are you specifically referring to, ie. racoons, rodents, deer, birds, butterflies, bees? Could habitat specific to these and other species be incorporated to include bird boxes, butterfly/bee attracted flowers/shrubs. The 'patch' seems to be quite small in relation to the overall Neighborhood and the location in the northwest corner is not really central as well as being located on a main arterial road.
  2. Detention Ponds - could these be enhanced to include wildlife friendly plantings and possibly an aeration fountain (like Brydon Lagoon in Langley City)?
  3. Building Height - I think the maximum height of 8 stories is a good idea - it will still allow sunlight in the area but not create the amount of shade of taller buildings. We do not need any more 20+ story high rise buildings in Langley.
  4. The addition of street trees throughout the neighborhood are necessary. I hope there is a plan for maintaining them. A lot of the trees in the newer areas of the township are not maintained/pruned regularly and their health suffers and detracts from the overall intended look. ie. 208 from 96 to 88.
  5. The large park on the south side of 76th Ave

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

From: do_not_reply@notifications.tol.ca
Sent: Thursday, February 01, 2024 7:52 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Thursday February 1st 2024 7:48 PM.

- **Full name**
  FOIPPA s. 22(1)

- **Full address**
  FOIPPA s. 22(1) Avenue

- **Comments**
  CONTINUED FROM PREVIOUS SUBMISSION:
  5. The large park on the south side of 76th Ave has a number of athletic fields and a spacious parking lot. I don't see any mention of a dog off leash park, a community garden, a BMX or other type of bike park, or a fitness circuit. With one less athletic field, some of these could be incorporated into the park and make it more versatile. I also note that there is no mention of a Memorial Garden, or any way to commemorate those who have died. There is a cemetery in Fort Langley but possibly thought could be given to a Memorial Wall, Memorial Garden or something of that nature. lets look outside the box and look for ways to enhance this lovely park with more than just flat playing surfaces.

  I look forward to seeing the Smith Neighborhood grow into a community we can all be proud of.
  Thank you.
  FOIPPA s. 22(1)

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

From: do_not_reply@notifications.tol.ca
Sent: Saturday, January 27, 2024 4:52 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Saturday January 27th 2024 4:48 PM.

- **Full name**
  FOIPPA s. 22(1)
- **Full address**
  FOIPPA s. 22(1) Street
- **Comments**
  I thought the first stage is well planned taking in to account nature and esthetics. I liked the large green area but was not satisfied with the maybe one elementary or middle/high school to occupy the same space. It seems unlikely that the initial 3300 units r we outdoor only contain children for one or the other. The part of the plan needs more attention.

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

From: do_not_reply@notifications.tol.ca
Sent: Friday, January 26, 2024 1:07 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Friday January 26th 2024 1:02 PM.

- **Full name**
  FOIPPA s. 22(1)
- **Full address**
  FOIPPA s. 22(1) Street, Langley, FOIPPA s. 22(1)
- **Comments**
  I liked seeing the space for parks and green spaces. The mix of housing and walking friendly environment.
  My main concern was the need for schools to be built to accommodate the new population being added.

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

From: do_not_reply@notifications.tol.ca
Sent: Thursday, January 25, 2024 7:17 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Thursday January 25th 2024 7:16 PM.

- **Full name**
  FOIPPA s. 22(1)
- **Full address**
  FOIPPA s. 22(1), Langley BC. FOIPPA s. 22(1)
- **Comments**
  Hi there
  I wonder what is the school plan like Elementary to Secondary for Smith Neighbourhood Plan?

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

From: do_not_reply@notifications.tol.ca
Sent: Thursday, January 25, 2024 6:17 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Thursday January 25th 2024 6:13 PM.

- **Full name**
  FOIPPA s. 22(1)
- **Full address**
  FOIPPA s. 22(1), Richmond, BC
- **Comments**
  Need higher density for low rise apartments for affordable housing.

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

From: do_not_reply@notifications.tol.ca
Sent: Thursday, January 25, 2024 12:47 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Thursday January 25th 2024 12:43 PM.

- **Full name**
  FOIPPA s. 22(1)

- **Full address**
  FOIPPA s. 22(1) Avenue, Langley BC FOIPPA s. 22(1)

- **Comments**
  RE: Smith Neighborhood Plan Proposal

  I live in the Smith Neighbourhood.
  I have received your Postcard announcing today's drop in open house.
  The Postcard announces that updates are being proposed to the Smith Neighbourhood Plan.
  I would also like to propose a change to the Neighbourhood Plan for my property.
  My address is FOIPPA s. 22(1) Avenue, Langley. Currently, according to the Neighbourhood Plan, I am designated single family and squeezed between a local road to the East and multi-family row house/townhouse to the West.
  I feel it only makes sense that my property also be designated row house/townhouse. I am requesting that my proposed change be seriously considered.
  Our Provincial Government is also encouraging higher densities throughout the Lower Mainland and my proposal is very much in keeping with said mandate.

  I await your response.

  Yours truly;

  FOIPPA s. 22(1)
  Owner

  FOIPPA s. 22(1)
  Owner

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

From: do_not_reply@notifications.tol.ca
Sent: Tuesday, January 23, 2024 3:47 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Tuesday January 23rd 2024 3:47 PM.

- **Full name**
  FOIPPA s. 22(1)
- **Full address**
  FOIPPA s. 22(1) Street
- **Comments**
  In reviewing the plan, I like the park area on 76 Avenue. I think that the 212 connection will help ease traffic in the area.

  I do have a concern with the lack of density along 208 Street. There should be more retail from 72 to 74 Avenue to support the homes and people moving into the area. Housing costs are rising and it is too difficult for people to even afford townhouses. There should be more apartments land uses in the area to 6 storeys. It looks odd that density goes from 6 storeys on 76 down to 4 storeys then back up to 6 storeys on the corner of 72 and 208 Street.

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

From: do_not_reply@notifications.tol.ca
Sent: Tuesday, January 23, 2024 11:32 AM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Tuesday January 23rd 2024 11:31 AM.

- **Full name**
  FOIPPA s. 22(1)
- **Full address**
  FOIPPA s. 22(1) Ave
- **Comments**
  First of all I am grateful that you are asking for public consultation on this area. What we need in the Willoughby area is more green space. Rather than simply add more residences we need some place where all the people who live here already can go to and enjoy. We need a large park that is beautiful and can be a focal point for our growing and beautiful neighbourhood. We need a place where people can hang out and enjoy with park benches, picnic tables, walking paths, trees and maybe a library. We should have something like Confederation Park in Burnaby. Not too big, not too small. Just perfect. And walking distance to Willoughby Town Centre and possibly a place where people can go and vote in the neighbourhood too. This park should be a place that people envy a little but shows how beautiful our township is becoming. It will add value to our special slice of Canada and be a legacy for future generations to enjoy and be proud of.

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

From: do_not_reply@notifications.tol.ca
Sent: Tuesday, January 09, 2024 4:42 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Tuesday January 9th 2024 4:38 PM.

- **Full name**
  FOIPPA s. 22(1)

- **Full address**
  FOIPPA s. 22(1) Avenue, Langley, BC

- **Comments**
  The Smith community seems to be a neglected neighborhood in the Willoughby area. Homeowners are caught in between developments and are not in a position to invest in the upkeep of property that will potentially be torn down. This has given rise to a dilapidated area surrounded by new development. It is difficult to rent such property and tenants are not always the most appreciative of the properties or the surrounding areas but to mitigate extremely high property taxes, these properties must be rented.

  We have heard for years that development is waiting for land for a school and detention ponds. However, in an article of 2022 it was clear that land within the Smith neighborhood had been acquired for a school. It is time to remove these obstacles and allow the building of much needed homes and infrastructure.

  https://www.aldergrovestar.com/news/new-high-school-middle-school-site-in-willoughby-bought-for-46-6-million-2255521

  Respectfully,

  FOIPPA s. 22(1)

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

From: do_not_reply@notifications.tol.ca
Sent: Friday, January 05, 2024 3:32 PM
To: Smith Neighbourhood Plan
Subject: New Smith Neighbourhood Plan Update Feedback Completed

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please note the following response to Smith Neighbourhood Plan Update Feedback has been submitted on Friday January 5th 2024 3:29 PM.

- **Full name**
  FOIPPA s. 22(1)
- **Full address**
  FOIPPA s. 22(1) St
- **Comments**
  There should be an area for a school/ institution. I know that one area which used to be Tara farms was announced as secondary school site but it's only identified as a park and there should also be an elementary school designated area.
  Roads should be widened and sidewalks built and completed to the end of the road and not just the frontage of the development property with a front end agreement in place in order to minimize chopped up roads and widening delays.
  Large mature, climate resilient trees such as Giant Sequoias, deodara cedars, oaks and Douglas firs should be retained and planned around as much as possible.

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

Smith Neighbourhood Plan Update

Open House Feedback Submission Form

Township of Langley | Community and Policy Planning **Submission Form**

At the Regular Meeting on December 18, 2023, Council asked staff to seek public input on an update to the Smith Neighbourhood Plan (Bylaw No. 5973).

If you have any feedback to provide, complete this form and it will be considered with other submissions and provided to Council.

Full Name (required): FOIPPA s. 22(1)

Full Address (required): FOIPPA s. 22(1) ave Langley FOIPPA s. 22(1)

Comments (write on the back page if you need more space):

Considerations need to be made to accomodate moving vans. around condo/ town homes. my complex FOIPPA s. 22(1) has nowhere structurally safe to accomodate moves in a high-turnover building. Please keep this in mind moving forward with permitting buildings.

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

Smith Neighbourhood Plan Update

Open House Feedback Submission Form

Township of Langley | Community and Policy Planning **Submission Form**

At the Regular Meeting on December 18, 2023, Council asked staff to seek public input on an update to the Smith Neighbourhood Plan (Bylaw No. 5973).

If you have any feedback to provide, complete this form and it will be considered with other submissions and provided to Council.

Full Name (required): FOIPPA s. 22(1)

Full Address (required): FOIPPA s. 22(1) Langley

Comments (write on the back page if you need more space):

Too many traffic lights, 73A + 74B not needed, continue use of 76 + 72 lights and make development feed to them, remember how 192nd st. was ruined as a way to by pass all the traffic on 200th st.

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

Smith Neighbourhood Plan Update

Open House Feedback Submission Form

Township of Langley | Community and Policy Planning **Submission Form**

At the Regular Meeting on December 18, 2023, Council asked staff to seek public input on an update to the Smith Neighbourhood Plan (Bylaw No. 5973).

If you have any feedback to provide, complete this form and it will be considered with other submissions and provided to Council.

Full Name (required): FOIPPA s. 22(1)

Full Address (required): FOIPPA s. 22(1) street Langley

Comments (write on the back page if you need more space): FOIPPA s. 22(1)

- I would like to see a plan for a Dog Park that is enclosed to accomodate all the multi family builds.

- The middle and high school need to be built now. Local schools can not handle the influx of students even now.

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

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Full Name (required): FOIPPA s. 22(1)

Full Address (required): FOIPPA s. 22(1)

Comments (write on the back page if you need more space):

Re: Soccer Campus

- What's the thesis behind the +$100M investment in the facility + wood structure? A $150M single purpose investment in additional fields restricts more open use possibilities of the park space. If we consider the utility to the neighbourhood as a whole it seems absurd to believe more fields w the additional cost would win against dogparks, spray parks and open, landscaped parkland (w/ still two fields) @ <$50M. The justification for the spend and restriction don't make sense.

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (SMITH NEIGHBOURHOOD PLAN) BYLAW NO. 5973

EXPLANATORY NOTE

Bylaw No. 5973 amends the Willoughby Community Plan by repealing and replacing the Smith 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 (SMITH NEIGHBOURHOOD PLAN) BYLAW NO. 5973

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 (Smith Neighbourhood Plan) Bylaw No. 5973".

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 Smith Plan Area as shown on Schedule "A" attached to and forming part of this bylaw.

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

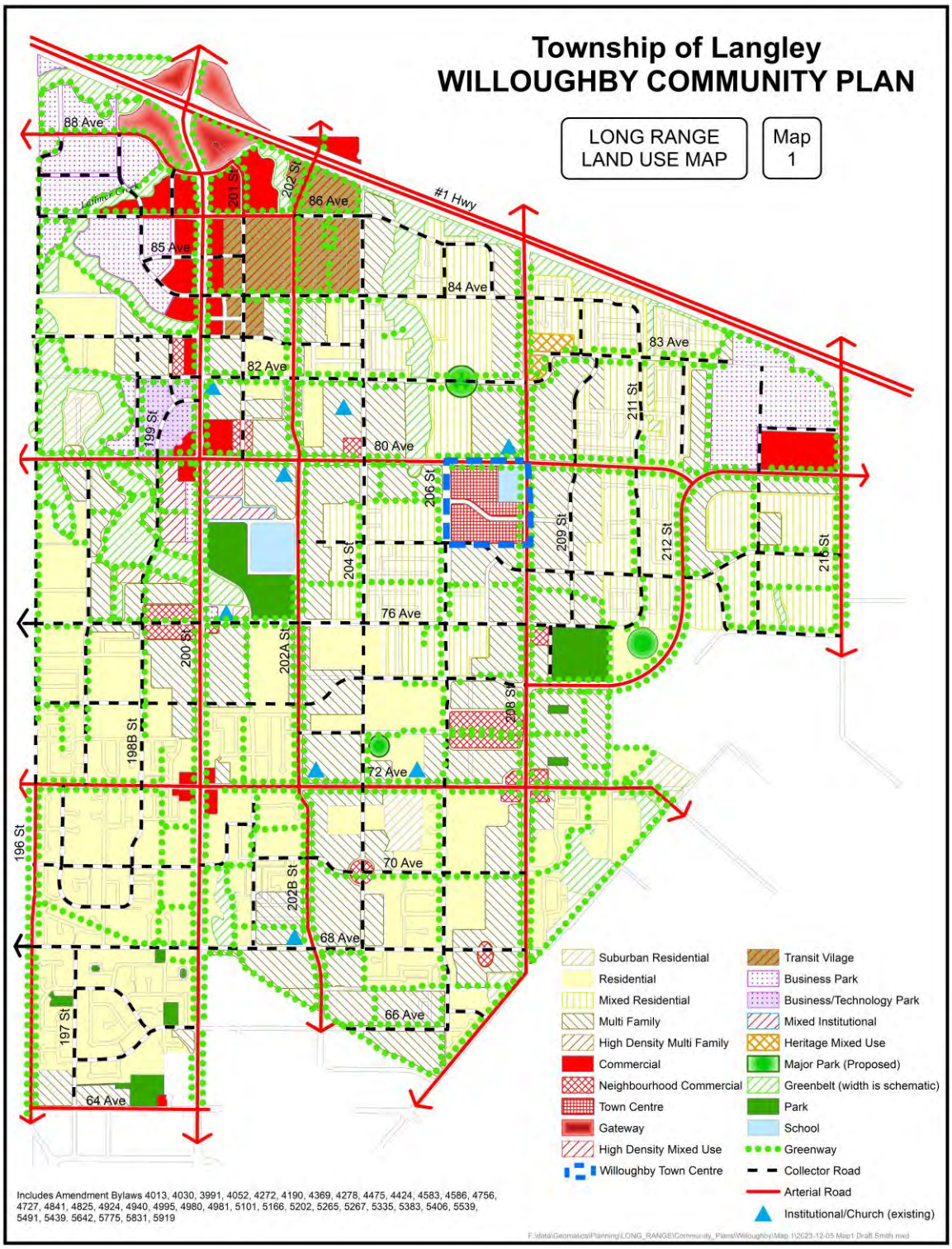
    c) adding Schedule "W-9" Smith Neighbourhood Plan as shown as Schedule "C" attached to and forming part of this bylaw.

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 (Smith Neighbourhood Plan) Bylaw 2017 No. 5265.

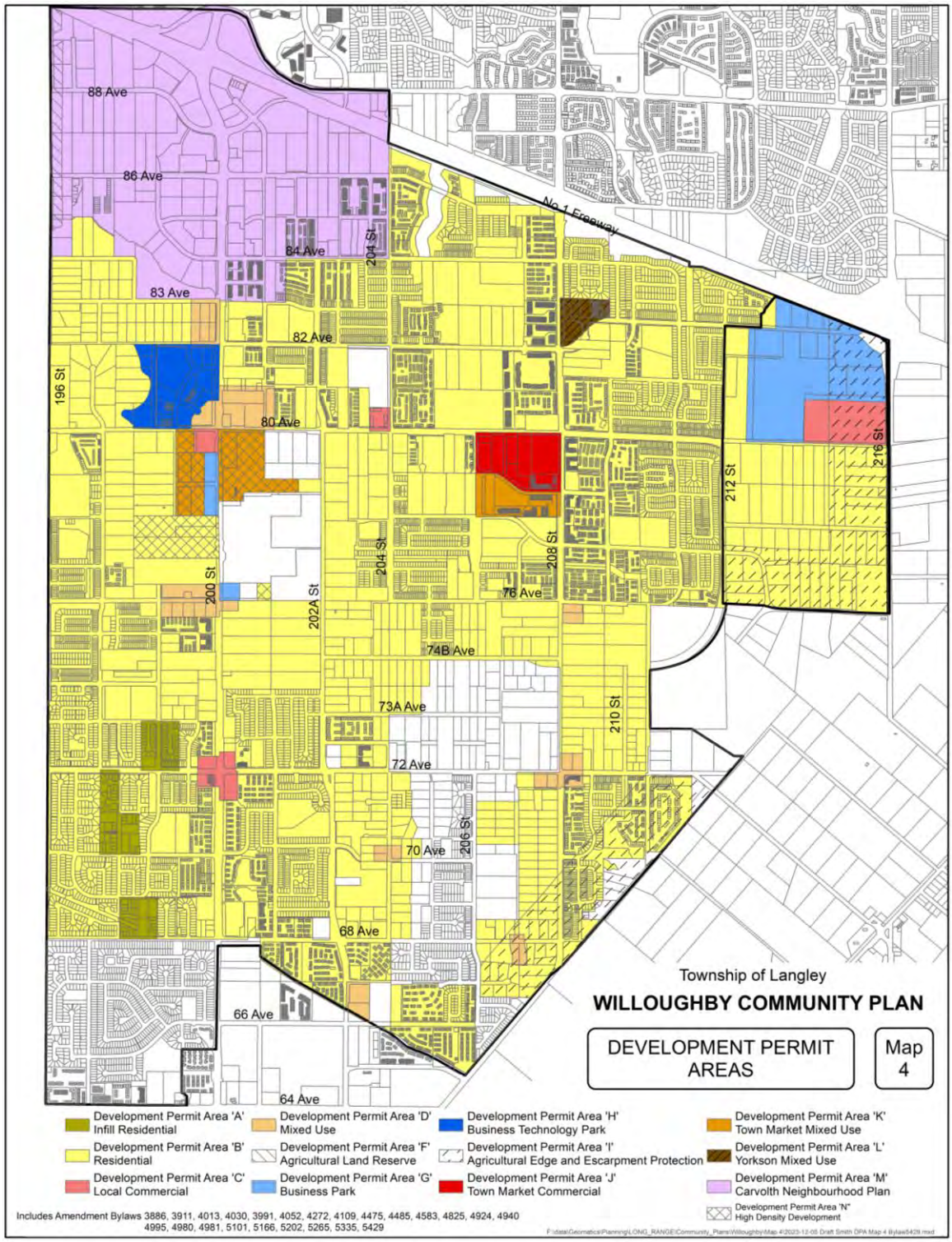
READ A FIRST TIME the	18	day of	December	, 2023
READ A SECOND TIME the		day of		, 2024
PUBLIC HEARING HELD the		day of		, 2024
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE "A"
BYLAW NO. 5973



SCHEDULE “B”
BYLAW NO. 5973



SCHEDULE “C”
BYLAW NO. 5973



Smith Neighbourhood Plan

Bylaw No. 5973

Willoughby Community Plan

Township of Langley

December 2023

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (SMITH NEIGHBOURHOOD PLAN)
BYLAW 2017 NO. 5973

Adopted by Council _____

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

Township of Langley

Est. 1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Schedule W-9

Willoughby Community Plan

Smith Neighbourhood Plan

Bylaw No. 5973

SMITH NEIGHBOURHOOD PLAN
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1.0 INTRODUCTION

1.1 PURPOSE

The Smith Neighbourhood Plan forms part of the broader Willoughby Community Plan. It provides a more detailed plan for an area within Willoughby, directing future growth and development in the neighbourhood. An accompanying Engineering Services Plan identifies the location and capacity of existing and proposed future infrastructure, including transportation, water, sewer, and stormwater management facilities.

1.2 PLAN AREA

The Smith Neighbourhood Plan area encompasses 78 hectares (192 acres) and is located on both sides of 208 Street from about 72 Avenue North to approximately 76 Avenue. The Plan Area is also between the future high growth areas of Yorkson, Northeast Gordon, Central Gordon and Latimer. A portion of the eastern boundary is adjacent the Agricultural Land Reserve. The Smith Neighbourhood Plan area is illustrated in Figure 1.1.



Figure 1.1 | Smith Neighbourhood Plan Area and Context

1.3 PLANNING PROCESS

The Smith Neighbourhood Plan is the result of public participation and engagement in key components of the planning process. A two-day design charrette was held early in the process with the Technical Team (made up of Township of Langley staff and consultants) and the public to develop initial urban design options for the neighbourhood. This phase included any stakeholders in order to provide early input for the development of the Neighbourhood Plan. Through all phases of the planning process there were various opportunities for focused and interactive community consultation which included the charrette, Technical Team meetings, Public Open Houses and Public Hearing. The Public Open Houses allowed the Technical Team to refine and edit the plan based on feedback received from the broader community. The plan development process provided opportunities to review input from the community and refine planning and design concepts, until the final version of the plan was complete.

At the November 14, 2022 Regular Meeting, Council directed staff to:

> "complete an update to the Smith Neighbourhood Plan to ensure its economic viability, particularly as it relates to major roads and the provision of additional recreational and community amenities, with consideration of additional Community Amenity Contributions specific to the Smith Neighbourhood Plan."

A review process was conducted with a Public Open House and Public Hearing provided for public input.

2.0 BACKGROUND AND PLANNING CONTEXT

2.1 SITE PLANNING CONTEXT

2.1.1 Existing Land Uses

Within the Smith neighbourhood the predominant existing land use is rural residential with a large natural area and agricultural land to the east. A church is located on 72 Avenue where it has been part of the community for 35 years. The majority of existing land parcels are large lots of 2 to 6 acres and smaller lots of approximately one acre over 169 acres area.
These existing land uses are illustrated in Figure 2.1.

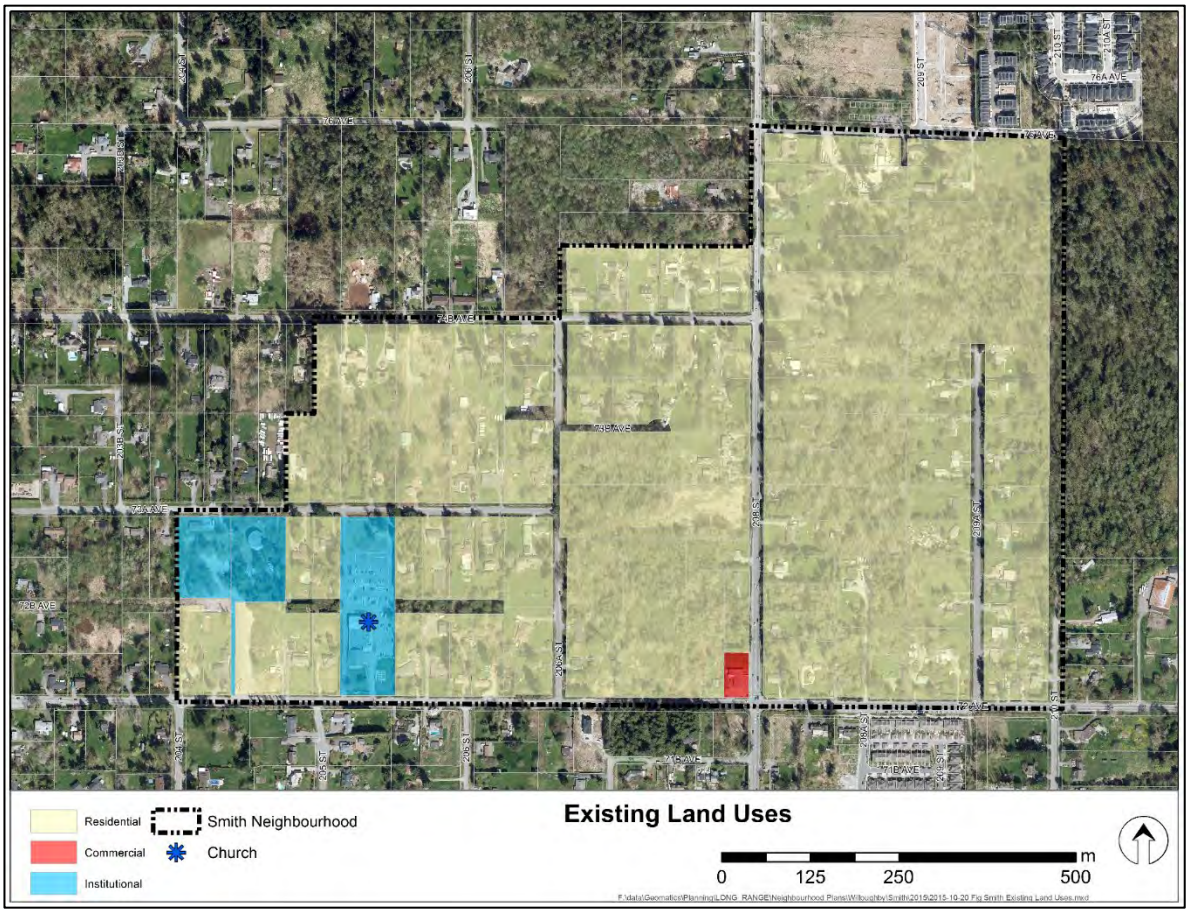


Figure 2.1 | Existing Land Uses

2.1.2 Environmental Context

Geotechnical and Hydrogeological Conditions:

The Smith Neighbourhood Plan area is considered suitable for urban development. The area is connected to a forested area to the east with mature trees providing natural features for the neighbourhood. There is a number of Class 'B' watercourses within the neighbourhood. Smith has some sloping topography with the opportunities and constraints to be addressed at the time of development. The eastern border is connected to the escarpment and is highly visible from the Milner Valley.

Aquatic Resources:

As part of the planning process 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 plan. There are no fish bearing streams within the neighbourhood. However, there are a number of Class 'B' (Yellow) watercourses which do provide a significant source of food, nutrient or cool water supplies to downstream fish populations. Class 'B' watercourses can be moved and combined with habitat compensation and by ensuring that impacts are not transported from one parcel to another. During the neighbourhood planning process, the Township worked with the Federal Department of Fisheries and Oceans and there was agreement that specific yellow and green coded watercourses could be relocated as part of the development process. The relocated watercourses are illustrated on Map 2. Changes to the areas shown on Map 2 may be considered in accordance with the Streamside Protection and Enhancement provisions of the Official Community Plan.

Vegetation and Forest Cover:

The Smith neighbourhood habitat primarily consists of patchy forest, shrubs and grasses. Much of the vegetated habitat is fragmented and interspersed throughout the neighbourhood due to ongoing development. As outlined in the Township's Wildlife Habitat Conservation Strategy (WHCS), coniferous forests and wetlands represent the pinnacle habitat for the Township's ecosystem as well the least common habitat type found in the Township. Through the Smith neighbourhood planning process, a small wetland was identified as having the potential for preservation through establishment of a future wildlife habitat. Other natural areas are to be identified and preserved as part of the development process.

Ecological Corridor:

The Smith neighbourhood includes a portion of an upland terrestrial ecological corridor that traverses the Willoughby slope and links the Latimer, Yorkson and Nicomekl watercourses. This ecological corridor facilitates the movement of wildlife between habitat areas, and it is protected through the provision of an ecological greenway.

2.1.3 Heritage Context

Archaeological evidence suggests that the First Nations peoples living in the area became less nomadic about 5,000 years ago, establishing large winter villages while periodically travelling to harvest natural resources elsewhere. Coast Salish people, now known as the Sto:lo, are thought to have been the principal occupants of the area during the last several millennia. Historically, the Kwantlen and Katzie people, subsets of the Sto:lo, were the pre-eminent First Nations groups in the Langley area. With the establishment of the Hudson's Bay Company's post at Derby in 1827, the Kwantlen relocated to the mouth of Kanaka Creek, where they could enjoy trading opportunities with the Company. When the fort was relocated to its present site in 1839, the Kwantlen people followed it, and established a village on McMillan Island.

The area now known as Willoughby was probably peripheral to the central activities of the Kwantlen and Katzie people. Willoughby was relatively remote and the absence of navigable streams rendered it less accessible; however, a few long-term Willoughby residents recall First Nations lithic material having been found along the upper ridges of Yorkson Creek. Willoughby's woodlands may have provided refuge for cultural activities for a time, but the forest fires of the early nineteenth century and subsequent logging and land clearing would have likely destroyed any potential evidence of such activities within these originally forested lands.

Willoughby's first European settlers established a community here during the late 1800s. Land in the Willoughby area had been pre-empted by the 1890s. By 1921 a number of key buildings that included the first church in the area, a community hall, a school and a general store established a small center at the junction of Alexander Road (208 Street) and Scholes Road (83 Avenue) that served the primarily rural population.

The Smith neighbourhood comprises the mid-eastern portion of greater Willoughby, and its location, immediately west of the original Hudson's Bay Company farmlands below the Milner escarpment, provided for early settlement ties with known Milner pioneers during the nineteenth century. John Smith was one such settler who purchased a quarter section of the Hudson's Bay Company Farm and built his first house in 1885 in what is now present-day Milner, following the Hudson Bay Company's sell off of the original farm lands in 1877. Smith was a prominent farmer, Councillor, and School Trustee of the time, and several historic residences remain today that both he and his family built in Milner. Smith Crescent that runs northwest off of Glover Road is also named for the John Smith family.

The Smith neighbourhood, bounded by 76 Avenue to the north, 204 to the east, 210 to the west and 72 Avenue to the south, encompasses two historic roads that defined historic Willoughby, Alexander Road, now 208 Street, which remains the historic central north-south spine of greater Willoughby, and Jericho Road, so named by John Smith and now 72 Avenue, which defines its southern most east-west boundary. Today, the 208 Street corridor that served the early community of Willoughby is in the process of rapid densification, and the small mixed farms that defined rural Willoughby throughout the twentieth century are largely gone.

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, transit, walking, and cycling. Within the Smith neighbourhood, the transportation network consists of one major north-south corridor. 208 Street provides important connections between Langley City Centre, Willoughby, and Walnut Grove. The existing transportation network also includes 72 Avenue, which is an important east-west corridor providing a connection to the Willoughby area and the City of Surrey. The remaining road network in the study area is characterized by a disconnected grid street network with large blocks.

Transit Overview:

Transit service in Langley and throughout Metro Vancouver is planned and funded by TransLink. Currently, there is one bus (route 595) on 208 Street with expansion to service anticipated as development unfolds.

Pedestrian and Cycling Facilities:

The Township's Cycling Plan, adopted in 2015, defines cycling facilities (i.e. bicycle lanes or multi-use pathways) and identifies commuter routes and recreational routes along 208 Street, 206 Street, and 72 Avenue. The commuter route along 208 Street is described as dedicated bike lanes along the arterial roads. The recreational routes intended to incorporate off-street pathways, are also identified along 206 Street and 72 Avenue. In addition to these key future components of the cycling network, there are numerous other opportunities for greenways and cycling facilities through the plan area. Walking is the most fundamental form of transportation and is part of every trip. Due to the rural nature of the Smith neighbourhood at this time, there are only limited pedestrian facilities within the study area and, there is a need for enhanced pedestrian facilities as neighbourhood development occurs.

2.1.5 Infrastructure Considerations

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

Stormwater Management:

The existing drainage system consists primarily of open ditches and driveway culverts located along the existing roadways. Storm sewers along 72 Avenue and 208 Street are the only sewers currently servicing the neighbourhood. The 72 Avenue and 208 Street storm sewers discharge into the existing detention pond located at 69 Avenue and 210 Street. The outflow from this pond drains into Worrell Creek. Overland flow from the other areas of the plan drain into a storm sewer located east of 210 Street before discharging into Crush Creek. The catchment areas of Crush and Worrell Creeks extend beyond the limits of Smith neighbourhood and facilities will need to be sized, designed and constructed to accommodate the larger area. Compliance within defined limits will contribute to maintaining the pre-development discharge to receiving water bodies.

Water:

The existing water distribution network in Smith is limited 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 surrounding neighbourhoods. Any growth and development of the area will require the extension of this system to a full urban standard.

Sanitary Sewer:

There is no sanitary sewer network within Smith. Any growth and development will require upgrades to service the area. Slopes in the area generally reduce in elevation from the northwest to the southeast. Gravity flows are expected to connect through the Gordon Estates Plan areas.

2.2 POLICY CONTEXT

2.2.1 Willoughby Community Plan

The Willoughby Community Plan provides the overarching land use policy framework for Smith 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 Smith Neighbourhood Plan.

The Willoughby Community Plan outlines a number of key goals that are relevant to more

detailed neighbourhood plans. For example, the Plan promotes the evolution of distinct but interrelated neighbourhoods, each of which is marked by a clear focal point and defined primarily by current or proposed key grid roads and supporting green space. Each neighbourhood is intended to be of sufficient size to support a variety of land use elements such as an elementary school, neighbourhood park (preferably combined with a school site), neighbourhood convenience shopping, and higher density housing, 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.

The Willoughby Community Plan designates the Smith neighbourhood for residential/ suburban residential development, including some multi-family residential development, as well as a commercial node. The Community Plan also includes a significant greenway network, which connects the neighbourhoods. In the Smith neighbourhood, the greenway network includes wildlife conservation, ecological corridors and enhanced sidewalks on roads with identified greenway links.

2.2.2 Adjacent Neighbourhoods and Linkages

The Smith Neighbourhood Plan is located in the southeastern portion of the Willoughby Community Plan area (Figure 1.1).

Smith is also closely linked to other Willoughby neighbourhoods, particularly to Yorkson, located to the north, Central Gordon and Northeast Gordon Estates to the south, and Latimer to the west. It is anticipated that the transportation network and linkages between these neighbourhoods will continue to evolve as development occurs over time.

2.3 A NETWORK OF WALKABLE NEIGHBOURHOODS AND CENTRES

Walkability is a simple yet powerful concept that brings together planning and urban design components into an integrated framework for neighbourhood livability and sustainability. Indeed, walkability has been the defining principle in a number of neighbourhood plans and initiatives adopted by Township Council over the past several years including the Carvolth Neighbourhood Plan, Aldergrove Core Area Plan, Yorkson Neighbourhood Plan, and Latimer Neighbourhood Plan.

Fundamentally, a walkable neighbourhood is one where people can walk to local services, transit or other frequent destinations with comfort, safety, and convenience. Broadly speaking this is accomplished by locating housing within a 5 minute or 400 metre walking radius from local, frequent destinations and connected by continuous, active pedestrian paths with overlook from adjacent active uses and “eyes on the street” for safety and visual interest.

3.0 NEIGHBOURHOOD VISION AND OBJECTIVES

3.1 VISION STATEMENT

"By 2040, the Smith neighbourhood will be a green, walkable, and vibrant community with integrated uses and a mix of high and low densities while preserving the natural landscape that encompasses the area."

This vision represents the aspirations of Mayor and Council, the Neighbourhood Team, and the many different property owners, community stakeholders and residents who participated in the Smith neighbourhood planning process. The vision is reflected throughout this document, beginning with the Neighbourhood Plan objectives.

3.2 OBJECTIVES

The Township's objectives for the Smith Neighbourhood Plan are intended to influence policy and zoning directions and ultimately guide future growth and development in the Smith neighbourhood. These guiding principles are the result of neighbourhood residents' responses and input from the Neighbourhood and Technical Teams during the planning process. The objectives are:

1. *Streets That Move People*
   Maintain and enhance road capacity on arterials and provide a grid network and street design that encourages alternative modes such as cycling, walking and transit use.

2. *Walkable Streets That Bring People Together*
   Design arterials, connectors and local streets to create places for people to gather and meet their day-to-day needs through land use policies, appropriately scaled buildings, setbacks and high-quality pedestrian realms.

3. *An Interconnected Networks of Parks, Open Spaces and Greenways*
   Provide an interconnected, multi-modal network of sidewalks, trails, greenways, and cycling routes that connects Smith to adjacent neighbourhoods and provide public open spaces to support a community of all ages.

4. *An Implementable Plan*
   Develop a plan that is readily implementable through the development process and ensure land uses are supported by the market to facilitate construction of 208 Street and 212 Street Connector.

5. *Diverse and Affordable Housing*
   Provide opportunities for varied housing forms and levels of affordability and develop innovative housing options especially relating to infill opportunities.

6. *Stormwater as a Community Amenity*
   Integrate engineering features, particularly stormwater facilities, to make them a community amenity integrated with ecological systems.

7. *Natural Areas*
   Create a unique neighbourhood identity based on natural assets by strategically preserving important natural areas, stands of trees, and viewsheds, and by protecting and providing wildlife habitat throughout the neighbourhood.

8. *Parking*
   Provide sufficient parking in new development to address community concerns with parking and provide parking on both sides of local and collector roads.

4.0 URBAN DESIGN CONCEPT

Figure 4.1 illustrates the 2017 vision for how a portion of the Smith Neighbourhood Plan area could look in the future. This Illustrative Concept may help guide the visioning of the Special Study Area and is based on the land use designations, development principles and policies articulated in this Neighbourhood Plan, as developed through the stakeholder consultation process and refined through discussion between staff, local residents, developers and property owners. The Concept Plan is a reflection of the goals and intent of this Neighbourhood Plan and it is for illustrative purposes only. The exact manner in which the neighbourhood builds out will depend on many different and unpredictable factors, including market conditions and individual development or landowner preferences.

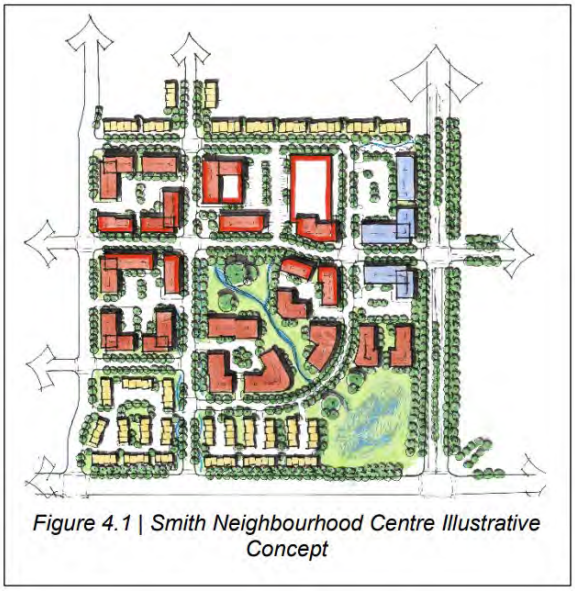


Figure 4.1 | Smith Neighbourhood Centre Illustrative Concept

As illustrated, the implementation of a modified grid road network is fundamental to the achievement of the design directions set out in the Illustrative Concept. While still based on a distinct hierarchy of streets, a modified grid road network uses a fine grained, interconnected network with shorter blocks and rear lanes. This type of road network:

- disperses traffic by providing many routes to a single destination;
- decreases travel distances by providing direct routes to destinations;
- provides opportunities for enhanced pedestrian and cyclist networks, with routes available along local roads;
- provides an excellent pedestrian environment, with few or no driveway interruptions;
- facilitates the establishment of street-facing development, which creates a positive public realm;
- allows for easy rear-lane access to homes;
- provides opportunities for off-street and on-street parking;
- generally avoids cul-de-sac configurations, except where topographic or other constraints warrant the provision of a cul-de-sac;
- provides logical development blocks that can facilitate redevelopment over time;
- helps to ensure that all residents are within a 400 metre radius of transit and commercial services; and,
- facilitates the development of blocks with primarily an east-west orientation in order to improve energy efficiency and create the optimum conditions for the use of passive and active solar strategies.

The local road circulation concept plan is included as Figure 4.2 for reference and illustrative purposes. The purpose of the local road circulation concept plan is to illustrate a local road network based on a modified grid with an east-west orientation as discussed above.

Development applications should attempt to be in substantial compliance with the concept. Flexibility will be considered without amendment to Map 3 where local roads cannot conform to the concept due to site constraints. For the east side of 208 Street there is an option to provide a more curvilinear road pattern to respond to the topography of the area. It is expected that this road pattern be encouraged with large assemblies in the area (see Figure 4.2)



Figure 4.2 | Illustrative Concept East of 208 Street Road Pattern

In addition to the illustrative concepts there are other key features of the Smith Neighbourhood Plan. These features include:

- provision of 1 park-school site within the neighbourhood;
- development of 2 pocket parks (shown as 1-acre parks on Map 1) and the preservation of other green features such as riparian areas, wildlife habitat patches, and an ecological greenway;
- development of a range of housing types, with higher density housing generally located adjacent to arterial roads, collector roads, and commercial nodes;
- the development of vibrant neighbourhood nodes with a mix of commercial and residential uses; and
- development of an interconnected modes of transportation, parks and greenways that connects the Smith neighbourhood to other adjacent neighbourhoods and create places for people of all ages to gather and meet their day to day needs.

5.0 LAND USE PLAN

5.1 OVERVIEW

The community vision and objectives for the Smith neighbourhood are embodied in the Smith Land Use Plan (Map 1). The Land Use Plan identifies residential, commercial, and institutional land use designations and a special study area, as well as current and future transportation corridors, protected areas, parks, trails and other community amenities. The Plan also identifies future locations for stormwater detention ponds.

The land use designations and policies in this section describe in detail the location, types and density of uses for the Smith area. The designations and policies represent the collective desire of the community and the Township and will be used to guide the development approval process through to build out of the neighbourhood.

5.2 LAND USE DESIGNATIONS AND POLICIES

This section describes the land use designations that appear in the Land Use Plan. Included within each designation is a description of intent, as well as an identification of appropriate building typologies and development densities. Precedent photos are provided where appropriate.

Also included in this section are general and specific policies pertaining to land use. General policies that apply consistently across multiple designations are provided in Section 5.2.1. Policies unique to individual designations are provided in Sections 5.2.2 to 5.2.6. If there is a conflict between a general policy and a specific policy within a land use designation, the specific policy shall prevail.

5.2.1 General Policies

The following policies apply consistently across multiple land use designations in the Smith neighbourhood.

All Land Use Designations:

- Where lands within the Smith neighbourhood are located within a Development Permit Area on Map 4, Willoughby Community Plan, a Development Permit will be required in accordance with Section 488 of the Local Government Act. High quality architectural and site design shall be strongly encouraged for all developments.
- Significant trees shall be protected through the Township's Subdivision and Development Servicing Bylaw Schedule I – Tree Protection, and Tree Protection Bylaw.

- Development of blocks with primarily an east-west orientation is encouraged to improve energy efficiency and create the optimum conditions for the use of passive and active solar strategies. Flexibility will be considered based on individual site constraints without a requirement for an amendment to this plan where local roads cannot conform.

The provision of rear lanes and rear loaded lots is encouraged and, in some cases, required, in order to provide parking alternatives and a high-quality pedestrian environment.

- Maximum permitted density may not be achievable on all properties. In some cases, minimum densities may be set. Where minimum densities cannot be achieved due to site constraints (e.g. irregularly shaped lots or riparian setback requirements), lower minimum densities shall be considered.
- Where topography is sloping site mitigation may be required (such as grading and/or walls) to maintain a complementary street wall. It is expected that many buildings will follow the slope of the land. This policy is not intended to create large retaining walls.

Residential Land Use Designations

- Provision of affordable housing and a variety of housing forms and tenures is encouraged within the Smith Neighbourhood Plan area, subject to the form and density provisions of the applicable land use designation, including the following:
    - Housing choice and diversity shall be encouraged to assist in achieving housing affordability through the provision of smaller-lot single-family homes, row houses, townhouses and apartments in close proximity to transit and commercial services.
    - A variety of tenures: fee simple, strata and rental, shall be encouraged, as well as a diverse range of housing options, such as co-housing, single-level housing and row houses and townhouses with a bedroom and bathroom on the ground level.
    - Housing for seniors, including independent and assisted living and residential care beds, is encouraged.
    - The Township encourages the development of non-market housing.
- For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with Section 3.1.7 of the Willoughby Community Plan. Gross developable land area includes land dedicated for new roads, biofiltration ponds, riparian area dedication above the top-of-bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses.

  For all designations where Floor Space Ratio is used as a measure, density is calculated as a ratio of developable floor area to developable land area where:
    - Developable floor area is the sum total of floor areas in each storey in a building inclusive of exterior walls, excluding unenclosed balconies.
    - Developable land area is net of conservation areas, publicly dedicated

parks/open spaces, and publicly dedicated rights-of-ways including streets and laneways.

- Rear lane or internal strata road access is required for all residential development parcels fronting on arterial roads, collector roads, and greenways.
- In accordance with Section 3.1 of the Willoughby Community Plan:
    - Rear loaded lots are preferred with rowhouse developments having units oriented towards public roads and vehicle access provided via lanes with parking provided at the rear of the units.
    - In order to meet parking demands in the neighbourhood, front-loaded residential development must have double driveways and enough space for one vehicle to park on-street in front of each unit.
- Adaptable housing is required for a minimum of 5% of Single Family and Row House/Townhouse units and a minimum of 10% of apartment units (strata or rental) 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.

5.2.2 Row House/Townhouse

This section includes Row House/Townhouse designations at two different densities, as well as the “Live- Work” designation. The three designations together will provide a mix of affordable, ground-oriented housing within walking distance of commercial and institutional amenities.

Row House/Townhouse (20-25 UPH/8 -10 UPA)

The intent of the Row House/Townhouse designation is to accommodate row house and townhouse developments, including semi-detached dwellings and duplexes, at a density of 20-25 units per hectare (8-10 UPA) with ‘masters on the main’. Policies specific to this designation are as follows:

- Buildings shall not exceed a height of three storeys.
- Minimum density is 20 units per hectare (8 UPA) and maximum density is 25 units per hectare (10 UPA).
- Street-facing orientation with rear access to garages is required for all Rowhouse/Townhouse developments.
- Units fronting arterial roads must provide a minimum of 4 off-street parking spaces.
- No tandem garages permitted.

Row House/Townhouse (20-37 UPH/8 -15 UPA)

The intent of the Row House/Townhouse designation is to accommodate row house and townhouse developments, including semi-detached dwellings and duplexes, at a density of 20-37 units per hectare (8-15 UPA). Policies specific to this designation are as follows:

- Buildings shall not exceed a height of two storeys.
- Minimum density is 20 units per hectare (8 UPA) and maximum density is 37 units per hectare (15 UPA).
- Street-facing orientation with rear access to garages is required for all

Rowhouse/Townhouse developments.
- Units fronting arterial roads must provide a minimum of 4 off-street parking spaces.
- No tandem garages permitted.

Row House/Townhouse (20-54 UPH/8-22 UPA)



The intent of the Row House/Townhouse designation is to accommodate row house and townhouse developments, including semi-detached dwellings and duplexes, at a density of 20-54 units per hectare (8-22 UPA). Policies specific to this designation are as follows:

- Buildings shall not exceed a height of three storeys.
- Minimum density is 20 units per hectare (8 UPA) and maximum density is 54 units per hectare (22 UPA).
- Street-facing orientation with rear access to garages is required for all Row House/Townhouse developments.
- Units fronting arterial roads must provide a minimum of 4 off-street parking spaces.
- All units adjacent the Wildlife Habitat Patch and associated Creek Greenway shall face the greenway and have individual pedestrian access to the greenway.



5.2.3 Apartment



The intent of the Apartment designation is to provide opportunities for higher density housing, including seniors' housing, adjacent to the Neighbourhood Centre. The designation will allow for a mix of unit sizes, suitable for and affordable to a range of income levels and lifestyles. Different building tenures, including rental and strata apartments, shall be supported. Policies specific to this designation are as follows:

General Policies



- Buildings shall be oriented to streets and/or adjacent greenways. Buildings shall not be oriented away from the public realm.
- Tenant parking shall be provided underground. Guest parking may be accommodated in off-street surface parking lots.
- All ground floor units shall have direct access to the street and/or adjacent greenway(s).
- Patios and other outdoor private ground floor spaces shall be appropriately separated from public spaces through the use of screening, landscaping, and/or change in elevation.

- Provide shared 'end-of-trip' facilities such as secure bicycle parking.

Low Density Apartment (1.4 FSR)



Densities within this designation are to be a maximum of 1.4 floor space ratio. Policies specific to this designation are as follows:

- Buildings shall not exceed a height of four (4) storeys.

High Density Apartment (2.4 FSR)

Densities within this designation are to be a maximum of 2.4 floor space ratio. Policies specific to this designation are as follows:

- Buildings shall not exceed a height of six (6) storeys.

5.2.4 Medium Density Mixed Use (1.9 FSR)



The Medium Density Mixed Use designation provides opportunities for integration of ground-oriented and pedestrian friendly retail, service, office and high density residential (including seniors' housing) land uses. This section applies to two nodes for at 208 Street and 72 Avenue, and 208 Street and 76 Avenue. These nodes will be vibrant, pedestrian-oriented areas where residents can access a variety of small-scale retail and other commercial services. Medium Density Mixed Use buildings in this designation are required to have residential units on upper floors, to ensure 'eyes on the street' and provide residents with opportunities to live, work and shop within the same development. Densities within the Medium Density Mixed Use designation are to be a maximum of 1.9 floor space ratio. Policies for this designation are as follows:

- Retail commercial uses and/or financial services are required on the ground floor with residential uses above.
- Gas station(s) and drive-through services are not permitted in this designation.
- Building heights shall be a minimum of four (4) storeys total and not exceed a maximum of eight (8) storeys.
- Buildings shall be sited adjacent to and oriented towards a public road and/or greenway. Commercial units shall be street fronting.
- Short term patron parking for commercial uses shall be provided on-site with the majority of patron parking provided underground or in landscaped surface parking lots located to the rear or side of the building, provided that the majority of surface parking is at the rear. If side parking is permitted, design elements shall ensure it is screened from view from the street and/or greenway.



- Residential units shall be accessed through lobbies, with resident parking provided underground.
- Residential units shall be directly above commercial units for street facing elevations.
- Buildings shall be set back above the ground floor in order to avoid the canyon effect. These setbacks are intended to be sufficient to provide adequate private and/or public patio/balcony space (approximately 3 metres (10 feet) depth) for each residential unit and allow people to look over the parapets to the street below each unit.
- Provide shared 'end-of-trip' facilitities such as secure bicycle parking and change rooms.
- The scale and character of the commercial units should be complementary to the design of the rest of the development and/or area with small commercial frontages preferred. Where tenents require somewhat larger frontages special design considerations will be required to maintain the character of smaller units.
- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Continuous weather protection is required for pedestrians on all commercial use frontages.
- For commercial uses, small scale activities are expected, including but not limited to: financial institutions, medical and professional offices, retail stores, convenience stores, delicatessens, bakeries, barber shops, beauty salons, dry cleaning establishments, restaurants and cafes, travel agencies, fitness centres, and veterinary clinics.



5.2.5 Special Study Area

The area north of 72 Avenue and west of 208 Street is designated as Special Study Area (see Map 1). A review of planning policies for this area will be carried out to determine a road network and land use design that respect the public's best interest.

Appropriate land use designations and policies will be added to the Neighbourhood Plan in the future to replace the Special Study Area designation to address:

- land use and density
- alignment of roads
- protection of treed areas
- provision of a combined neighbourhood park - elementary school site
- continuity of wildlife corridors, greenways, trails, open space and parks
- provision of stormwater management and water and sewer systems

5.2.6 Riparian Areas

Streamside Protection and Enhancement Requirements in the Official Community Plan (OCP) seek to establish and maintain undisturbed, naturally vegetated zones adjacent to watercourses as part of development. The widths of these zones, referred to as "Streamside Protection and Enhancement Areas" (SPEAs), follow the Township watercourse classification system (e.g. Class A, Class B) which is based on channel type, water flow and fish presence. In addition to providing important fish and wildlife habitats, SPEAs promote groundwater recharge, absorb greenhouse gases, benefit air quality, reduce flood risk, and provide passive recreation opportunities. To preserve these benefits, Class B (yellow-coded) watercourses in the Neighbourhood Plan area must be protected through the establishment and relocation of SPEAs.

The Neighbourhood Plan area drains toward North Creek (a tributary of the Nicomekl River system) and includes associated SPEAs. Policies specific to this designation are as follows:

- All Class B (yellow) watercourses must be managed in accordance with the requirements of Section 3.13.19 of the Langley Official Community Plan.
- Map 2 shows a plan for retaining, reconstructing and relocating watercourses and associated SPEAs. Per the requirements of the OCP's Streamside Protection and Enhancement provisions, the exact location and extent of the SPEA shall be confirmed through a survey undertaken by a BC Land Survey professional. Changes to the areas shown on Map 2 may be considered in accordance with the OCP's Streamside Protection and Enhancement provisions.
- Watercourse relocations depicted in Map 2 should be completed at time of development and are subject to municipal, provincial and federal government regulatory approval processes. The depiction of watercourse locations in the Neighbourhood Plan area should not be interpreted as final approval/endorsement by senior government regulatory agencies.
    - A minimum habitat balance applies to each relocated watercourse area (See Map 2) with an overall minimum habitat balance threshold (31,548 m^2) 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 shown on Map 2.

- 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 on land shown on Map 2.
- 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. Lands with these relocated watercourses shall be compensated for the land and construction costs of the watercourse relocation as funds become available.
- Where watercourse relocations cannot be completed at time of development, interim solutions may be considered until such time that water relocations as depicted in Map 2 can be 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.

- The location of trails (see Map 1) will be considered in the outer six metres of a SPEA based on connectivity to street greenways and public park spaces. Trail design must conform to the requirements of the OCP's Streamside Protection and Enhancement Provisions. 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 greenway. Tree removal shall be avoided and additional native plants may be needed to enhance greenways.

5.2.7 Housing, Population and Commercial Estimates

At build out, it is estimated that the Smith neighbourhood will accommodate approximately 3,300 people in 1,700 dwelling units. Table 5.1 provides an estimate of the future population in the neighbourhood at full build out.

Table 5.1 | Distribution of Dwelling Units and Population

Land Use Designation	Approximate Area		Density	Pop Density	Approx. Units	Approx. Pop	**Min/Max Storeys from Grade
	Ha	Acres	UPA/FSR	Persons/ Unit			
*** Row House / Townhouse (8-10 UPA)	2.46	6.09	10 UPA	2.5	61	151	2
***Row House / Townhouse (15 UPA)	5.14	12.69	15 UPA	2.5	190	476	2
***Row House / Townhouse (22 UPA)	3.88	9.59	22 UPA	2.5	211	527	3
***Low Density Apartment (1.4 FSR)	5.39	13.31	1.4 FSR	1.7	799	1358	4
***High Density Apartment (2.4 FSR)	0.75	1.84	2.4 FSR	1.7	184	314	4-6
****Medium Density Mixed Use (1.9 FSR)	1.39	3.44	1.9 FSR	1.7	275	468	4-8
Total	**19**	**46.96**			**1,720**	**3,294**	

Note: All unit yields and area calculations in Table 5.1 are estimates.

*UPA calculations are based on the Gross Developable Land Area, as defined in Section 5.2.1. Not all parcels may achieve the maximum allowable densities.

**Rooftop mechanical equipment or other related appurtenances are not counted as a storey.

***A minimum of 5% of single family and townhouse units (strata or rental) and a minimum of 10% of apartment units (strata or rental) in any development shall meet the standards of the Basic Adaptable Housing Requirement.

**** FSR for Low Density Mixed Use refers to calculation of residential floor space only.

6.0 COMMUNITY FACILITIES

6.1 PARKS AND OPEN SPACES

The Smith Neighbourhood Plan establishes a network of parks and open spaces as part of a complete, livable community. These parks and open spaces provide the community with active and passive recreational opportunities, including a range of outdoor recreational opportunities to meet the needs of residents and visitors alike.

6.1.1 Neighbourhood and Community Parks

A Neighbourhood Park is to be provided in the initial phase of the Smith neighbourhood, to provide a variety of recreational opportunities including sports fields, playgrounds, and natural areas. A Community Park is expected within the Smith neighbourhood to help serve the needs of the Willoughby Community. When provided, Neighbourhood and Community parks shall be incorporated into a shared park-elementary school site and/or park-secondary school site. Rezoning of lands for development will require that the neighbourhood park site be secured as outlined in Section 11.2.1.

6.1.2 Wildlife Habitat Patch

In accordance with the Township's Wildlife Habitat Conservation Strategy, an approximate 3,100 m^2 Wildlife Habitat Patch shall be secured, enhanced and maintained for education and recreation opportunities near the intersection of 74B Avenue and 208 Street. 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 within the plan area and extending throughout Willoughby. Policies specific to the Wildlife Habitat Patch are as follows:

- Relocate and reconstruct roadside watercourses.
- Protect vegetated areas from intrusion as needed.
- Provide a Creek Greenway along the northern boundary with individual access for all adjacent units onto the pathway.
- Provide interpretive signage as warranted.
- Provide additional amenities where warranted, while keeping the overall protection of the area the priority.
- Construction costs for the Creek Greenway within the Wildlife Habitat Patch to be funded through the Smith Amenity Zoning Policy.

Five habitat types were chosen as the most capable of supporting wildlife in an urban setting. They are listed in order of priority:

1. coniferous
2. wetland
3. mixed
4. broadleaf
5. shrubs

6.1.3 Pocket Parks

Pocket Parks (shown as Park on Map 1) are one acre in size and provide a grassed, landscaped area for children, youth and families. Pocket Parks are intended to be small but inviting areas of public space incorporated into urban areas. In Smith there will be two standard Pocket Parks. These parks help to serve the needs of the local population by providing a space for people to eat their lunches, for children to play, and for friends to meet and gather. Pocket parks can also be designed so that the space is adaptable and able to accommodate different programming opportunities. Policies specific to Pocket Parks are as follows:

- Within the Smith neighbourhood a minimum of two pocket parks shall be developed and located in the general areas indicated on the Land Use Plan.
- Pocket Parks are to be located as shown in the Smith Land Use Plan – Map 1.
- Angle parking to be provided along the park road frontage.

6.2 GREENWAYS/TRAILS

The greenway and trail network in Smith is an important component of the mobility network for both pedestrians and cyclists. Along with the sidewalk and cycle lane network described in Section 8, street greenways, ecological greenways, creek greenways (trails), enhanced sidewalks, and recreational greenways provide continuous pedestrian connections between destinations within and beyond the plan area. 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 are illustrated on Map 1.

6.2.1 Ecological Greenway

The Ecological Greenway protects wildlife habitat, facilitates movement of wildlife between habitat areas and serves as an upland corridor connecting watercourses across the Willoughby slope. Policies for the Ecological Greenway are as follows:

- The Ecological Greenway shall be an average of 30 metres wide. In this plan, 20 metres is provided along the existing 210 Street road dedication. The additional 10 metres is expected to be provided along the adjacent lands as they are developed. When fully developed the greenway may be divided evenly between two properties or varied with wider and narrower sections provided an average width of 30 metres is maintained with a minimum width of 15 metres (the length of the 15 metre portions should be minimized); in all cases continuous connectivity for ecological and recreational purposes shall be provided as development proceeds.
- The Ecological Greenway shall be contiguous.
- The Ecological Greenway shall not be located adjacent to a road when parallel to a road.
- Any change from the alignment shown on Map 1 must show how the greenway can be realigned through the neighbourhood connecting the eastern and western boundaries without any net loss of habitat. Variation of the width of the greenway shall be based on the habitat value exhibited through the five key habitat land cover types in order of priority (coniferous, wetland, mixed forest, broadleaf and shrubs).
- A wildlife tunnel must be provided where an Ecological Greenway crosses an arterial or collector road.
- The Ecological Greenway shall be constructed in accordance with the standards provided in Table 6.1 and illustrated in Figure 6.4.
- The portion of the Ecological Greenway located within the plan boundary shall be funded through the Willoughby Greenway Amenity Policy.

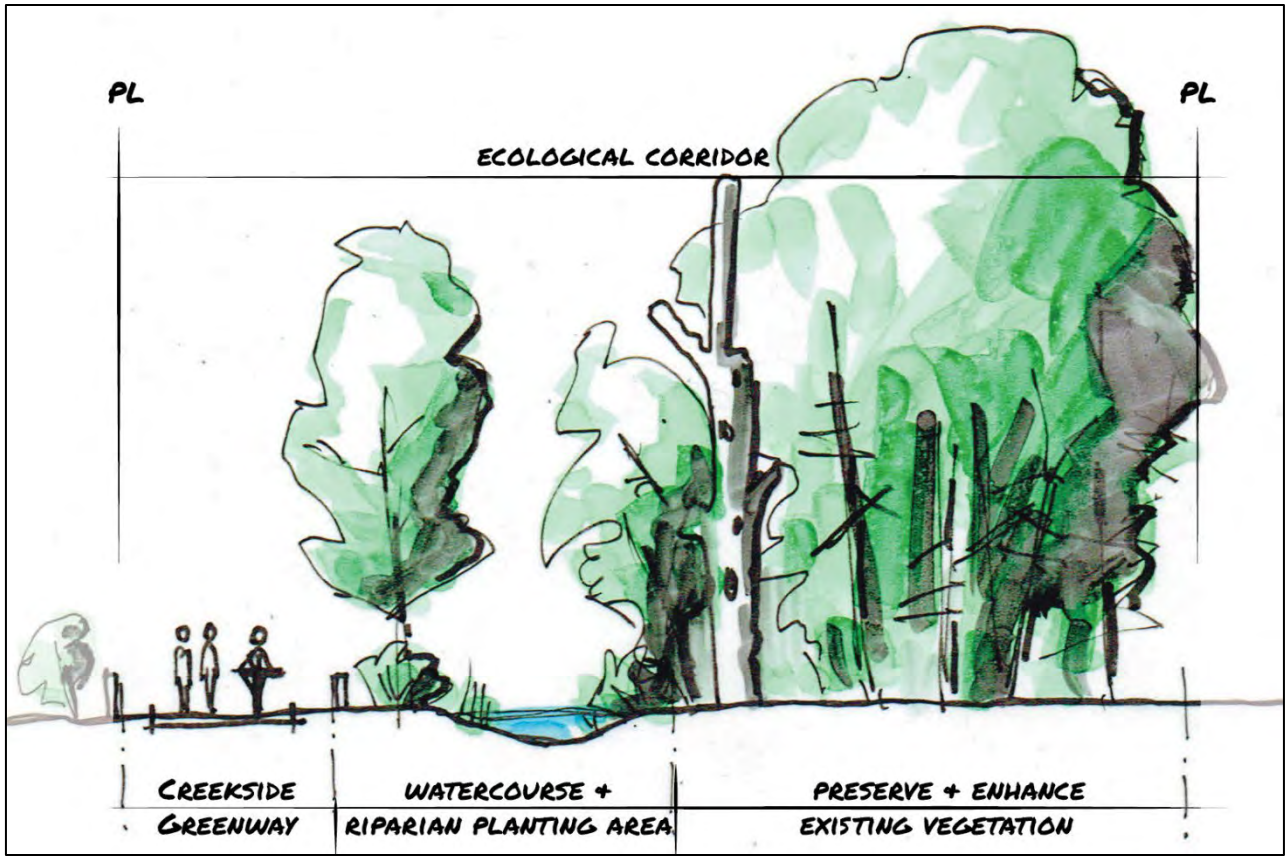


Figure 6.4 | Typical Ecological Greenway Section

6.2.2 Creek Greenways

Creek Greenways are off-road trails that run adjacent to watercourses. These multi-use pathways accommodate both pedestrians and cyclists and can be used for both recreation and commuting purposes. Policies for Creek Greenways are as follows:

- Creek Greenways shall be provided in the locations identified on Map 1.
- Creek Greenways shall be constructed in accordance with the standards provided in Table 6.1 and illustrated in Figure 6.4.
- Creek Greenways are to be generally located within the outer portion of the streamside protection areas provided that they do not negatively impact the habitat value or biological integrity of the streamside protection area.
- A portion of Creek Greenways shall be funded through the Willoughby Greenway Amenity Policy.

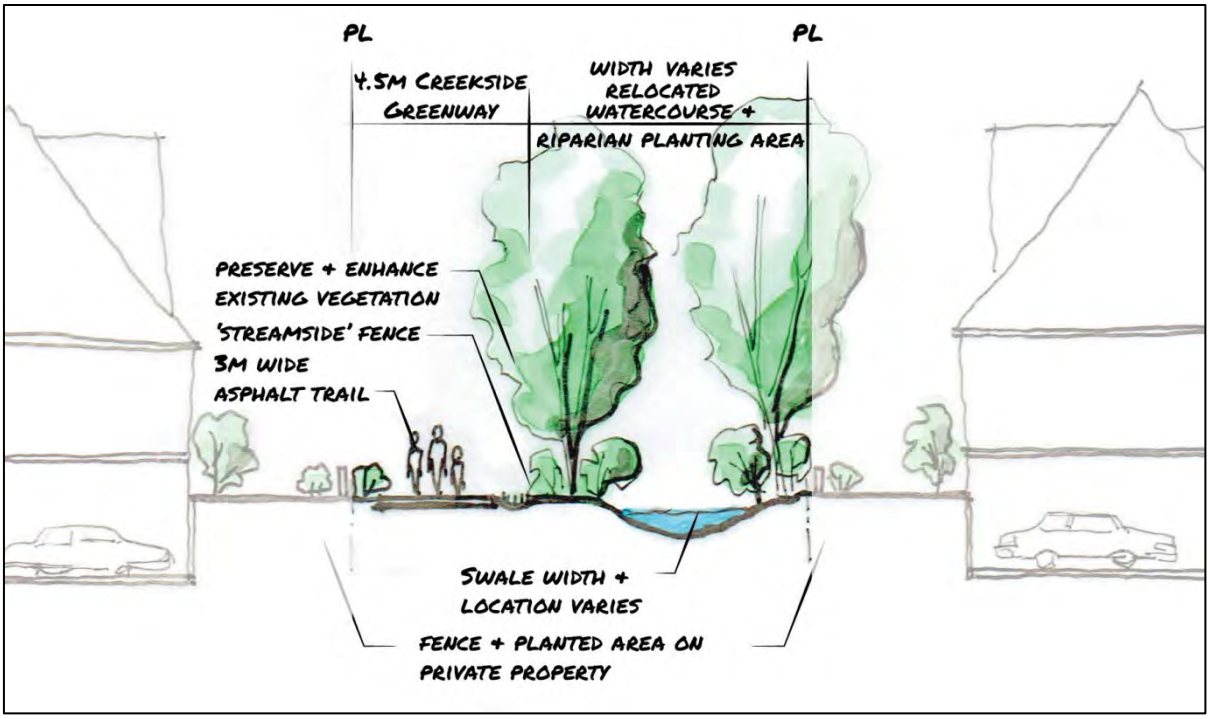


Figure 6.5 | Typical Creek Greenway Section

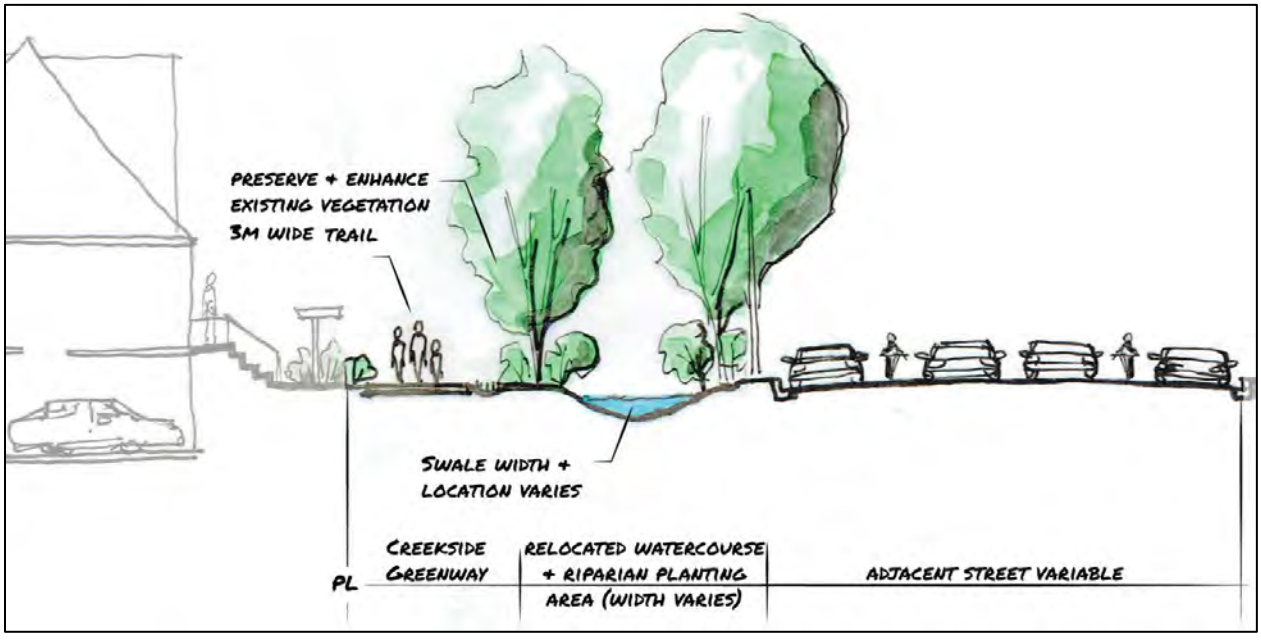


Figure 6.6 | Typical Roadside Creek Greenway (Creek with Enhanced Sidewalk) Section

6.2.3 Street Greenways

Street Greenways are wide landscaped boulevards along 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 and important neighbourhood amenities and services. Policies for Street Greenways are as follows:

- Contiguous Street Greenways shall be provided in the locations identified on Map 1.
- Street Greenways shall be constructed in accordance with the standards provided in Table 6.1 and illustrated in Figure 6.15.
- Driveway crossings of greenways are discouraged; however, where there is no alternative, driveways should be consolidated and intersections with greenways shall be designed for the safety of greenway users.
- Safe street crossings shall be provided for pedestrians and cyclists at key intersections.
- Street Greenways shall be funded through the Willoughby Greenway Amenity Policy.

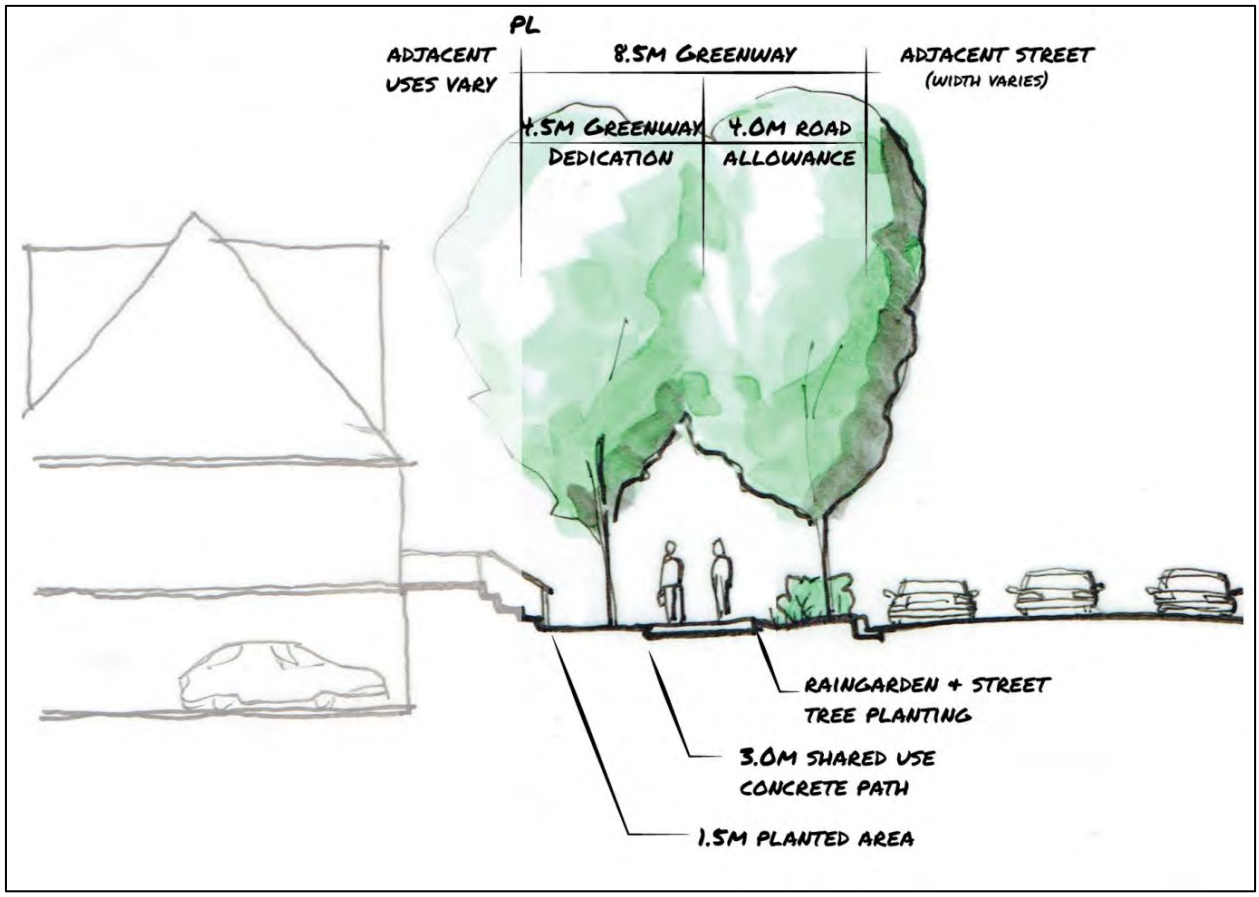


Figure 6.15 | Typical Street Greenway Section

6.2.4 Street Greenway with Wall

This Street Greenway option provides additional buffering along its length to protect adjacent properties from the increased traffic noise and reduces the towering visual impact of buildings on slopes. Treatment of adjoining properties shall be consistent. Policies specific to a Street Greenway with Wall are as follows:

- Section 6.2.4 policies apply.
- Street Greenways with Walls shall be constructed in accordance with Figure 6.16.
- Street Greenways with Walls may be located where warranted, but are specifically intended to be an extension of the 212 Street Greenway located in the Yorkson Neighbourhood Plan and may only be considered through staff approval.
- Funding for the greenway to be provided through the Willoughby Greenway Amenity Policy.

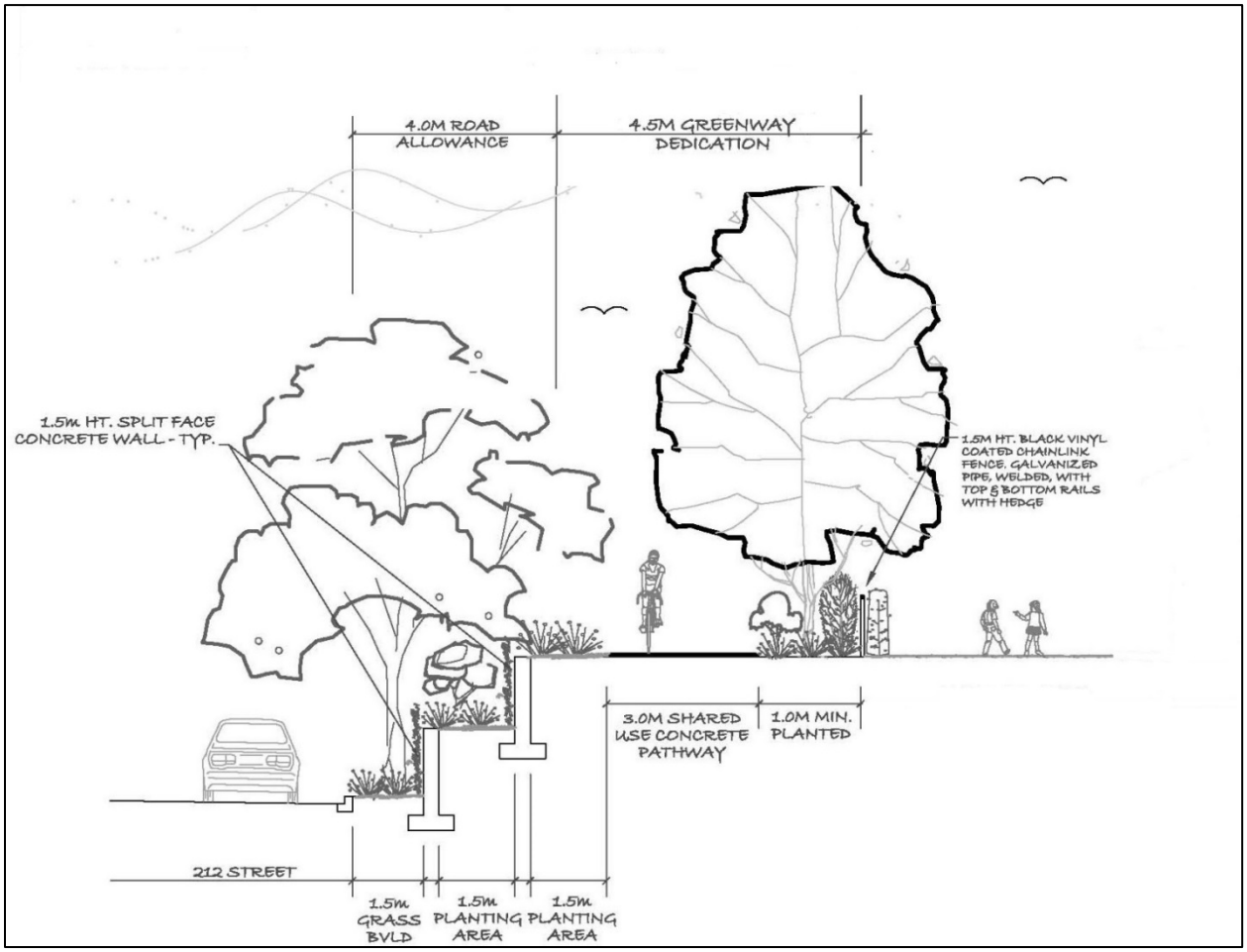


Figure 6.16 | Street Greenway with Wall

6.2.5 Enhanced Sidewalks

Enhanced sidewalks are suitable in situations 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 multi-use pathway. Policies for Enhanced Sidewalks are as follows:

- Enhanced Sidewalks shall be provided in the locations identified on Map 1.
- Enhanced Sidewalks shall be constructed in accordance with the standards provided in Table 6.1 and Figure 6.7.
- Enhanced Sidewalks are to be funded through the Willoughby Greenway Amenity Policy.

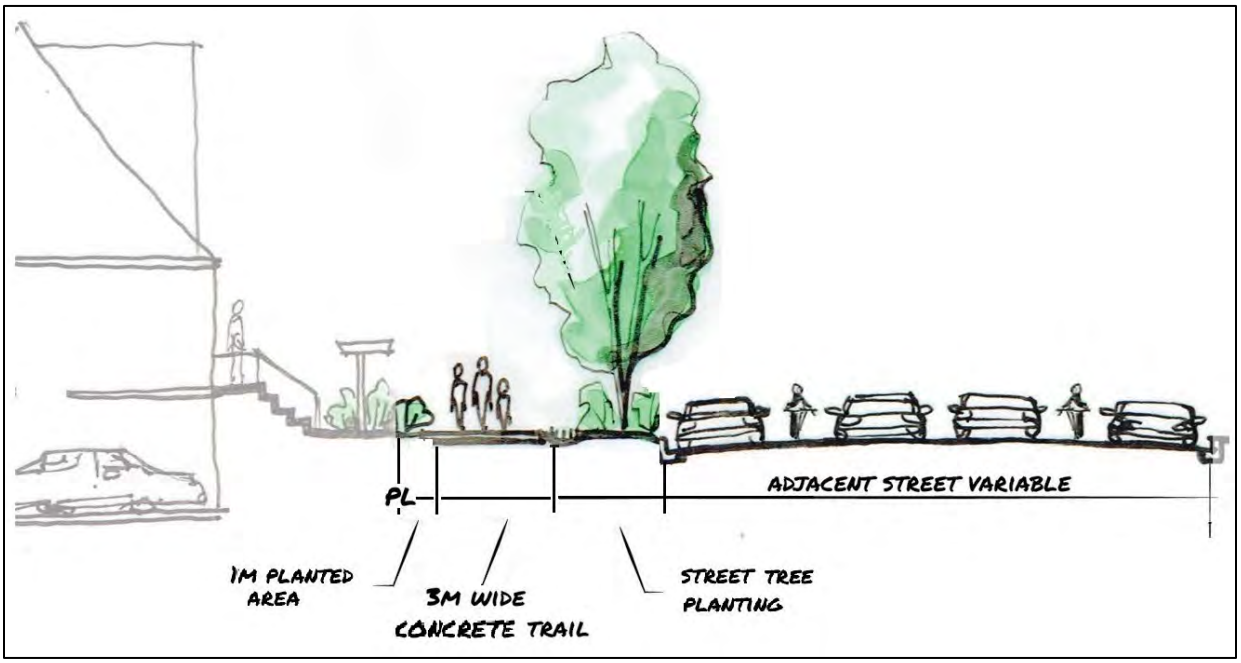


Figure 6.17 | Enhanced Sidewalk

6.2.6 Pedestrian Links

Pedestrian Links are to be provided to connect indirectly through developments to and from parks and trails within and outside the plan area. The linework shown on the land use plan is not intended to be interpretated literally. Internal connectivity in the area is to be found through a combination of laneways, sidewalks and other methods. Policies specific to Pedestrian Links are as follows:

- Entrances to Pedestrian Links should be flared to landscape elements.
- Pedestrian Links are not funded through the Willoughby Greenway Amenity Policy.
- Pedestrian Links are a minimum 3 metre wide concrete shared use trail or better.

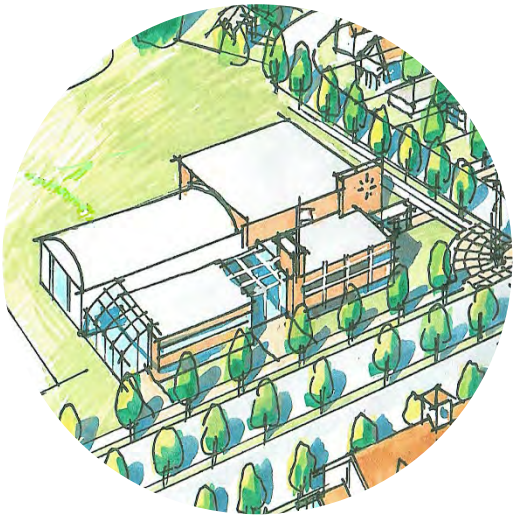
6.2.7 Greenway and Trail Standards

Table 6.1 provides a summary of the Greenways, and Enhanced Sidewalk Standards.

Table 6.1 | Greenway Standards

Greenway:	**Standard:**
Ecological	➢ 30.0m wide (20m within Smith within the 210 Street dedication) ➢ 3.0m wide shared use trail close to one side
Creek	➢ Width depends on watercourse protection requirement ➢ 4.5m wide ➢ 3.0m wide shared use trail
Street	➢ 4.5m wide ➢ 3.0m wide shared use trail
Street (with wall)	➢ 4.5m wide ➢ 3.0m wide shared use trail ➢ Split face concrete wall
Enhanced Sidewalks	➢ Within road dedication ➢ 2.0m wide buffer between curb and sidewalk ➢ 3.0m wide concrete sidewalk ➢ 1.0m wide buffer between the property line and the sidewalk

6.3 SCHOOLS



At present there are no elementary schools in the neighbourhood. At full build-out it is estimated that the Smith neighbourhood will contribute approximately 100 elementary school students (kindergarten to grade 5), 50 middle school students (grades 6-8) and 50 senior high school students (grades 9-12). In addition, future schools in the area will also accommodate students from adjacent neighbourhoods, including, but not limited to Latimer, Yorkson and Central and Northeast Gordon Estates neighbourhoods. To accommodate this growth in the number of students in the neighbourhood it is anticipated that lands for new school sites will be required. School District 35 will acquire these new school sites, with construction of school(s) on acquired land when population growth warrants the establishment of new schools. 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 this plan. The School District has developed a Long Term Facilities Plan which has as one of its core principles the 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 and Ministry decisions to support projects in that plan are dependent on many factors, including the needs of other school districts.

7.0 NEIGHBOURHOOD CHARACTER

7.1 NEIGHBOURHOOD IDENTITY

The Smith neighbourhood is envisioned to be a highly urbanized, compact community characterized by a vibrant and varied public realm. Within the streetscape, a variety of amenity features will help to animate public spaces, encourage pedestrian activity, and encourage community interaction. The neighbourhood is expected to include an elementary and high school, commercial node and park space. Access to all of these should be possible via sidewalks or greenways with appropriate crosswalks provided at controlled intersections.

7.1.1 Walkable Centres

The pedestrian connectivity and walkablity is important to a neighbourhood in creating desirable places to go to enhance social interaction and physical activity. The neighbourhood mixed use areas will incorporate unique high street designs helping create a walkable centre. This high street environment is intended to function as a walkable centre within the Smith neighbourhood, with a pedestrian-oriented environment that includes high quality landscaping, unique paving treatments, and generous provision of street furniture. Additionally, on-street parking will be available on Collector streets, and traffic circles will be located at the intersection of collector streets.

7.1.2 Lighting

Throughout the Smith Neighbourhood Plan area, policies related to on-site lighting are as follows:

- All on-site lighting shall conform to the Township's Exterior Lighting Impact Policy as amended from time to time.
- The design of parking areas, streets, and trails shall be guided by CPTED principles through the use of adequate lighting, resident overview, and other safety measures.
- All on-site lighting shall be consistent with the Township of Langley Subdivision and Development Servicing Bylaw as amended from time to time.
- Pedestrian scale lighting shall be provided along all streets, street greenways, and trails within greenways.
- Developments are encouraged to have lighting fixtures complementary to the off-site lighting designs.

7.1.3 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. Policies include:

- Provide pedestrian access around all or part of the rim of stormwater facilities.
- Provide safe access and seating along the inner slope of detention ponds. It is understood that pedestrians do not have access for all areas of the facilities.

- The detention pond at or near the corner of 208 Street and 72 Avenue is expected to include a platform that extends out over the pond (see Blue Link/Art Walk Concept) in addition to stepped slope seating.
- Exposed walls and slopes visible by the public shall have aesthetics considered as part of the design. This shall include hard and soft landscape design solutions where appropriate.
- All fencing shall be aesthetically pleasing with aesthetic acoustic barriers considered where traffic noise or adjoining uses (i.e. gas stations, car washes etc.) negatively impact the enjoyment of the amenity space and views to and from the facility.

7.1.4 Heritage Amenity Structures

Heritage amenity structures are intended to provide residents with an opportunity to reflect on the Township's rural past. The design concept, illustrated in Figure 7.3, is based on the Tara Farms barn and is reminiscent of the farming history of the area, which continues nearby. There are various opportunities to provide these structures in Smith's open spaces, including parks and greenways.

Design specifications for heritage amenity structure are as follows:

- Structural support material and design are standard.
- Multiple segments may be combined to create a longer structure.
- Steel cables for structural support are to represent barn siding.
- Plantings are to be provided to either side for shade and aesthetic effect.
- Greenways or trails may pass through the structure.
- Additional required design elements (wire, cedar shakes, timbers, safety glass, colour, distressed treatments, etc.) are chosen by the developer, but require approval by the Township.
- Additional optional design elements may be required. Examples include:
  - Box light fixture to represent upper window of a barn.
  - Signage to indicate open space name.
  - Opening on the side to include a bench(es).
  - Flowering vines on structure.

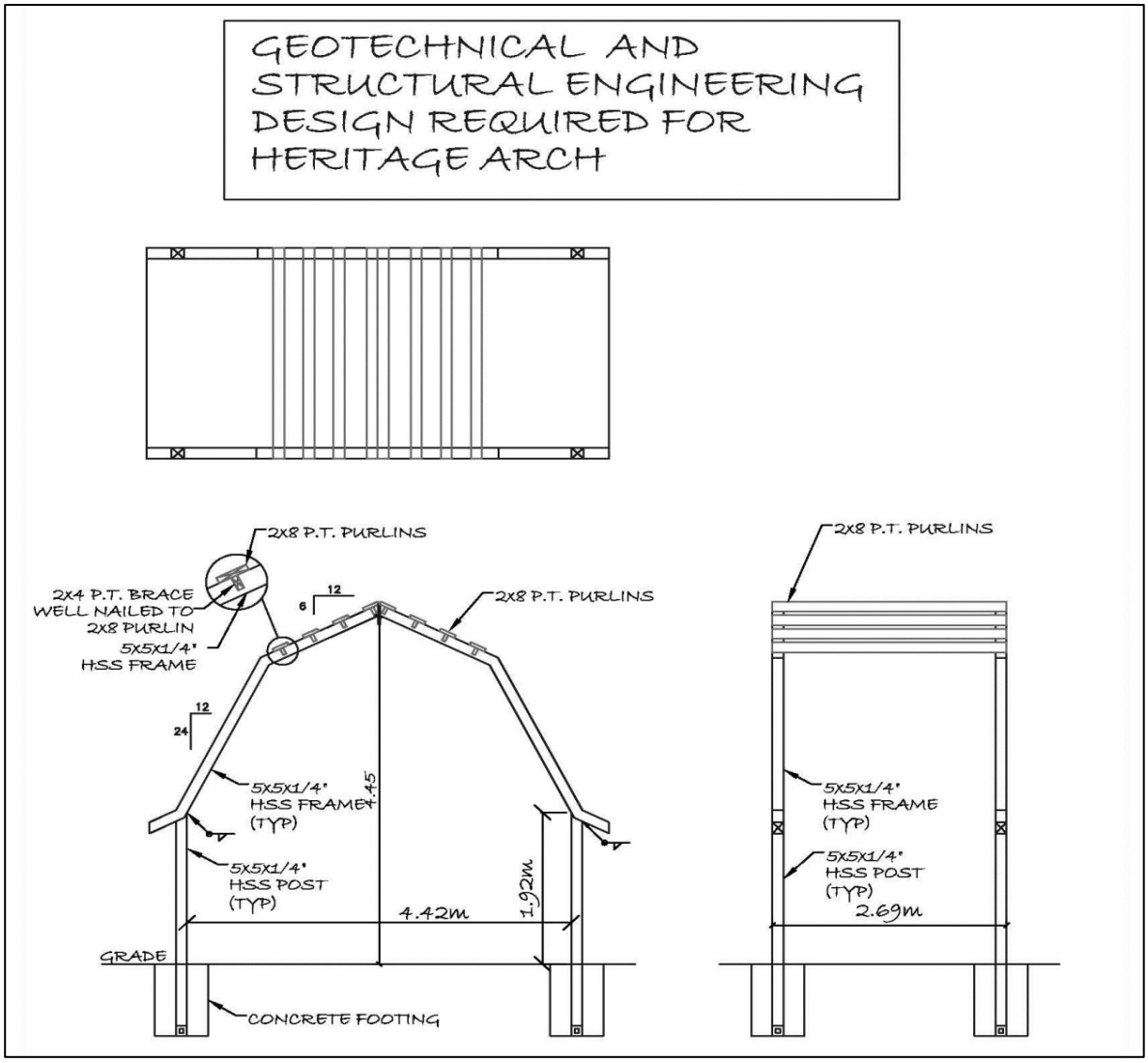


Figure 7.3 | Heritage Amenity Structure Concept

7.1.5 Utility Boxes





In support of the objective of fostering distinctive, attractive communities with a strong sense of place, all utilities and similar infrastructure at and near commercial areas must be placed underground. If undergrounding is not possible, the utility boxes shall be wrapped with the appropriate material 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.

Implementation and all costs associated will be the responsibility of the developer.

7.2 HERITAGE VALUES

In 2012, Township Council endorsed a Heritage Strategy that outlines the strategic goals and actions for heritage to 2022 and beyond. The Strategy recognizes the importance of Langley's historic and archaeological resources, its rural lands, and its natural 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 Smith 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.
- Investigate extending conservation incentives for heritage building owners, including permissive tax exemptions and extending property tax incentives.

Archaeological Resources

Although there are no previously recorded archaeological sites within the plan boundaries, some lithic materials have been found within the Yorkson Creek area in the past, and 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 owners are required to conform to provincial requirements with respect to both known and unknown sites.

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 a number of residences within the plan boundaries. Few of these sites were subsequently added to the Township's Heritage Inventory, and only one, the Bullock/Blaine Residence at 7447 - 208 Street, was subsequently recommended for addition in 2006 based on its historic character.

Natural and Cultural Landscapes
The Willoughby escarpment is a prominent geographical feature of the neighbourhood located on the northeastern corner of the Smith neighbourhood. This natural feature includes large areas of second growth trees that form a natural division between the Milner Valley and upland areas, and provides for scenic views out to the location of the historic 1830s Hudson Bay Company Farm in Milner.

Recommendations that apply to this plan area include the following:

7.2.1 Protect the Character of the Milner Valley as a Cultural Landscape

The Willoughby escarpment on the northeastern corner of the Smith neighbourhood includes large areas of second growth trees that afford historic viewscapes up and down the valley from the Milner area, and provides a natural division between the valley and upland vegetation. The flat lands surrounding Milner are the location of the original 1830s Hudson's Bay Company commercial farm, a unique cultural landscape that has retained its historic configuration and tradition of agricultural use since the early 1800s.

Protection of the escarpment's visual and historical significance as viewed from the Milner area can be achieved through tree protection and replacement strategies. Implementation of these strategies shall be emphasized for the larger forested areas and along the Agricultural Land Reserve boundary. It should be recognized that the urbanization process will occur over a number of years, and the escarpment's image and character will evolve and regenerate as new trees grow and mature with the neighbourhood.

When locating and designing new developments, buildings, roads, parks, or trails, within sightlines from the Milner area, consideration should be given to the various view levels, with the objective of enhancing and preserving views. Additional considerations may include the use of compatible exterior materials and colours that blend with the natural, treed environment.

7.2.2 Preserve Sites Deemed to be of Historic Value through Conservation Options Available under the Local Government Act

Variations in density, use, siting and other regulations will be considered for buildings that are planned for retention and incorporated into new developments based on their historic merit, through heritage revitalization agreements or other tools provided in the Local Government Act.

7.2.3 Documentation of Buildings

Many of the modest houses that remain in the area will disappear within the context of much higher density development; however, some may be of interest to the history of Willoughby from an archival perspective. If a building has been deemed to be of heritage interest based on previous documentation, such as the Willoughby Heritage Study, photo documentation for archival purposes may be requested by Township staff prior to demolition. In the case of historic buildings documented for the Township's Inventory that are not planned for retention (see Built Heritage above), an As-found Report will be required to the satisfaction of the Township prior to removal.

7.2.4 Commemoration of Early Places through Historic Place Names

When appropriate, commemorating early places with historic place names shall be considered. This includes the use of interpretive projects that recognize or celebrate aspects of Willoughby's history.

7.3 VIEW CONSIDERATIONS

Within the Smith neighbourhood there are some areas with distant views, specifically those toward the Milner valley bottom and beyond. When designing and/or locating new subdivisions, roads, buildings, parks, or trails, consideration should be given to the various view levels, with the objective of enhancing and preserving views from the neighbourhood.

7.4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The safety and security of residents is 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, transit users and cyclists. Traffic safety is addressed further in Section 8.

The way in which we design our communities and public spaces, allows for new development and encourages 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 - a design or location decision that takes into account the surrounding environment and minimizes the use of space by conflicting groups
- Image/Maintenance - ensuring that a building or area is clean, well-maintained, and graffiti-free

The Smith Neighbourhood Plan has been developed to align with the spirit of the CPTED principles. As development within Smith occurs over time, planning staff should verify that land development proposals comply with CPTED principles prior to approval.

Key design strategies for safety and security are outlined below:

- 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.
- Adequate lighting should be provided for all streets, lanes, parking areas, parks, trails, and building entrances to enhance the sense of safety and personal security. In places with high pedestrian traffic, pedestrian scale lighting should be provided.
- Landscaping and fencing should be designed to avoid the creation of blind spots or hiding places.
- Site design should allow for clear sightlines between parking areas, public sidewalks, and building entrances.

8.0 MOBILITY

8.1 TRANSPORTATION NETWORK

As the Smith neighbourhood develops, better connectivity will be achieved as arterial and collector roads are built or improved. The completion of a modified grid network will facilitate travel within the neighbourhood by providing alternatives to motorists and thus distributing vehicular traffic across several routes.

The Township's transportation network is classified according to a hierarchy based on function, traffic service, land access, and traffic volumes. The following road types are included within Smith:

- **Arterial Roads** have the primary function of accommodating longer-distance, regional travel, with limited access to individual parcels. The Smith neighbourhood has 72 Avenue, and 208 Street and the future 212 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 Smith form a grid network that will help distribute traffic throughout the area. The collector roads for Smith are 204 Street, 206 Street, 206A Street, 73A Avenue, 74B Avenue, and 76 Avenue.
- **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.

The Circulation Concept Plan (Map 3) outlines the planned roadway network. Substantial compliance with the transportation network established in the Concept Plan is required; however, there is some flexibility.

The Circulation Concept Plan illustrates a local road network based on a modified grid with an east-west orientation as discussed in Section 2.1 Development applications should attempt to be in substantial compliance with the concept. Flexibility will be considered without amendment to this Land Use Plan where local roads cannot conform to the concept due to site constraints.

Rear lane or internal strata road access is required for all residential development parcels fronting on arterial roads, collector roads, and greenways. The "H"-shaped configuration for rear lanes is intended to provide an opportunity for short end blocks to feature fronting units.

Rights-of-way will have to be secured for all roads illustrated in the Circulation Concept Plan. Right-of-way includes sidewalks, travel and parking lanes, boulevards and utility allowances. The details are included within the Engineering Services Plan for transportation.

8.2 PEDESTRIAN AND CYCLIST FACILITIES

The transportation network established for the Smith neighbourhood conforms to Township standards for pedestrian infrastructure; all local and collector streets feature sidewalks on both sides that are at least 1.5 metres wide. In addition, enhanced pedestrian facilities are a key component of the Smith Neighbourhood Plan. As described in Section 6.2, the Neighbourhood Plan includes a network of greenways and trails along certain roads and as part of the overall open space network.

In keeping with the Township's natural surroundings, all three Arterial Roads (208 Street, 212 Street and 72 Avenue) incorporate the Street Greenway design into both sides of their right-of-way. The Smith Neighbourhood Plan area also includes on-street bicycle lanes and greenways on the 212 Street connection to the future 216 Street interchange. A community cycling route is shown on 76 Avenue up to the Smith Plan boundary and through development of the Smith area could extend east of 208 Street. An update to the Cycling Network should be considered for 74B Avenue. Cycling routes include on-street bicycles lanes, off street shared use trails or share the road facilities on local streets.

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.

Within the Smith Neighbourhood Plan, the following roadways are part of the cycling network:

- **Commuter Routes (On-Street)**
  - 208 Street – bike lane
  - 212 Connector – bike lane
  - 72 Avenue – bike lane
- **Recreational Routes**
  - 206 Street
  - 208 Street
  - 212 Connector
  - 72 Avenue
- **Community Routes**
  - 206 Street
  - 209A Street north of 72 Avenue
  - 72 Avenue between 206 Street and 209A Street
  - 76 Avenue west of 206 Street

8.3 TRANSIT SERVICE

The 2007 South of Fraser Area Transit Plan provides a long-term vision for transit in 2031. This vision includes 208 Street as a Frequent Transit Network (FTN) route candidate.

The Township of Langley has a low transit mode share, which is fairly typical of the land use and demographics. In future, transit ridership is expected to grow to reflect better options provided for residents, including higher order transit along 208 Street.

An objective for the Smith neighbourhood is to enable active transportation in the neighbourhood 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.

Basic bus stops should include a transit stop and appropriately sized landing pad to accommodate passenger disembarkment from rear doors. In locations where high transit patronage is expected, passenger amenities should also include shelters, benches and potentially, integration with adjacent buildings. Secure bicycle parking could also be contemplated to extend the transit commuter-shed beyond the 5-minute walk circle.

8.4 TRAFFIC CONTROL AND TRAFFIC CALMING

The Township has an approach to intersection control that shall be applied to the Smith neighbourhood as growth occurs. In general, the following traffic control should be pursued:

Intersection Type	Traffic Control Type
Arterial/ Arterial	Traffic signals
Arterial/ Collector	Traffic signals
Collector/ Collector	Roundabout

The development approval process requires that detailed transportation assessments be carried out for individual sites and the intersection control type identified above should be used as a starting point.

8.5 PARKING AND TRANSPORTATION DEMAND MANAGEMENT

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.

Front-loaded residential development must have double driveways and enough space for one vehicle to park on-street in front of each unit. Rear-loaded residential development must have

space for on-street parking and within the garage at rear of lot, accessed from the lane. The latter provides the opportunity for continuous sidewalk facilities along frontages, enhancing the pedestrian experience.

In order to promote a vibrant, transit-oriented development, opportunities to reduce parking requirements should be pursued for developments within a 400-metre walking distance to transit stops along 208 Street.

In order to promote a vibrant, transit-oriented development, opportunities to reduce parking requirements should be pursued for developments within a 400-metre walking distance to transit stops along 208 Street, including consideration of car-sharing programs and opportunities in a secure and appropriate location within all multi-family developments.

9.0 INFRASTRUCTURE

9.1 WATER

9.1.1 Existing Context

The entire Smith Neighbourhood Plan lies within the 131 metre Willoughby pressure zone, which is fed by the Greater Vancouver Water District (GVWD) reservoir through Willoughby Pump Station and Pressure Reducing Value at 73A Avenue and 204 Street. The existing Jericho Reservoir does not contribute to the 131m pressure zone in Smith. The Engineering Service Plan completed as part of the Smith Neighbourhood Plan process provides an updated water distribution strategy to support the neighbourhood.

The East Langley main water supply runs along 73B Avenue and 72 Avenue connecting GVWD main water to East Langley, but is not available to service the Smith NP. Other water supply lines network in this area are limited due to the rural nature of the existing area.

9.1.2 Future Conditions

The Smith neighbourhood will require expanding and upgrading of the existing system to meet peak water and fire peak demands for the projected growth in the area.

Water main lines will need upgrades or replacement. Fire hydrants may be required on both sides of wide arterial roadways.

Applicants are required to prove buildout servicing capacity for all affected lands.

9.2 SANITARY SEWER

9.2.1 Existing Context

There is currently no existing sanity sewer infrastructure within the Smith neighbourhood with only limited existing infrastructure on the edges of the plan boundary. The rural properties are served by individual septic systems.

All proposed sewers in the Smith neighbourhood will flow into the Central Gordon Estates neighbourhood and Northeast Gordon Estates neighbourhood existing and proposed sanitary sewer systems.

9.2.2 Future Conditions

The sanitary sewer in Smith should follow the road layout and phasing of the overall development of the neighbourhood.

Applicants are required to prove buildout servicing capacity for all affected lands.

9.3 STORMWATER

9.3.1 Existing Context

Most of the Smith neighbourhood lies within the Worrell Creek and Crush Creek Watershed. The major catchment area extends beyond the boundary of the Smith Plan into the Northeast Gordon Estate neighbourhood south of 72 Avenue. The existing drainage system consists of open ditches and driveway culverts located along existing roadways and includes storm sewers along 72 Avenue and 208 Street servicing the neighbourhood. The two sewers join at a junction and continues south along 208 Street to discharge into the existing detention pond located at 69 Avenue and 210 Street.

The area is characterized by low-density single-family lots and generally consists of a mixture of grass and tree cover. Similar to the surrounding neighbourhoods, a progressive rainwater management system has been developed due to little infiltration capacity of the surface conditions. As development occurs the urban land uses increase impervious surfaces, the extra runoff must be managed to minimize the effects of higher discharge and run–off volumes.

In 2012, the Gordon Estates Engineering Services Plan provided a drainage and management plan considering the completed development of the Smith neighbourhood peak flows. The Smith Engineering Services Plan is consistent with the Gordon Estates Engineering Services Plan.

9.3.2 Future Conditions

Components of a Smith Engineering Services Plan is expected to propose compensatory actions to mitigate the effects of higher discharge rates and run–off volumes therefore

decreasing risk to erosion and flooding. The Smith neighbourhood conveyance system will generate runoff into three communal detention ponds.

At least two detention ponds are planned for this neighbourhood. The stormwater pond located at 72 Avenue and 210 Street will drain into the storm sewers along 210 Street. A second stormwater pond is required at 74B Avenue and 210 Street. Ponds within the Smith neighbourhood will limit discharge to pre-development rates to the 208 and 210 Streets sewer systems and discharge flows to Worrell Creek.

Stormwater management will also include best practices such as infiltration trenches and absorbent landscaping to retain rainwater on site and recharge it to ground. Routing and sizing of trunk storm sewers have been identified in the Engineering Services Plan. Aging sewer lines will need to be replaced with larger diameter sewers. Construction of any infrastructure will not be allowed along the Ecological Corridor on 210 Street. The stormwater system for serving 209 and 210 Streets will have to flow west and will have to be deep enough against the land gradient.

Applicants are required to prove buildout servicing capacity for all affected lands.

9.4 ENGINEERING SERVICES PLAN

A future Smith Engineering Services Plan (ESP) is expected to establish conceptual water, sanitary sewer, road and drainage servicing strategies for the Smith neighbourhood to support future land uses specified in the Neighbourhood Plan. The ESP 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 be alternative servicing strategies to those presented in the ESP resulting from 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 if a new scheme meets the spirit and intent of the Smith Engineering Services Plan and in the opinion of the Township, does not adversely impact servicing requirements for property owners.

Until a Smith ESP is complete applicants are required to prove out their proposal for servicing capacity.

9.5 HYDRO, TELEPHONE, STREET LIGHTING AND OTHER UTILITIES

As stipulated in the Township's Subdivision and Development Servicing Bylaw, new hydro and telecommunications lines are to be provided underground. Street lighting shall be provided on all streets in accordance with the Subdivision and Development Servicing Bylaw.

10.0 FINANCIAL STRATEGY

The Smith 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 Charges 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 Agreements (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 Smith Neighbourhood Plan also includes several amenities to be funded through an Amenity Zoning Bylaw. These amenities include:

- Pocket Parks,
- Greenways of various types,
- Enhanced Sidewalks, and
- Heritage Amenity Structures.

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 Amenity Zoning Policy.

11.0 IMPLEMENTATION

11.1 PHASING

Development of the Smith neighbourhood shall proceed in phases based on drainage catchment areas, and the need for elementary school and neighbourhood park.

11.2 GENERAL PREREQUISITES

Prior to the adoption of a zoning bylaw amendment in the Smith Neighbourhood Plan, the following general prerequisites must be satisfied.

1. With the exception of non-residential developments, a joint elementary school and neighbourhood park site must be secured 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 the neighbourhood.
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 Agreements (DWA), DCC rebates/credits and Development Cost Charges Frontender Agreements (DCCFA) may be considered, where applicable, to the acceptance of the Township.

11.3 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 provision of this Neighbourhood Plan together with existing servicing standards as set out in the Township's 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, road typologies (Section 8.0) 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 Greenway/Trail, Pocket Parks, Blue Link/Art Walk, Wildlife Habitat Patches, or Public Art construction.
7. Implementation of environmental protection as outlined in the plan and/or by 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. Secure (through the Servicing Agreement) 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 a 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. Restoration/relocation, or 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 condominium 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.

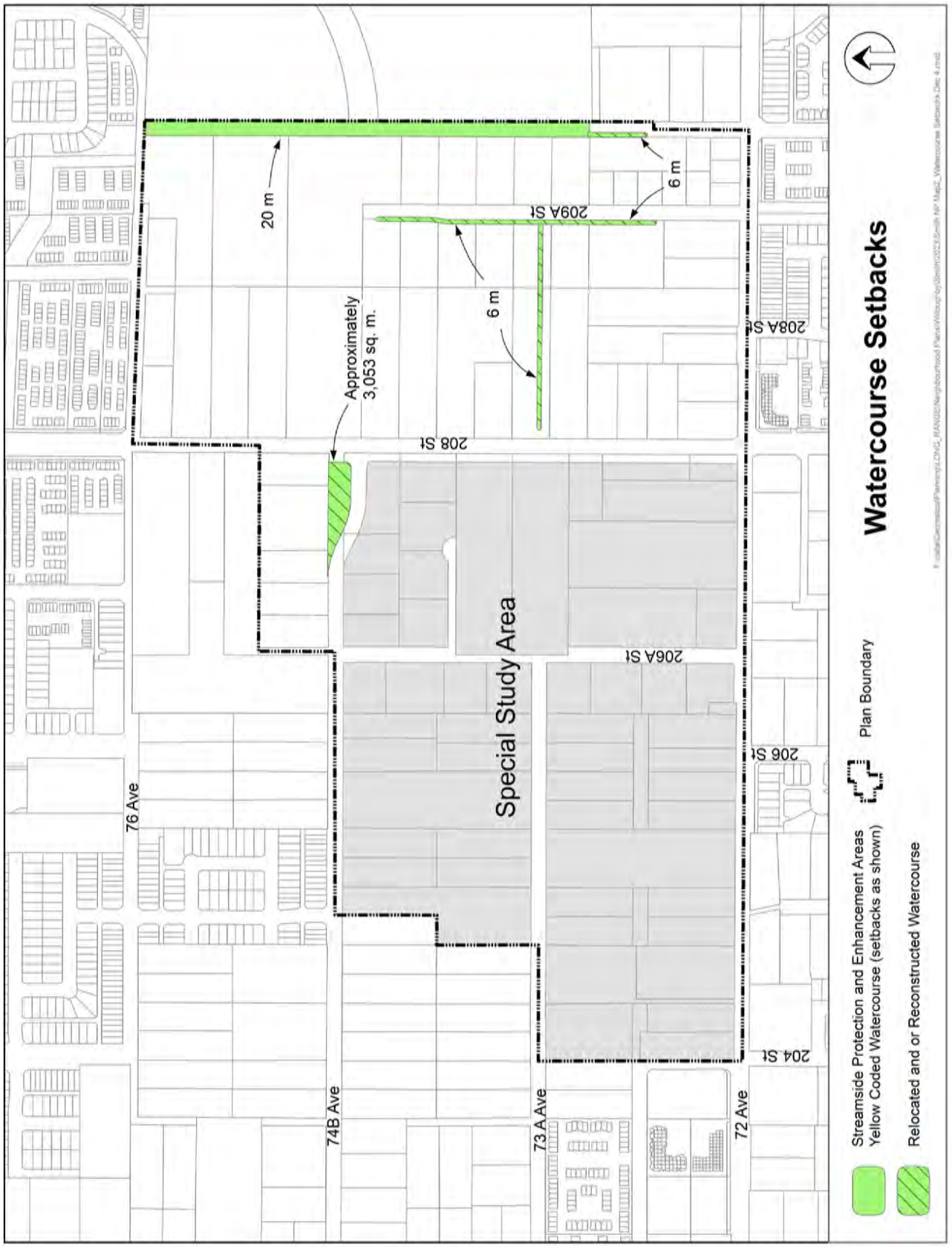
13. Register a restrictive covenant on title preventing detached condominium strata developments from constructing or placing any barriers – physical or psychological (i.e. fences, gates, signage, etc.);
14. Registration of restrictive covenants that may include, but are not limited to
    a. Non-disturbance 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 and upkeep of the green links and ecological 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 green links; and
16. Payment of rezoning, development permit and neighbourhood planning fees and amenity fees in accordance with the Willoughby Greenway Amenity Policy as amended from time to time.

Maps

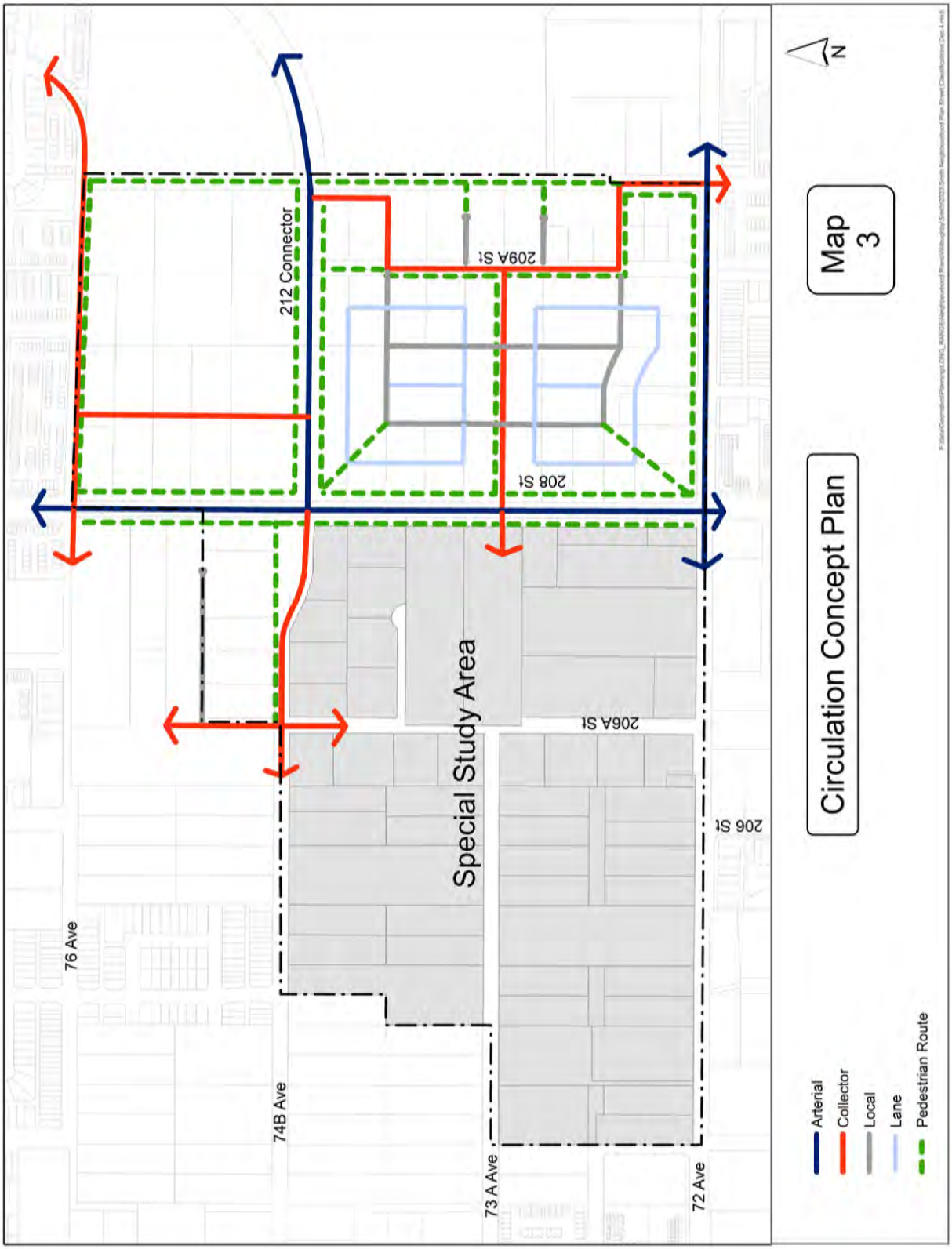
Map 1 | Smith Land Use Plan



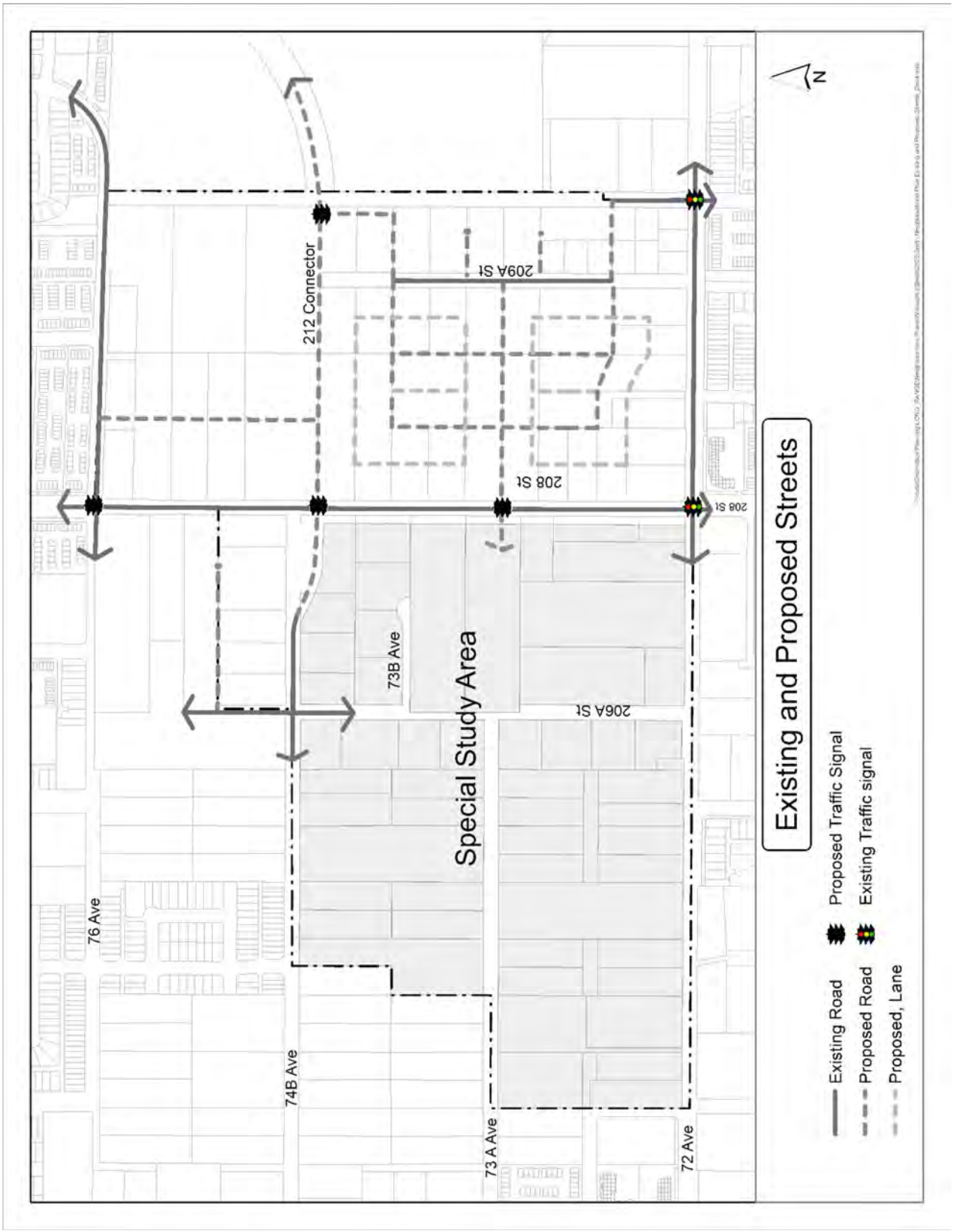
Map 2 | Watercourse Setbacks



Map 3 | Circulation Concept Plan



Map 4 | Existing and Proposed Streets



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-21
FROM:	PUBLIC WORKS DIVISION	**FILE:**	6300-01
SUBJECT:	TREE PROTECTION BYLAW UPDATE 2024		

RECOMMENDATIONS:

That Council give first, second and third reading to Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw No. 5987.

That Council give first, second and third reading to Fees and Charge Bylaw 2007 No. 4616 Amendment Bylaw No. 5988.

EXECUTIVE SUMMARY:

At its Regular Meeting of January 29, 2024, Council directed staff to bring forward the following amendments to Tree Protection Bylaw 2019 No. 5478 (Tree Protection Bylaw) and Fees and Charge Bylaw 2007 No. 4616 (Fees and Charges Bylaw):

1. simplify the cash-in-lieu provision of 2-1 for trees greater than 30cm dbh within Section 9.1 to instead reside within fees and charges with improved clarity, equity and consistency;
2. simplify the currently duplicated per-tree permit fees replacing them with a single pro-rated permit fee set at 5% of the total Cash-In-Lieu Fee for Removed Trees (Per Tree), or a minimum of $100, whichever is greater;
3. increase the current fee for Trees Removed Without a Permit to $2,500 per tree; and
4. present other options that may improve permit processing timelines, tree protection, and equability.

Accordingly, the two revised bylaws presented with this report have been amended to reflect Council's direction. Staff have also included other amendments for consideration along with housekeeping items. All amendments are intended to improve the overall administration of tree protection within the Township of Langley (the Township) for applicants and staff.

If the proposed bylaw amendments are adopted by Council, applicants with existing in-stream applications will have the option of proceeding under the requirements at the time of application or under the requirements of the amended Bylaw.

PURPOSE:

This report is provided in response to Council direction and aims to provide information regarding proposed amendments to the Tree Protection Bylaw and Fees and Charge Bylaw, both as amended.

BACKGROUND/HISTORY:

At the January 29, 2024 Regular Meeting Council directed staff to bring forward draft bylaw amendments to the Tree Protection Bylaw and Fees and Charges Bylaw that:

1. simplifies the cash-in-lieu provision of 2-1 for trees greater than 30cm dbh within Section 9.1 to instead reside within fees and charges with improved clarity, equity and consistency, as it may be appropriate for Council to consider;
2. simplifies the currently duplicated per-tree permit fees replacing them with a single pro-rated permit fee set at 5% of the total Cash-In-Lieu Fee for Removed Trees (Per Tree), or a minimum of $100, whichever is greater;
3. increases the current fee for Trees Removed Without a Permit to $2,500 per tree; and
4. presents other options that may improve permit processing timelines, tree protection, and equability as it may be appropriate for Council to consider.

DISCUSSION/ANALYSIS:

Proposed amendments to the bylaws have been made to reflect Council's direction. Specifically, the following amendments have been included:

Tree Protection Bylaw

A. Removed *"The number of replacement trees to be provided by cash-in-lieu shall be as follows: a) Protected trees with a dbh of between 20 and 30 centimetres is 1 to 1; and b) Protected trees with a dbh of 31 centimetres or greater is 2 to 1."* from Section 9.1.

   Rationale: to achieve Part 1 of Council's direction by incorporating this requirement into the Fees and Charges Bylaw.

Fees and Charge Bylaw

B. Revised the Cash-In-Lieu Fee for Building Envelope, Driveway or Septic Conflicts from *"20 to 30cm dbh $1,200 and greater than 30cm dbh $600"* to "*20 to 30cm dbh $600 and greater than 30cm dbh $1,200".*

   Rationale: to achieve Part 1 of Council's direction by incorporating the 2 to 1 requirement for larger trees from the Tree Protection Bylaw and to provide greater equity for those trees 20 to 30cm dbh.

C. Revised the Permit Fee for Building Envelope, Driveway or Septic Conflicts to $100 per tree from fees varying between $500 and $1,000 per tree.

   Rationale: to achieve Part 2 of Council's direction staff have recommended a flat fee of $100 per tree as it will typically be the greater of 5% of the total Cash-In-Lieu Fee for removed trees. Additionally, a flat per tree fee is simpler to calculate and administer and will improve clarity for applicants.

D. Increased the Permit Fee for trees removed without a permit from $2,000 to $2,500 per tree.

   Rationale: to achieve Part 3 of Council's direction.

The following amendments are proposed by staff to achieve Part 4 of Council's direction. Specifically, the following amendments have been included:

Tree Protection Bylaw

E. Removed *"If a protected tree or protected trees located on any parcel form part of a hedge, the Municipality may require that less than one replacement tree be planted and maintained for each protected tree that is cut."* from Section 9.1.

   Rationale: this portion is not required as Hedges are addressed in the existing Fees and Charges Bylaw.

F. Removed *", for a minimum of four (4) trees for each protected tree unlawfully cut, removed, or damaged, or other such number of trees as determined by the Municipality"* from Section 19.7.

   Rationale: this requirement has been incorporated into the proposed Fees and Charges Bylaw amendments as a 4 to 1 requirement.

Fees and Charge Bylaw

G. Increased the Cash-In-Lieu Fee for Protected tree(s) removed without a permit from $2,000 to $8,000.

   Rationale: to incorporate the 4 to 1 requirement from the Tree Protection Bylaw.

H. Increased the Re-inspection Fee from $160 to $165.

   Rationale: to align the fee with other Inspection Fees to be presented in the pending 2024 Fees and Charges Bylaw update.

Finally, the following proposed housekeeping amendments have also been included in the revised Tree Protection Bylaw to reflect the transition from the requirement for replacement trees to cash-in-lieu:

I. Removed *"this bylaw or"* from part b) of the Protected Tree definition.

J. Changed Section 9 title from *"Replacement Trees"* to "*Cash-In-Lieu"* and revised the section to exclude replacement tree references.

K. Removed *"and replacement tree"* from Section 19.3 b).

If the proposed bylaw amendments are adopted by Council, applicants with existing in-stream applications will have the option of proceeding under the requirements at the time of application or under the requirements of the amended Bylaw.

Interdivisional Implications:

The Tree Protection Bylaw is administered by the Permits, Licences and Inspections Division and Public Works Division with the Bylaw Enforcement department assisting both divisions as needed. Permits, Licences and Inspections issues tree cutting permits in conjunction with building permits and Public Works manages all other tree cutting permits.

Environmental Implications:

The proposed changes to the Bylaw have the intent of continuing to protect healthy trees in the Township. Funds from the proposed cash-in-lieu can continue to support multiple Township plans and strategies and can be used to expand the tree canopy. Tree planting is undertaken in public places such as conservation areas, parks, and around new facilities promoting the environmental goals of reducing air pollution, promoting stewardship, and enhancing our environment.

Financial Implications:

The proposed revisions to the Permit and Cash-In-Lieu Fees will reduce the financial impact for residential construction especially on relatively small projects, such as additions, improvements, and accessory buildings. Increasing the Cash-In-Lieu Fee for trees removed without a permit is intended to further persuade individuals from cutting down protected trees unlawfully. Permit fees are intended to partially cover staff costs associated with reviewing and processing tree permit applications. The proposed permit fee revisions are not expected to impact service levels.

Respectfully submitted,

Aaron Ruhl
DIRECTOR, PUBLIC WORKS
for
PUBLIC WORKS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
PERMITS, LICENCES AND INSPECTIONS DIVISION	R. Cesaretti

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

AMENDMENT BYLAW NO. 5987

EXPLANATORY NOTE

Bylaw No. 5987 amends Tree Protection Bylaw No. 5478 by updating language related to cash-in-lieu and transferring the calculation of cash-in-lieu fees to Fees and Charges Bylaw 2006 No. 4616, as amended.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

AMENDMENT BYLAW NO. 5987

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 “Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw No. 5987”.

2. The “ Tree Protection Bylaw 2019 No. 5478” as amended is further amended by:

   A. Amending the definition of ‘Protected Tree” by removing the words ‘this bylaw or’ after the words ‘as required by’.

   B. Renaming Section 9 to Cash-In-Lieu.

   C. Replacing Section 9.1 with the following:

      9.1 As a condition of issuing a *permit* issued under Sections 5.4 e), and f) of this bylaw, it is required that a cash-in-lieu payment, as outlined in Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time, shall be paid to the *Municipality*. Such funds will be utilized by the Municipality to plant trees at a future date on a Municipally owned property, in a location designated by the *Municipality*.

   D. Amending Section 19.3 b) by deleting the words ‘and *replacement tree’* after the words ‘per *protected tree’*.

   E. Amending the last sentence of Section 19.7 by
      i inserting a period after the words ‘as amended or replaced from time to time’; and
      ii deleting the words ‘, for a minimum of four (4) trees for each *protected tree* unlawfully *cut, removed,* or damaged, or other such number of trees as determined by the *Municipality.*”

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5988

EXPLANATORY NOTE

Bylaw No. 5988 amends Fees and Charges Bylaw 2007 No. 4616 by amending Section 15 – Tree Protection to: simplify the cash-in-lieu provision by outlining requirements fully within the Fees and Charges Bylaw, and to revise the per-tree permit fees for trees removed with and without a permit.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO 4616

AMENDMENT BYLAW NO. 5988

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 “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5988”.

2. The “ Fees and Charges Bylaw 2007 No. 4616' as amended, is further amended by:

   A. Replacing the table in Schedule 15 Tree Protection with the following:

TREE PROTECTION Fee Type	Description	Fees & Charges without tax
Tree Protection Application Fee	Protected tree cut or remove application fee (non-refundable)	$150
Tree Protection Application Fee to cut or remove a protected tree in imminent failure or a tree that is dead, dying, damaged, diseased or in decline beyond expectations of recovery	Protected tree in imminent failure, dead, dying, damaged, diseased, or in decline beyond expectations of recovery	No Fee
Cash-In-Lieu Fee for removed trees (per tree)	Imminent Failure	No Fee
	Dead, Dying, Damaged, Diseased, In Decline Beyond Expectations of Recovery	No Fee
	Building Envelope, Driveway or Septic Field Conflicts	20 to 30cm dbh $600 greater than 30cm dbh $1,200 To a maximum of $50,000
	Trees that are inappropriate for their species, size or location	$100
	Trees removed without a permit	$8,000
	Hedges	to be determined by Municipality
Permit fee to remove protected tree(s) (per tree)	Trees that are inappropriate for their species, size or location Building Envelope, Driveway or Septic Field Conflicts	$100
	Hedges	to be determined by Municipality
	Protected tree(s) removed without a permit	$2,500
Permit to cut or remove protected tree in imminent failure or a tree that is dead, dying, damaged, diseased or in decline beyond expectations of recovery	Protected tree cut or remove fee (per tree).	No Fee
Renewal, extension or modification of an issued permit	Protected tree cut or remove permit renewal, extension or modification fee (per tree)	$100
Re-Inspection Fee	Re-Inspection Fee for bylaw compliance (each occurrence)	$165

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-32
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	CIVIC INFRASTRUCTURE PHASE 2 LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council give first, second and third reading to Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991 for the purpose of borrowing funds in the amount of $29,918,765 for the construction of Willowbrook Connector Phase 2 and 80 Avenue Road Widening Capital project within the 2024 Capital Program repayable from development cost charges and general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991 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, May 16, 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 2024-2028 Capital Program includes an envelope for construction of the Willowbrook Connector Phase 2 and 80 Avenue Road Widening 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.

Willowbrook Connector Phase 2 and 80 Avenue Widening

The proposed loan authorization bylaw will provide funding for the widening of Willowbrook Connector Phase 2 and 80 Avenue widening.

The second phase includes the widening of approximately 820 metres of arterial roadway from a two-lane cross-section to a four or six-lane cross-section, bicycle lanes, multi-use pathway, street and pedestrian lighting, boulevard, landscaped centre median, and transit stop improvements. It also includes a new traffic signal at 76 Avenue and pre-ducting for future traffic signals at 73B Avenue and the 212 Street Connector. Municipal utility works include the replacement of an undersized watermain, as well as new storm and sanitary sewers.

Given the timeline of Smith Athletic Park, included as part of the second phase of widening 208 Street is the installation of a sanitary and storm sewer along 212 Street from 208 Street to the 21000 block to the park site to allow for servicing.

The 80 Avenue widening project includes road widening at Yorkson Creek and the detention ponds, and the completion of 80 Avenue from 204 Street and 212 Street with 4 travel lanes, protected bike lanes, greenways and multi-use paths. The ultimate works will require developments to continue/proceed, environmental approvals, and the relocation of third-party utility poles in order to complete the new road standard within the ultimate curb to curb width.

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 transportation 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 $29,918,765 repayable over 20 years for this capital project. At current rates of 4.67%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Roads Works (DCC)	$ 25,104,902	Roads DCC	$ 2,062,669
Storm Works (NON-DCC)	$ 4,514,675	General Revenue	$ 370,935
1% Borrowing Costs	$ 299,188		
Total Loan amount	$ 29,918,765		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of the Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991 ($29,918,765), and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

The Township's 2024-2028 Capital Program includes an envelope for construction of the Willowbrook Connector Phase 2 and 80 Avenue Road Widening 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.

Willowbrook Connector Phase 2 and 80 Avenue Road Widening

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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 2024-2028 Capital Program includes an envelope for construction of the Willowbrook Connector Phase 2 and 80 Avenue Road Widening which requires external borrowing. Debt servicing costs for principal and interest is included in the 2024-2028 Five-Year Financial Plan.

If approved, the Township will borrow $29,918,765 repayable over 20 years for this capital project. At current rates of 4.67%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Roads Works (DCC)	$ 25,104,902	Roads DCC	$ 2,062,669
Storm Works (NON-DCC)	$ 4,514,675	General Revenue	$ 370,935
1% Borrowing Costs	$ 299,188		
Total Loan amount	$ 29,918,765		

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 transportation 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, May 16, 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 May 16, 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 May 16, 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, May 16, 2024, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
ENGINEERING	Roeland Zwagg
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

ATTACHMENT A - Elector Response Forms

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form
Civic Infrastructure Phase 2
Loan Authorization
Bylaw No. 5991

The Township of Langley is seeking elector approval for the borrowing of funds, $29,918,765 to undertake the construction of works at Willowbrook Connector Phase 2 and 80 Avenue Road Widening. 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 works at Willowbrook Connector Phase 2 and 80 Avenue Road Widening.

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 works at Willowbrook Connector Phase 2 and 80 Avenue Road Widening 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 construction of works at Willowbrook Connector Phase 2 and 80 Avenue Road Widening, no action is required.

All Elector Response forms must be received, by mail or the 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 May 16, 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
Civic Infrastructure Phase 2
Loan Authorization
Bylaw No. 5991

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 construction of works at Willowbrook Connector Phase 2 and 80 Avenue Road Widening.

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 May 16, 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 May 16, 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
Civic Infrastructure Phase 2 Loan Authorization
Bylaw No. 5991

The Township of Langley is seeking elector approval for the borrowing of funds to undertake a construction of works at Willowbrook Connector Phase 2 and 80 Avenue Road Widening.

For the above bylaws, 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 Civic Infrastructure Phase 2 Loan Authorization, No. 5991 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; and
- 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 construction of works at Willowbrook Connector Phase 2 and 80 Avenue Road Widening, 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 the 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, May 16, 2024**.

The form must have an original signature. Faxed, imaged, or emailed signed forms cannot be counted.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CIVIC INFRASTRUCTURE PHASE 2 LOAN AUTHORIZATION

BYLAW NO. 5991

EXPLANATORY NOTE

Bylaw No. 5991 authorizes the Township of Langley to borrow $29,918,765 towards the estimated cost of the construction of Willowbrook Connector Phase 2 and 80 Avenue Road Widening capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CIVIC INFRASTRUCTURE PHASE 2 LOAN AUTHORIZATION

BYLAW NO. 5991

WHEREAS it is deemed desirable and expedient to construction of Civic Infrastructure Phase 2 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 CIVIC INFRASTRUCTURE PHASE 2 Capital Project including incidental thereto is equal to the sum of $29,918,765 (Twenty-nine million nine hundred eighteen thousand seven hundred and sixty-five 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 “Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Civic Infrastructure Phase 2 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 $29,918,765 (Twenty-nine million nine hundred eighteen thousand seven hundred and sixty-five 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 Civic Infrastructure Phase 2 Capital Project.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	,
ADOPTED the	day of	,

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2024 REVENUE ANTICIPATION BORROWING BYLAW NO. 5986

EXPLANATORY NOTE

The purpose of Bylaw No. 5986 is to provide authorization to borrow funds between January 1, 2024 and December 31, 2024. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2024 REVENUE ANTICIPATION BORROWING BYLAW NO. 5986

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 “2024 Revenue Anticipation Borrowing Bylaw No. 5986”.
2. The Corporation of the Township of Langley is hereby authorized and empowered to borrow upon the credit of the Corporation up to the maximum amount of Twenty-Five Million dollars ($25,000,000) in such amounts and at such times as the same may be required, and at a rate of interest that shall not exceed the prime rate set by the Corporation’s bankers.
3. The monies so borrowed and interest thereon shall be payable on or before the 31st day of December 2024.
4. The form of obligation or obligations to be given as an acknowledgment of the liability of the Corporation for and in connection with the monies so borrowed shall be a promissory note or notes for such sums as may be required and may be advanced from time to time, signed by the Mayor and Director of Finance of the Corporation and bearing the Corporate Seal of the Corporation.
5. There is hereby set aside as security for the liability hereby authorized to be incurred the whole unpledged or unencumbered amount of unpaid taxes due to the Corporation as at December 31, 2023, and the whole of the taxes to be levied for the year 2024. When collected, revenue from property taxes must be used as necessary to repay money borrowed under the authority of Bylaw No. 5986.

READ A FIRST TIME the	29	day of	January	, 2024
READ A SECOND TIME the	29	day of	January	, 2024
READ A THIRD TIME the	29	day of	January	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

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 meeting titles, electronic meeting procedures, Council delegation requirements, and other housekeeping matters.

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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) 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 forth (4^{th}) day prior to the meeting date."

Clerk's Note: this section was amended by Council Resolution (January 29, 2024) prior to final reading.

r) Section 6.03 - Deleted the text:

"Special"

s) Section 6.04

Clerk's Note: this section was removed by Council Resolution (January 29, 2024) prior to final reading.

t) Section 6.05

Clerk's Note: this section was removed by Council Resolution (January 29, 2024) prior to final reading.

u) Section 6.07

Clerk's Note: this section was removed by Council Resolution (January 29, 2024) prior to final reading.

v) Section 10.11 - Replace the text:

"Councillors"

With the text:

"Council members"

w) Section 10.12

Clerk's Note: this section was removed by Council Resolution (January 29, 2024) prior to final reading.

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) Section 12.05

Clerk's Note: this section was removed by Council Resolution (January 29, 2024) prior to final reading.

z) Section 13.01

Clerk's Note: this section was removed by Council Resolution (January 29, 2024) prior to final reading.

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) Section 13.09

Clerk's Note: this section was removed by Council Resolution (January 29, 2024) prior to final reading.

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	20	day of	November	, 2023
READ A SECOND TIME the	20	day of	November	, 2023
READ A THIRD TIME the	20	day of	November	, 2023
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (NAGRA) BYLAW NO. 5876

EXPLANATORY NOTE

Bylaw No. 5876 amends Service Station Zone C-6 to permit cannabis retail as a site-specific permitted use on a portion of 2426 – 200 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NAGRA) BYLAW NO. 5876

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 (NAGRA) Bylaw 2023 No. 5876”.

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

   a) Amending Section 606.1 Uses Permitted in the Service Station Zone C-6 by adding the following:

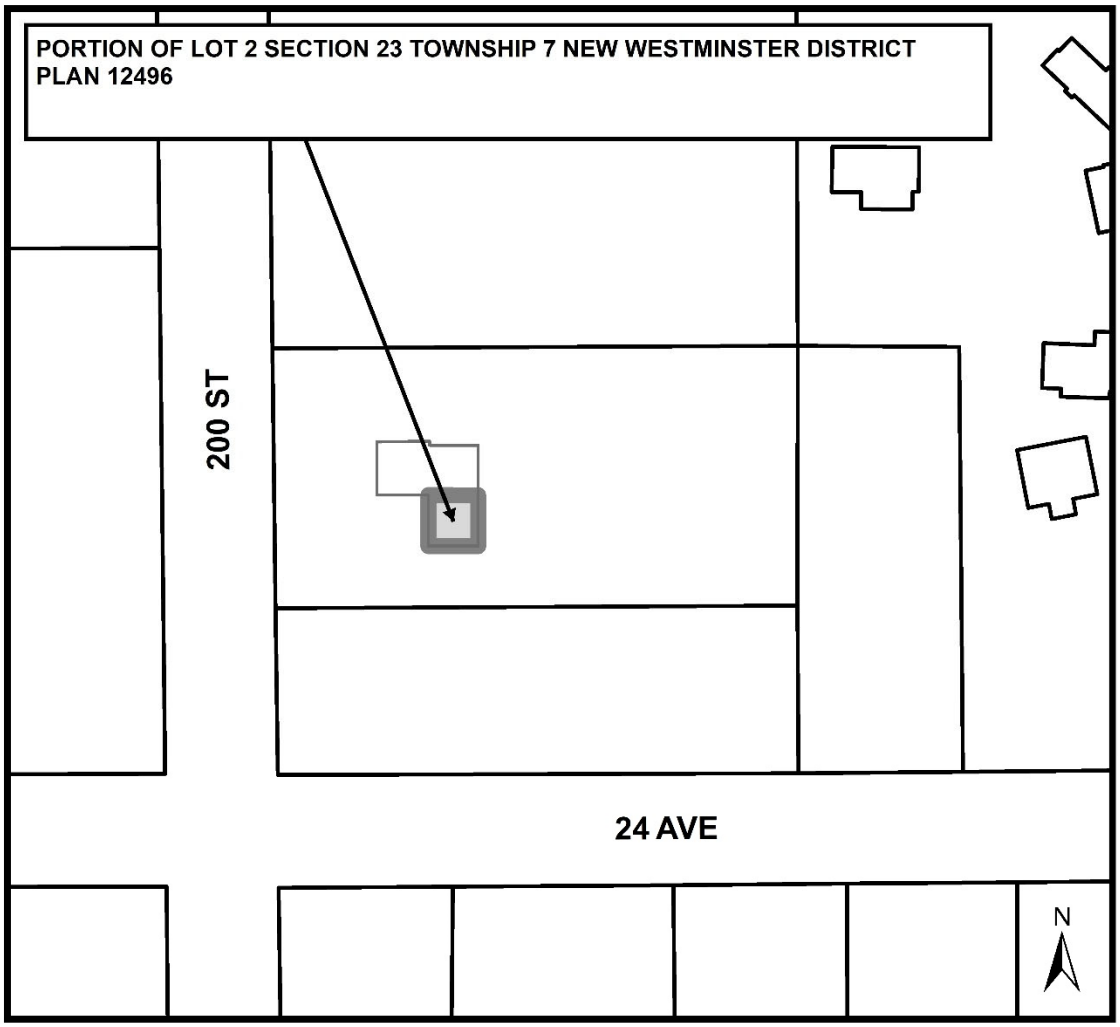
      cannabis retail on a portion of Lot 2 Section 23 Township 7 New Westminster District Plan 12496

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Service Station Zone C-6.

NOTICE WAS ADVERTISED the	1 & 8	day of	June	, 2023
READ A FIRST TIME the	11	day of	September	, 2023
READ A SECOND TIME the	11	day of	September	, 2023
READ A THIRD TIME the	11	day of	September	, 2023
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5876



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (POLLYCO (BLOCK C) HOLDINGS LTD.) BYLAW NO. 5833

EXPLANATORY NOTE

Bylaw No. 5833 rezones land located at 20722 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-175 to permit a comprehensive development consisting of 209 apartment units and 2,198 m² (23,656 ft²) of commercial space; as well as facilitate a future mixed-use building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (POLLYCO (BLOCK C) HOLDINGS LTD.) BYLAW NO. 5833

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 (Pollyco (Block C) Holdings Ltd.) Bylaw No. 5833".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-175" after the words "Comprehensive Development Zone CD-174"
   (2) Adding to Section 110.1 after the words "CD-174" the words "CD-175 – 3500 m²"
   (3) Adding after Section 1074 "Comprehensive Development Zone CD-174" the following as Section 1075 "Comprehensive Development Zone CD-175"

1075 **COMPREHENSIVE DEVELOPMENT ZONE CD-175**

Uses Permitted

1075.1 In the CD-175 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* subject to Section 1075.2
4) *group children's day care* subject to 1075.3
5) *commercial uses* subject to Section 1075.3

Residential Uses

1075.2 *Residential uses* shall consist of a maximum of 209 *apartments* on Parcel A and a maximum of 120 apartments on Parcel B and are only permitted in the upper five (5) *storeys* of the mixed-use *buildings.*

Commercial Uses

1075.3 *Commercial uses* and *group children's day care* uses are only permitted on the ground floor of the mixed-use *buildings.*

Lot Coverage

1075.4 The *lot coverage* for *buildings* and *structures* shall be distributed across the lands zoned CD-175 in accordance with the following table:

Parcel (1)	*Lot Coverage*
Parcel A	70%
Parcel B	82%

1. As indicated in Section 1075.12

Siting of Buildings and Structures

1075.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1075.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed 6 *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1075.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1075.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1075.9 Parking and loading shall be provided in accordance with Section 107 and Section 4.2.2(8) of the Yorkson Neighbourhood Plan.

Age Friendly Amenity

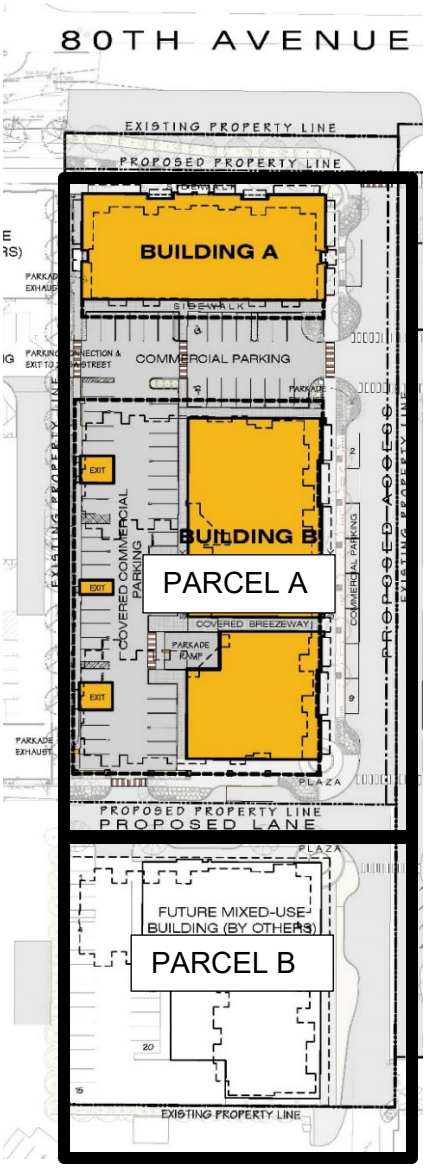
1075.10 Age Friendly Amenity areas shall be provided in the amount of 4 m² (minimum) per *apartment* and in accordance with the Development Permit.

Development Permit Requirements

1075.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Sub-Zone Plan

1075.12 Development in this zone shall conform substantially to Site Plan Drawing as shown below:



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

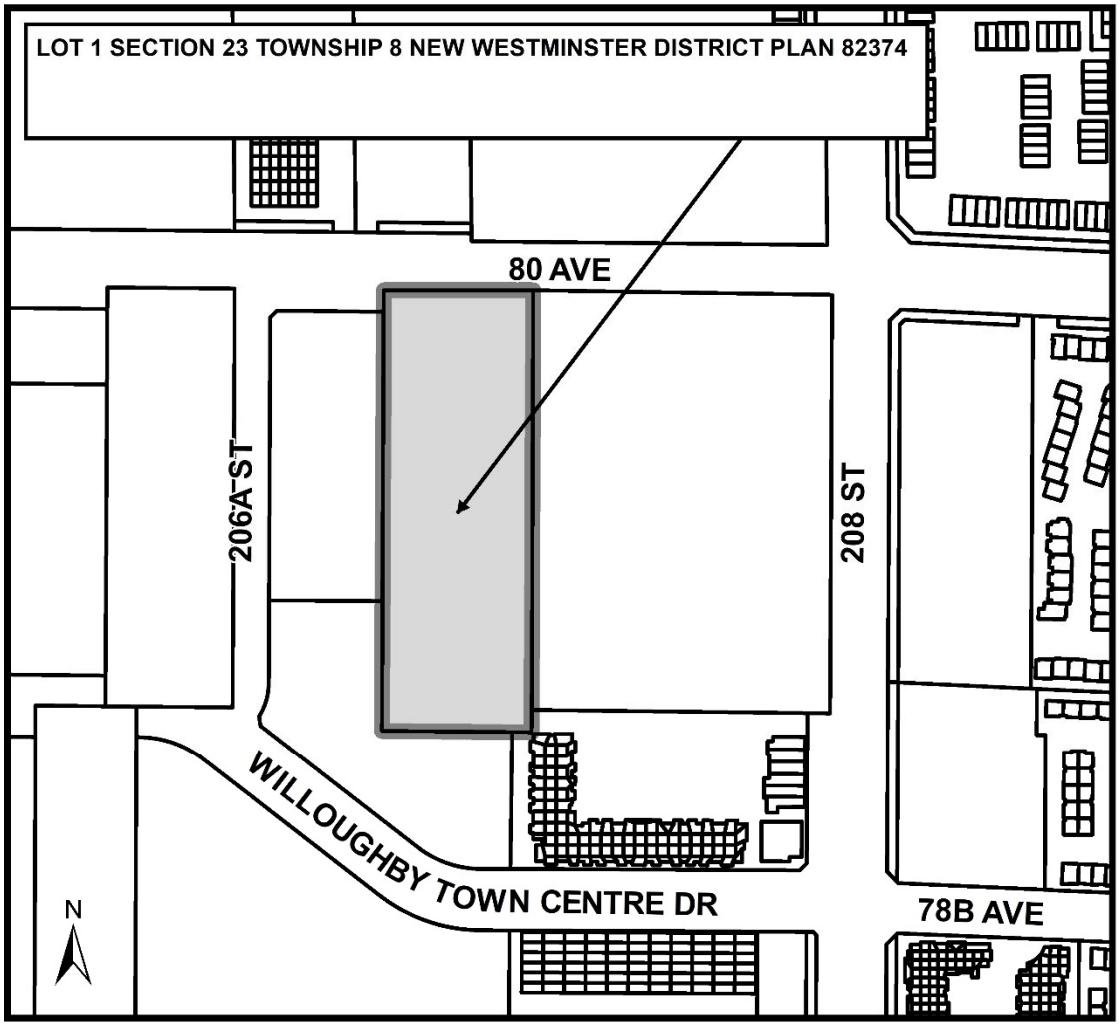
   Lot 1 Section 23 Township 8 New Westminster District Plan 82374

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-175.

NOTICE WAS ADVERTISED the	19 and 26	day of	January	, 2023
READ A FIRST TIME the	30	day of	January	, 2023
READ A SECOND TIME the	30	day of	January	, 2023
READ A THIRD TIME the	30	day of	January	, 2023
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5833



ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101307

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

1. Name: Pollyco (Block C) Holdings Ltd.

   Address: 320, 20780 Willoughby Town Centre Drive
   Langley BC V2Y 0M7

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

   LEGAL DESCRIPTION: Lot 1 Section 23 Township 8 New Westminster District Plan 82374

   CIVIC ADDRESS: 20722 – 80 Avenue

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

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Provision of sidewalks and crosswalks in accordance with the Yorkson Neighborhood Plan;
   c. Finalization of landscape plans included in Schedule “B” and in compliance with the Township’s Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements to the acceptance of the Township;
   d. Provision of a comprehensive signage plan consistent with applicable Development Permit Area “J” guidelines and the Township’s Sign Bylaw;
   e. All rooftop mechanical equipment to be screened from view; and
   f. All refuse areas to be located inside the building(s);

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

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

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

This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



80TH AVENUE RESIDENCES

20722 80TH AVENUE, LANGLEY, BC

COVER SHEET

80TH AVENUE RESIDENCES

20722 80TH AVENUE, LANGLEY, BC

SCALE

JOB NO. 20080

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REGISTERED ARCHITECT
ROBERT WAYNE HOLTBY
BRITISH COLUMBIA

2022-09-07

604 793 9445
soarchitects.com

Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

SCHEDULE A

DP 0.0









RENDERINGS

80TH AVENUE RESIDENCES

20222 80TH AVENUE, LANGLEY, BC

SCALE

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604 793 9445
soarchitects.com

Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects









RENDERINGS

80TH AVENUE RESIDENCES

2022 80TH AVENUE, LANGLEY, BC

SCALE

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soarchitects.com

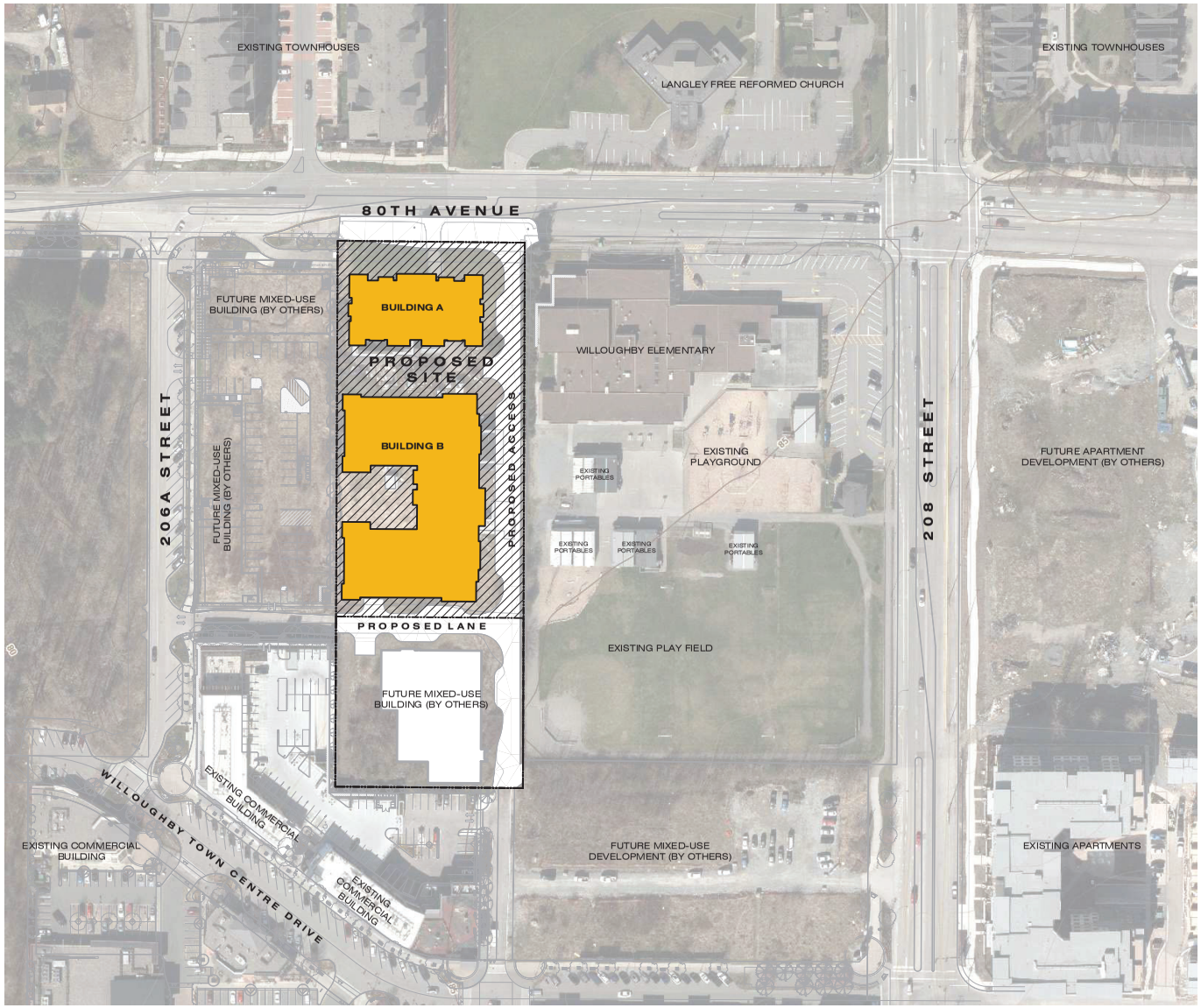
Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

DP 0.2

I.4 Page 98 of 104



CONTEXT PLAN
1" = 60'-0"

NORTH

CONTEXT PLAN

80TH AVENUE RESIDENCES

2022 80TH AVENUE, LANGLEY, BC

SCALE 1" = 60'-0"
JOB NO. 20080

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604 793 9445
soarchitects.com

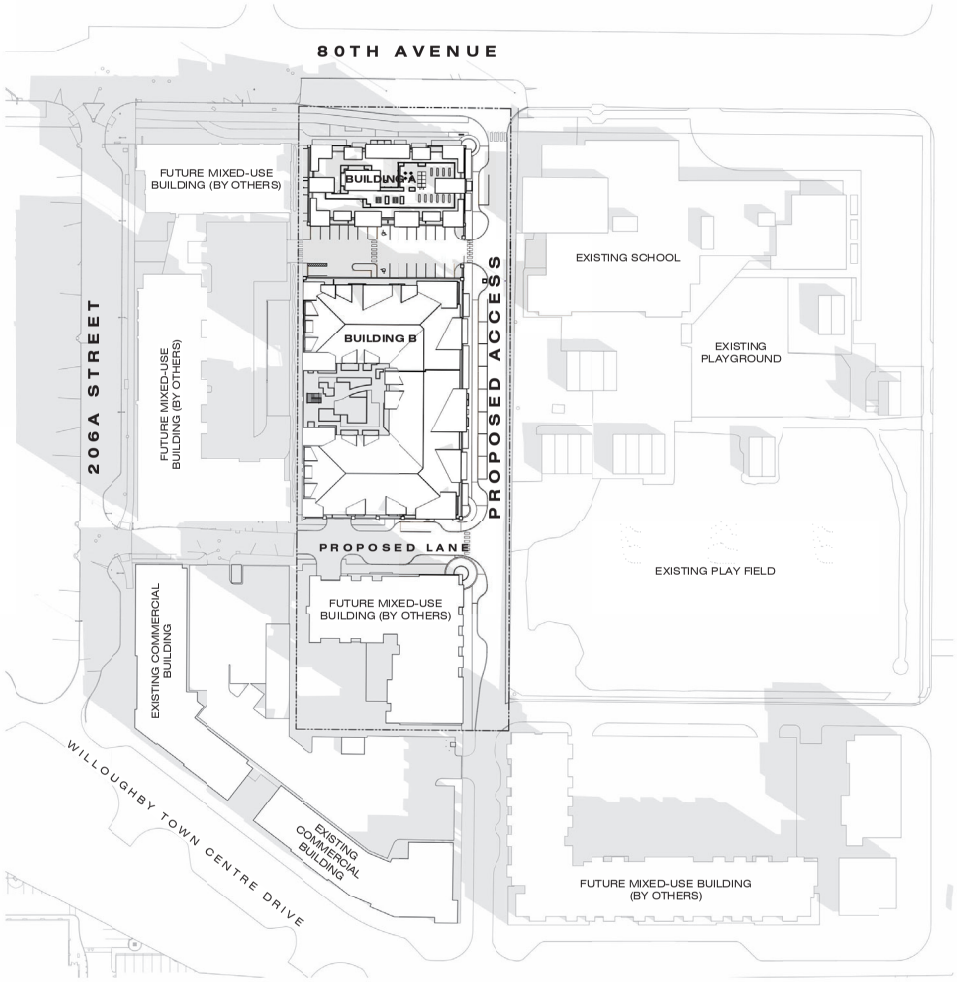
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Abbotsford
203-2190 W. Railway St
V2S 2E2

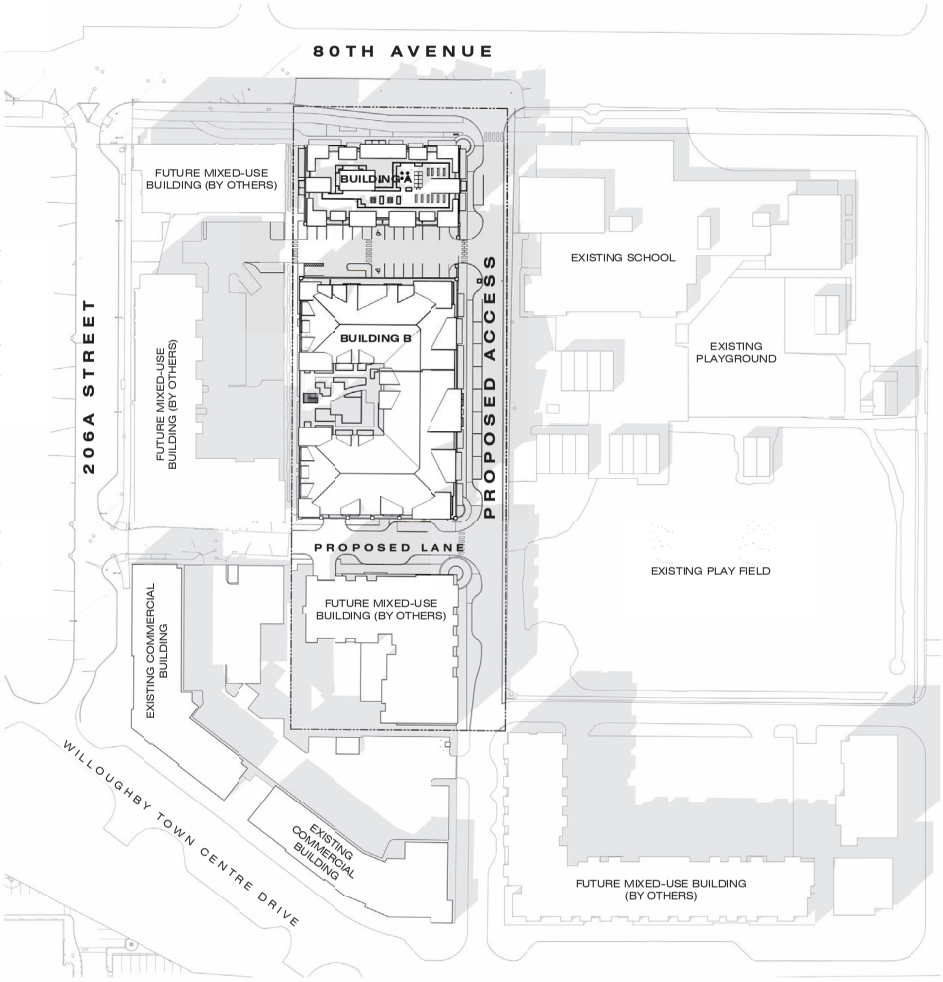
station one architects

DP 4.0

I:4 Projects\2022 11



SHADOW STUDY - 9AM, MARCH 21 & SEPT 21
1" = 60'-0"
NORTH



SHADOW STUDY - 3PM, MARCH 21 & SEPT 21
1" = 60'-0"
NORTH

SHADOW STUDY

80TH AVENUE RESIDENCES

2022 80TH AVENUE, LANGLEY, BC

SCALE 1" = 60'-0"
JOB NO. 20080

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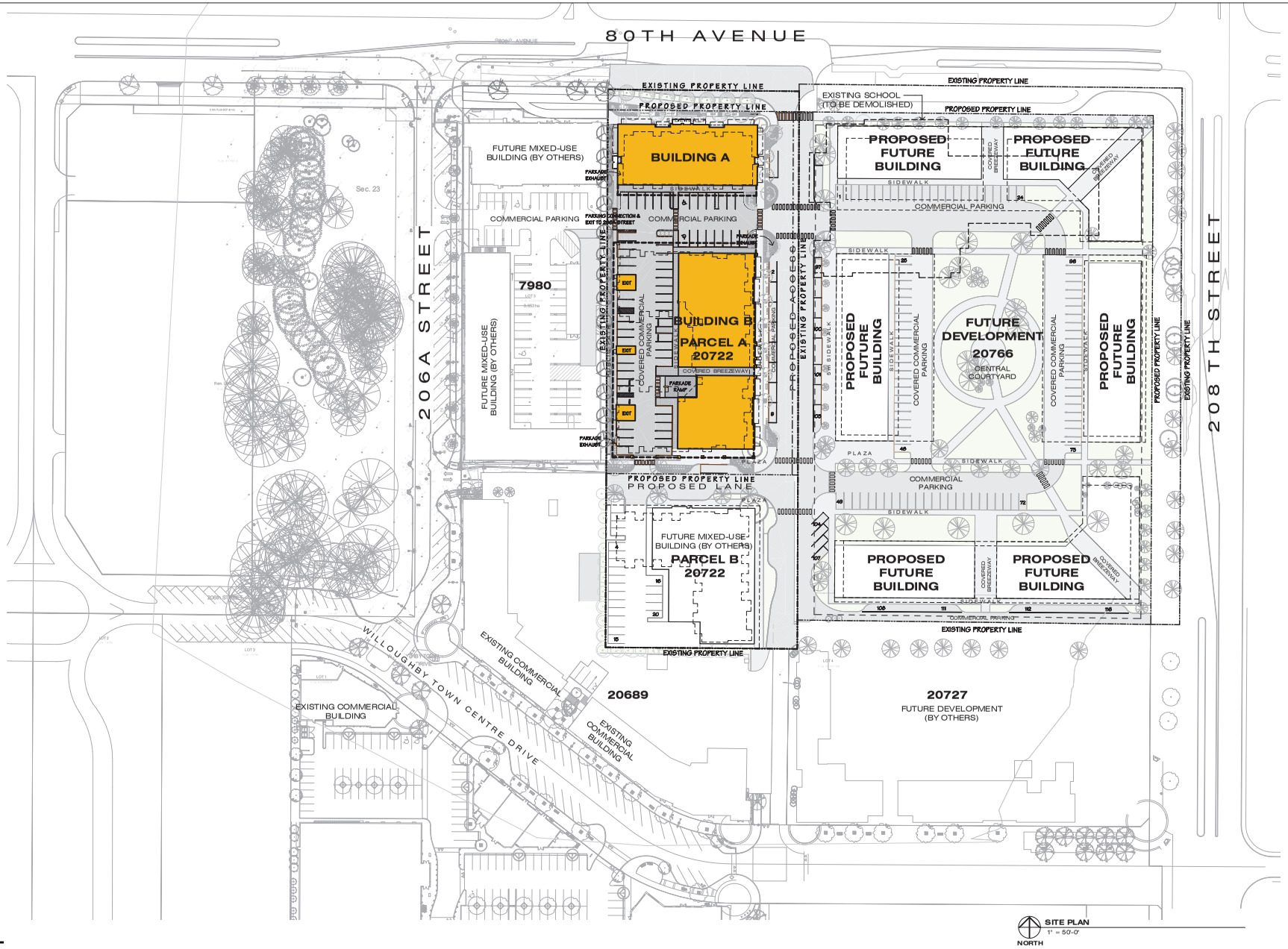
604 793 9445
soarchitects.com

Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

DP0.5



PROPOSED ULTIMATE NEIGHBOURHOOD PLAN

80TH AVENUE RESIDENCES

20722 80TH AVENUE, LANGLEY, BC

SCALE 1" = 50'-0"
JOB NO. 20080

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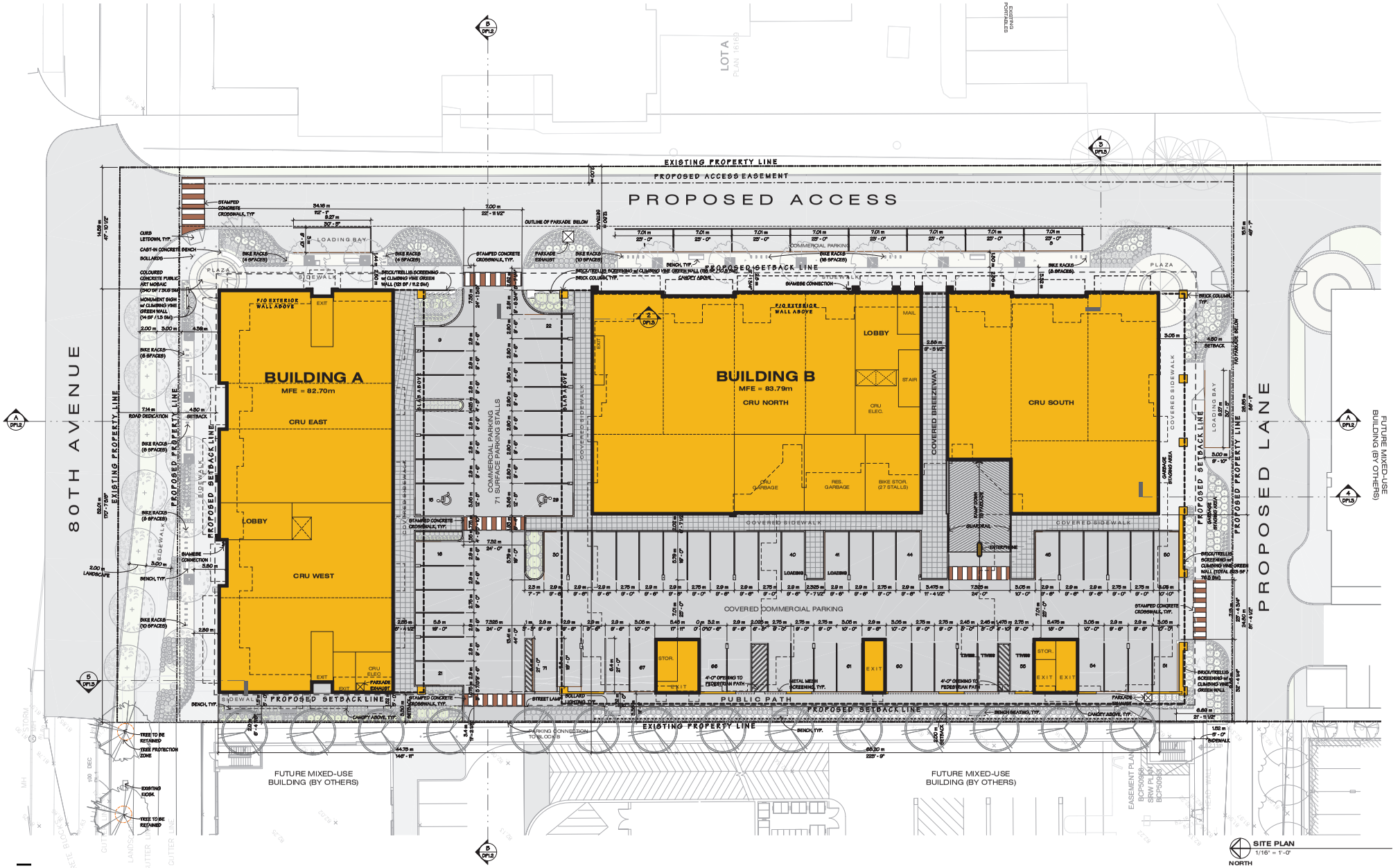
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SITE PLAN

80TH AVENUE RESIDENCES

20022 80TH AVENUE, LANGLEY, BC

SCALE 1/16" = 1'-0"
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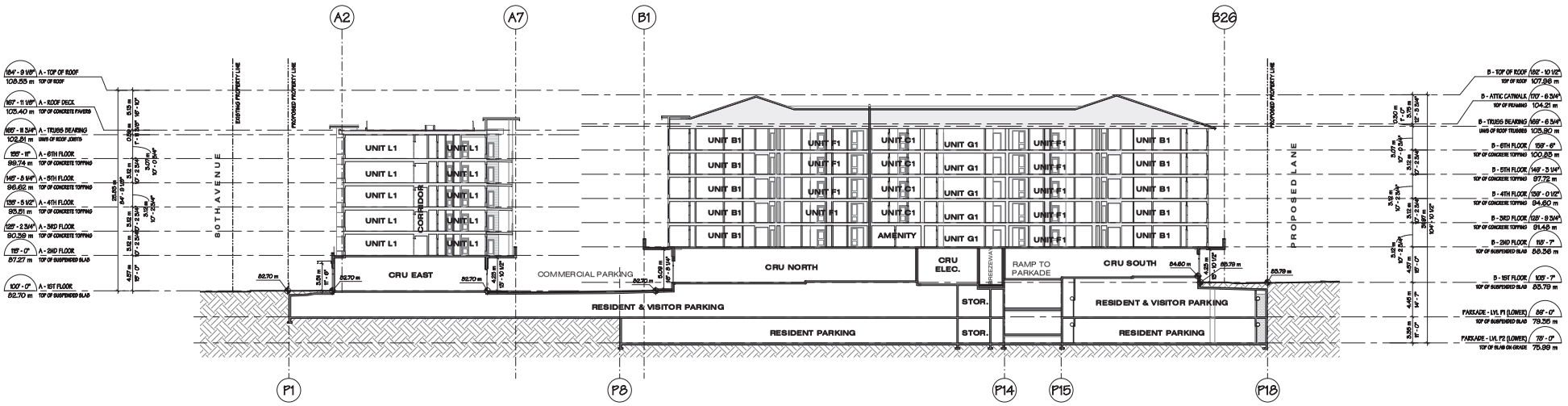
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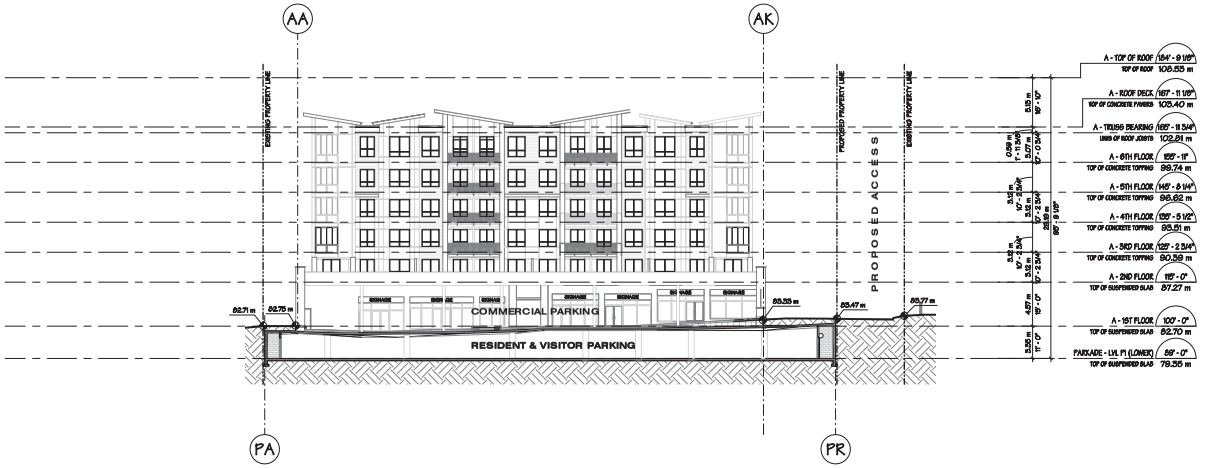
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DP1.1



A DP1.3 NORTH-SOUTH SITE SECTION
1" = 20'-0"



B DP1.3 EAST-WEST SITE SECTION
1" = 20'-0"

SITE SECTIONS

80TH AVENUE RESIDENCES

2022 80TH AVENUE, LANGLEY, BC

SCALE 1" = 20'-0"
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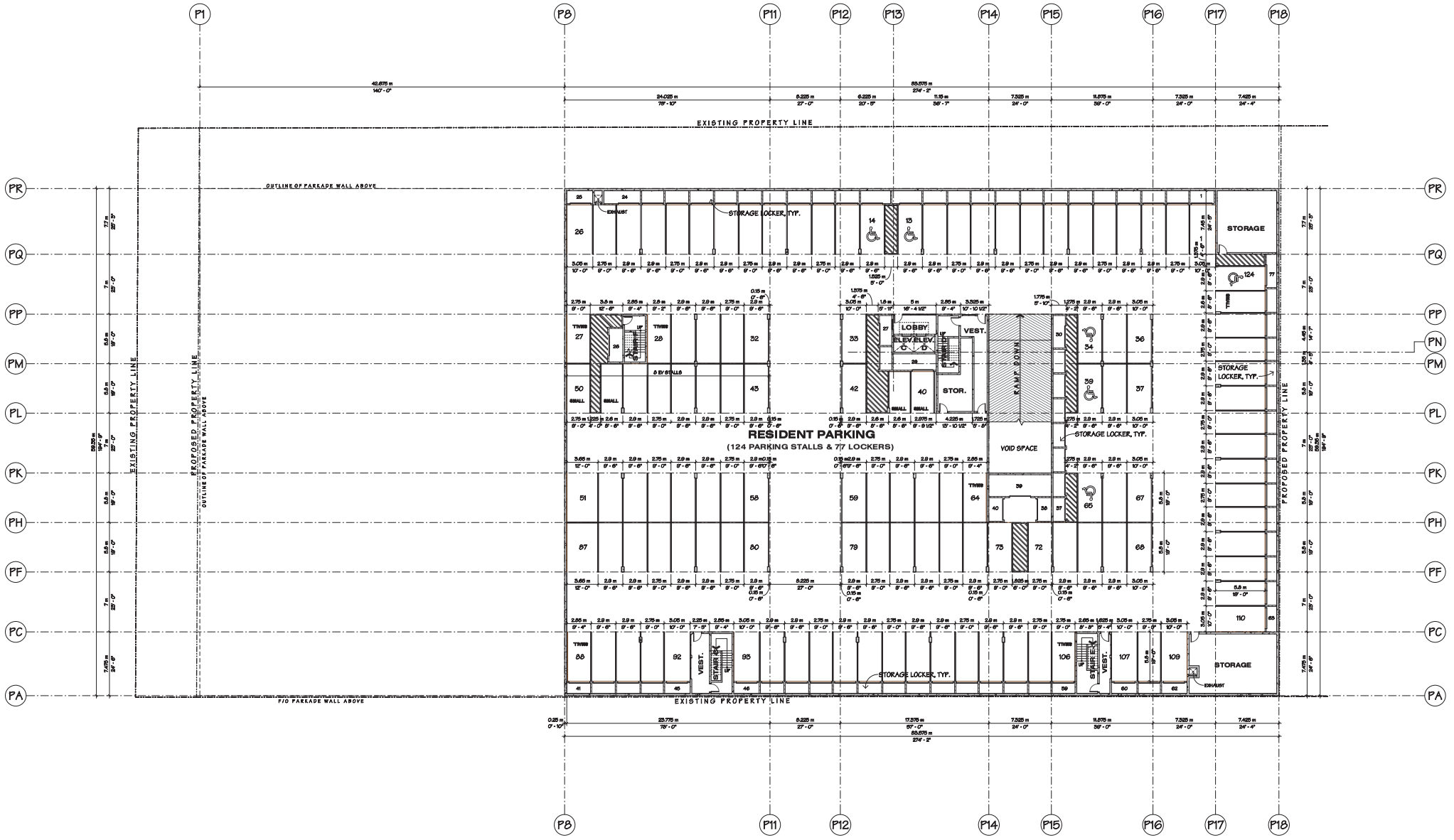
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DP1.2



PARKADE - LVL P2 (LOWER)
1/16" = 1'-0"
NORTH

UNDERGROUND PARKING PLAN - LVL P2

80TH AVENUE RESIDENCES

2022 80TH AVENUE, LANGLEY, BC

SCALE 1/16" = 1'-0"
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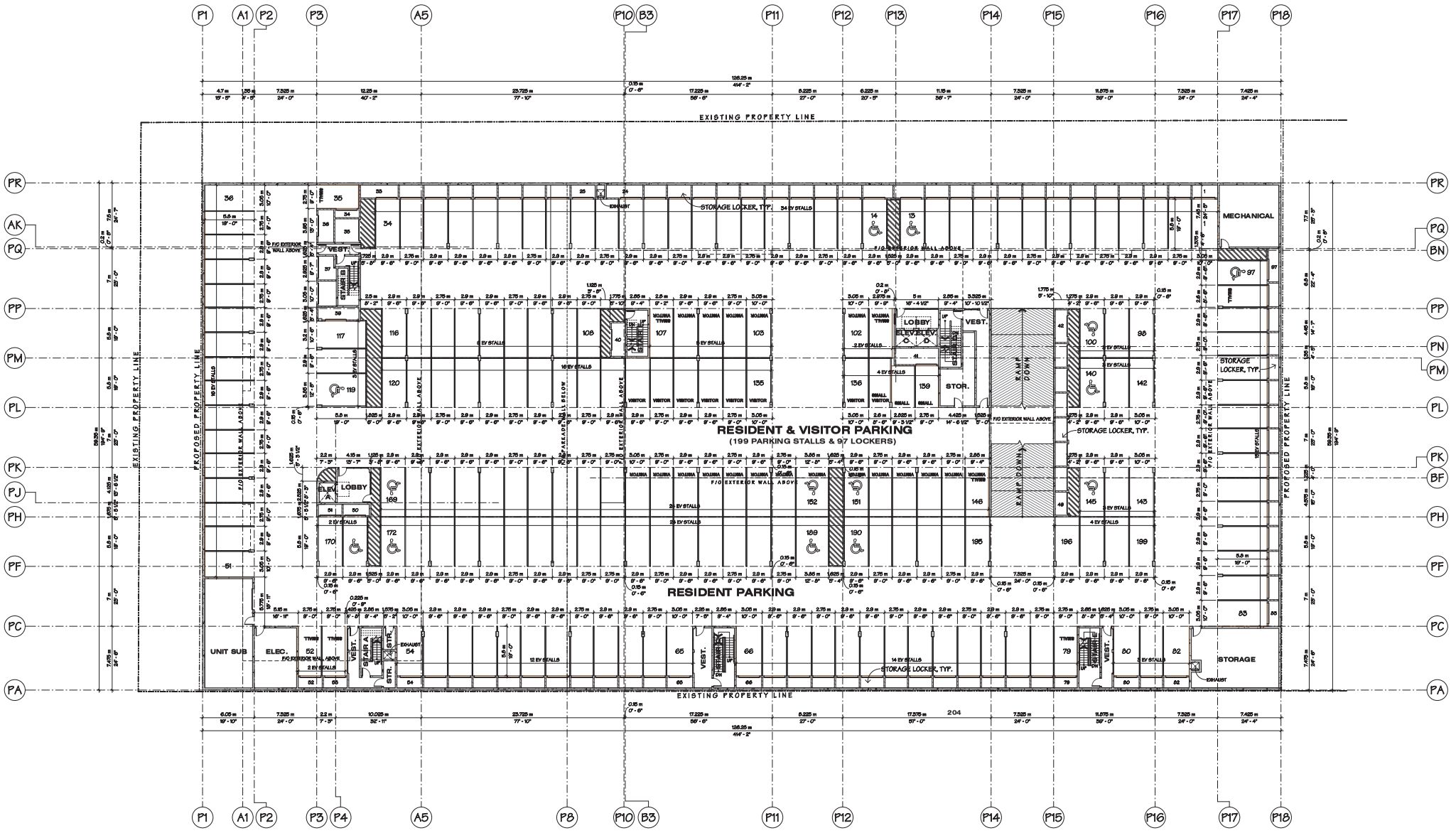
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I.4 Page 98 of 164



PARKADE - LVL P1 (LOWER)
1/16" = 1'-0"

NORTH

UNDERGROUND PARKING PLAN - LVL P1

80TH AVENUE RESIDENCES

2022 80TH AVENUE, LANGLEY, BC

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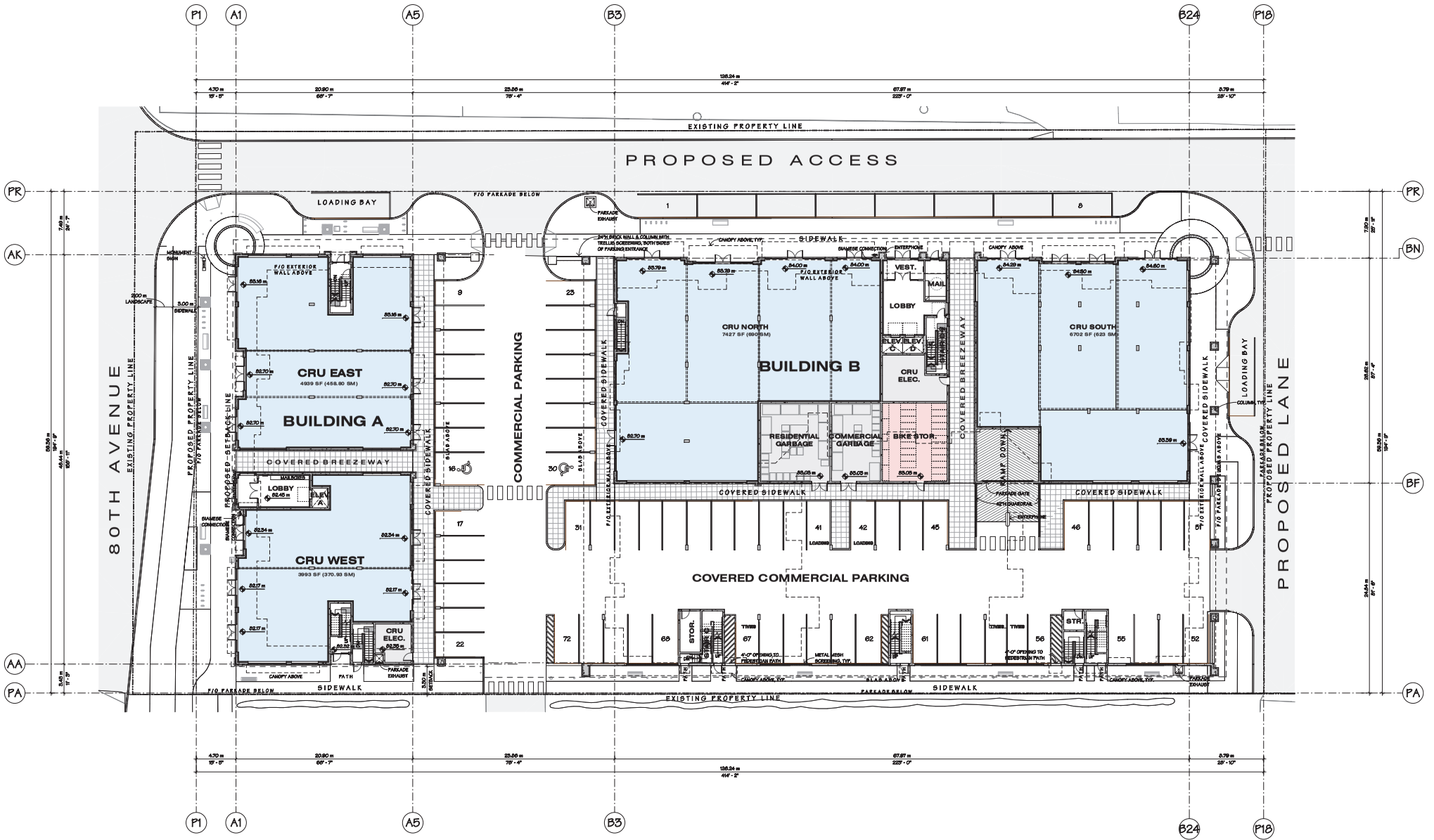
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1.4 Page 98 of 174



OVERALL 1ST FLOOR PLAN
1/16" = 1'-0"
NORTH

OVERALL 1ST FLOOR PLAN

80TH AVENUE RESIDENCES

2022 80TH AVENUE, LANGLEY, BC

SCALE 1/16" = 1'-0"
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OVERALL EAST ELEVATION

1/16" = 1'-0"



OVERALL WEST ELEVATION

1/16" = 1'-0"

REFER TO ELEVATIONS ON SHEETS DP3.1a, DP3.2a, DP3.1b AND DP3.2b FOR FINISHES

OVERALL ELEVATIONS

80TH AVENUE RESIDENCES

2022 80TH AVENUE, LANGLEY, BC

SCALE 1/16" = 1'-0"

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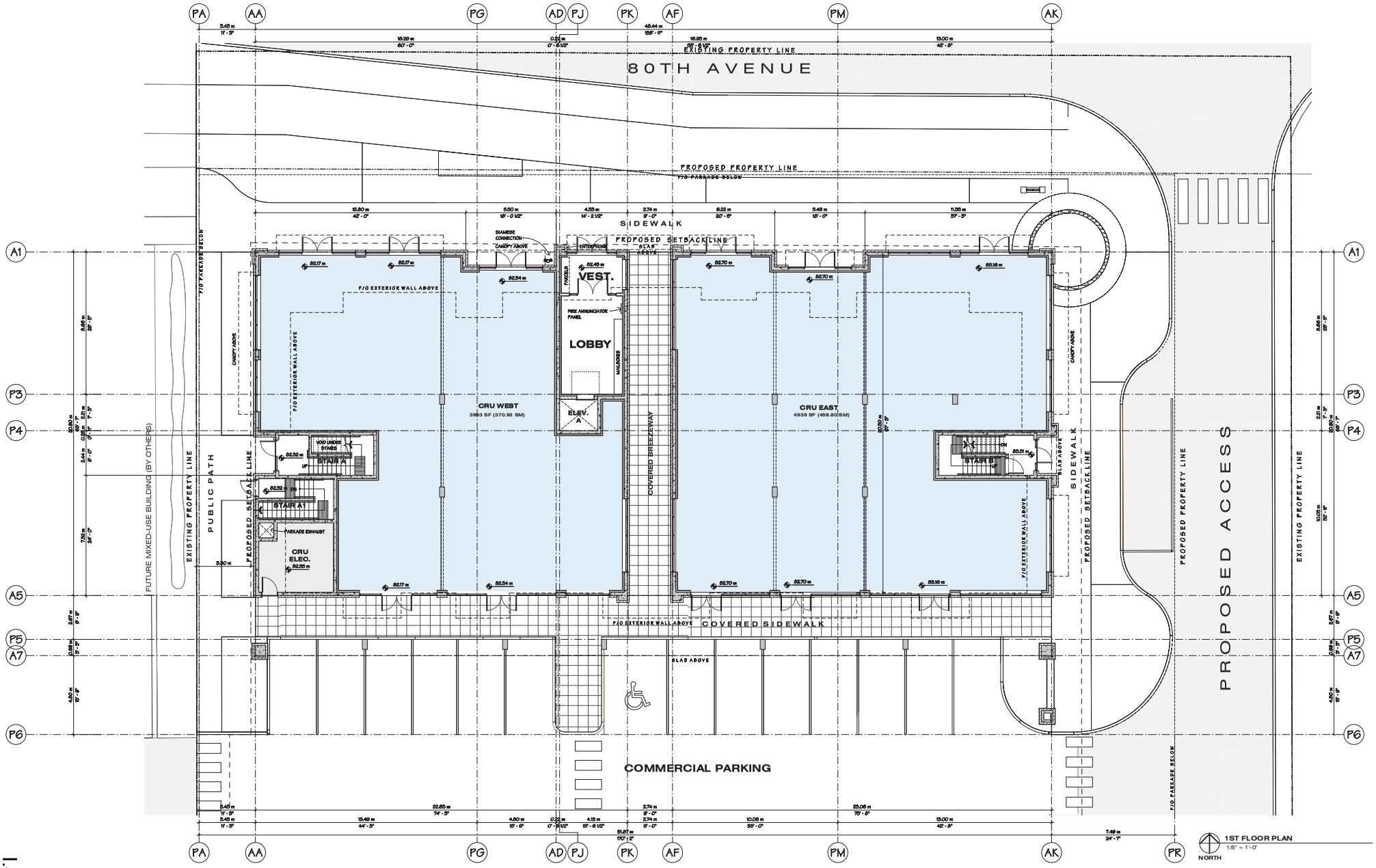
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I.4 Rpt 98 19



1ST FLOOR PLAN
1/8" = 1'-0"
NORTH

1ST FLOOR PLAN

80TH AVENUE RESIDENCES, BUILDING A

2022 80TH AVENUE, LANGLEY, BC

SCALE 1/8" = 1'-0"
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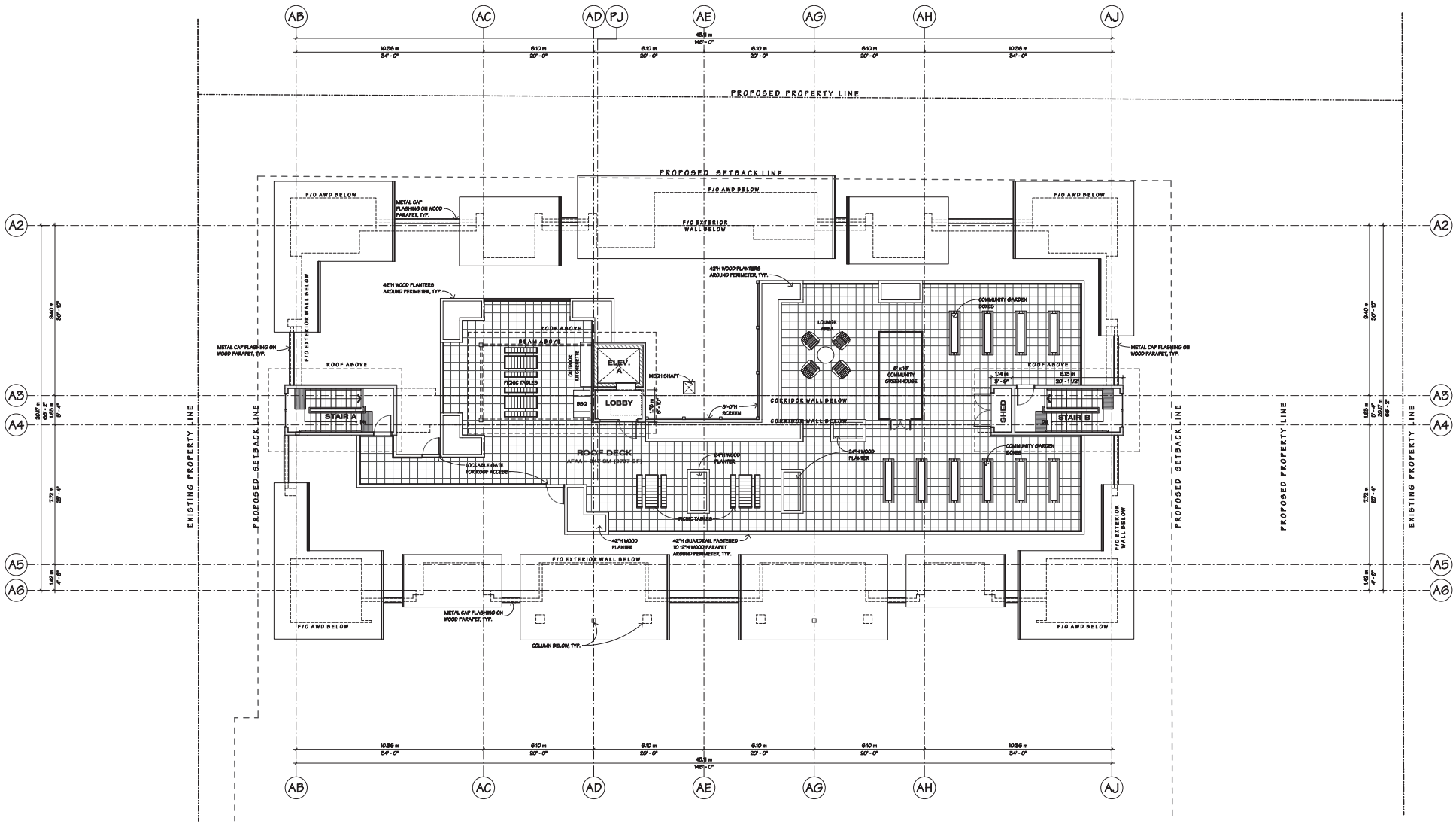
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DP21a

1.4 Page 98 of 204



ROOF DECK PLAN

80TH AVENUE RESIDENCES, BUILDING A

2222 80TH AVENUE, LANGLEY, BC

SCALE 1/8" = 1'-0"
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DP27a

EXTERIOR FINISH SCHEDULE

1 - WALL - PAINTED CEMENTITIOUS LAP SIDING
BENJAMIN MOORE; OC-45 SWISS COFFEE

2 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; HC-166 KENDALL CHARCOAL

3 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; OC-45 SWISS COFFEE

4 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; 2102-10 EARTH BROWN

5 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; HC-178 PLATINUM GRAY

6 - WALL - BRICK VENEER
MUTUAL MATERIALS; COAL CREEK MISSION

7 - WALL - BRICK VENEER
MUTUAL MATERIALS; DESERT WHITE MISSION

8 - WALL - BRICK VENEER
MUTUAL MATERIALS; VINTAGE MISSION

9 - PARAPET CAP/FLASHING - ALUMINUM
(a) FACTORY COLOUR, TO MATCH BM OC-45 SWISS COFFEE
(b) FACTORY COLOUR, TO MATCH BM HC-166 KENDALL CHARCOAL

10 - GUARDRAIL - PICKET FACE MOUNT - PREFABRICATED ALUMINUM - CENTEX ALUMINUM; BLACK

11 - TRIM - CAST-IN-PLACE CONCRETE CAP

12 - TRIM - PAINTED EX FASCIA
a) BENJAMIN MOORE; OC-45 SWISS COFFEE
b) BENJAMIN MOORE; HC-166 KENDALL CHARCOAL
c) BENJAMIN MOORE; 2102-10 EARTH BROWN
d) BENJAMIN MOORE; HC-178 PLATINUM GRAY

13 - TRIM - BRICK SOLDIER COURSE -
(a) COAL CREEK
(b) DESERT WHITE
(c) VINTAGE

14 - TRANSPARENT GLAZING - VINYL TRIM -
EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

15 - TRANSPARENT GLAZING - STOREFRONT GLAZING -
FACTORY BLACK FRAME

16 - TRANSPARENT GLAZING - ALL WEATHER DECK GLAZING -
FACTORY BLACK FRAME

17 - CAST-IN-PLACE CONCRETE
(a) BENJAMIN MOORE; HC-166 KENDALL CHARCOAL
(b) PAINTED BENJAMIN MOORE; 2102-10 EARTH BROWN
(c) PAINTED BENJAMIN MOORE; HC-178 PLATINUM GRAY

18 - METAL AWNING - GLASS/FACTORY BLACK

19 - METAL SOFFIT - CHARCOAL

20 - ASPHALT ROOF - PREFABRICATED GUTTERS

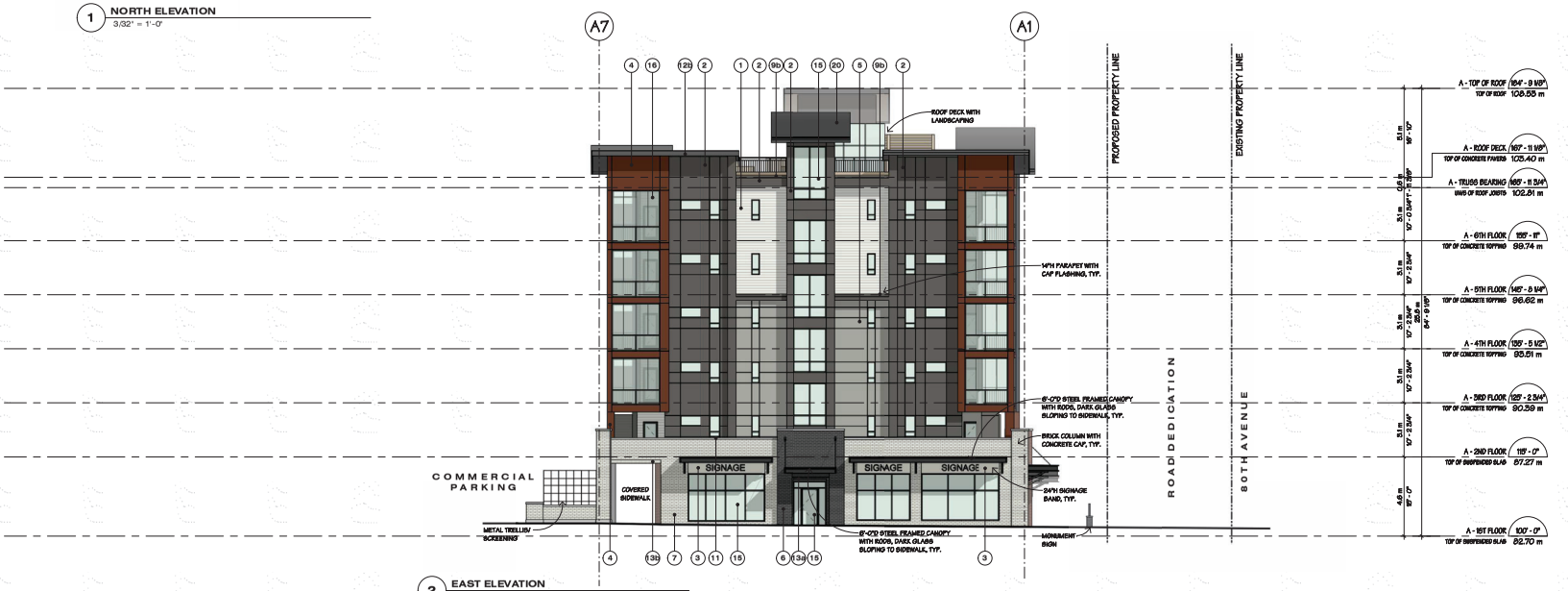
21 - COLUMNS - WOOD - PAINTED
a) BENJAMIN MOORE; OC-45 SWISS COFFEE
b) BENJAMIN MOORE; 2102-10 EARTH BROWN

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION



1 NORTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"

ELEVATIONS

80TH AVENUE RESIDENCES, BUILDING A

2022 80TH AVENUE, LANGLEY, BC

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EXTERIOR FINISH SCHEDULE

1 - WALL - PAINTED CEMENTITIOUS LAP SIDING
BENJAMIN MOORE; OC-45 SWISS COFFEE

2 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; HC-166 KENDALL CHARCOAL

3 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; OC-45 SWISS COFFEE

4 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; 2102-10 EARTH BROWN

5 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; HC-178 PLATINUM GRAY

6 - WALL - BRICK VENEER
MUTUAL MATERIALS; COAL CREEK MISSION

7 - WALL - BRICK VENEER
MUTUAL MATERIALS; DESERT WHITE MISSION

8 - WALL - BRICK VENEER
MUTUAL MATERIALS; VINTAGE MISSION

9 - PARAPET CAP/FLASHING - ALUMINIUM
(a) FACTORY COLOUR, TO MATCH BM OC-45 SWISS COFFEE
(b) FACTORY COLOUR, TO MATCH BM HC-166 KENDALL CHARCOAL

10 - GUARDRAIL - PICKET FACE MOUNT - PREFABRICATED ALUMINUM - CENTEK ALUMINUM; BLACK

11 - TRIM - CAST-IN-PLACE CONCRETE CAP

12 - TRIM - PAINTED 2X FASCIA
a) BENJAMIN MOORE; OC-45 SWISS COFFEE
b) BENJAMIN MOORE; HC-166 KENDALL CHARCOAL
c) BENJAMIN MOORE; 2102-10 EARTH BROWN
d) BENJAMIN MOORE; HC-178 PLATINUM GRAY

13 - TRIM - BRICK SOLDIER COURSE -
(a) COAL CREEK
(b) DESERT WHITE
(c) VINTAGE

14 - TRANSPARENT GLAZING - VINYL TRIM -
EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

15 - TRANSPARENT GLAZING - STOREFRONT GLAZING -
FACTORY BLACK FRAME

16 - TRANSPARENT GLAZING - ALL WEATHER DECK GLAZING -
FACTORY BLACK FRAME

17 - CAST-IN-PLACE CONCRETE
(a) BENJAMIN MOORE; HC-166 KENDALL CHARCOAL
(b) PAINTED BENJAMIN MOORE; 2102-10 EARTH BROWN
(c) PAINTED BENJAMIN MOORE; HC-178 PLATINUM GRAY

18 - METAL AWNING - GLASS/FACTORY BLACK

19 - METAL SOFFIT - CHARCOAL

20 - ASPHALT ROOF - PREFABRICATED GUTTERS

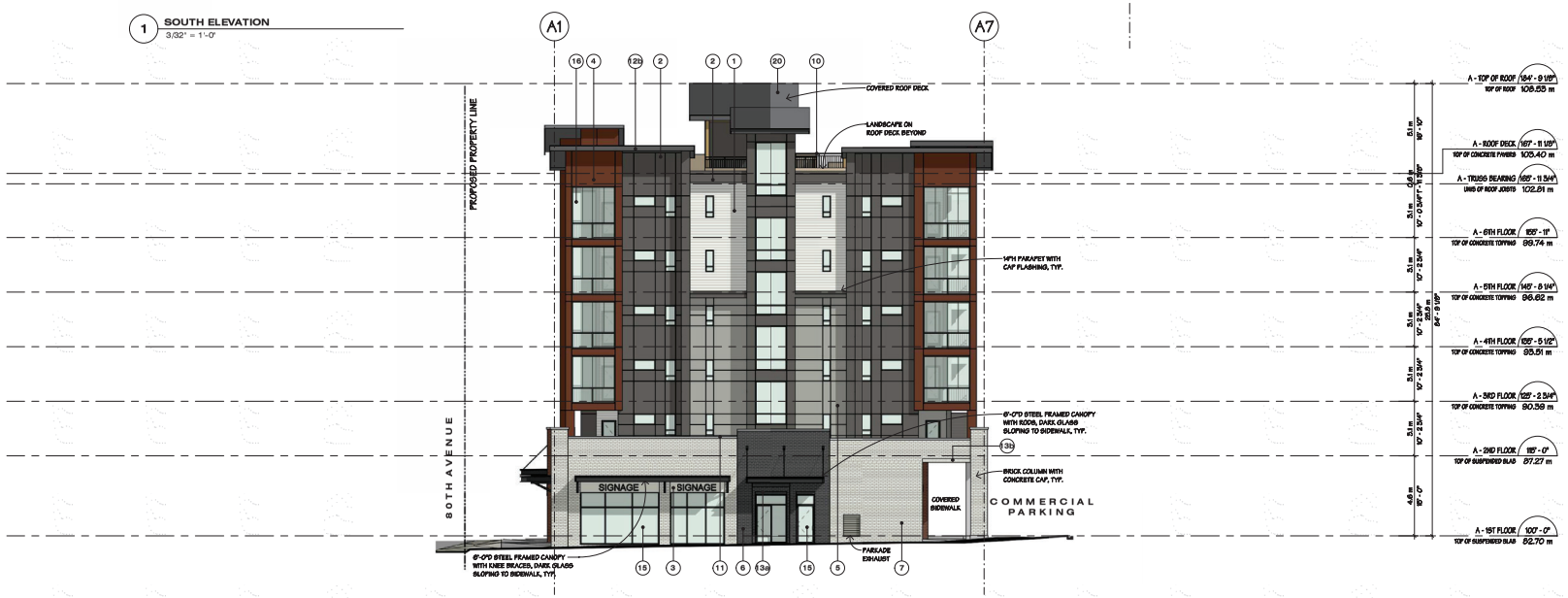
21 - COLUMNS - WOOD - PAINTED
a) BENJAMIN MOORE; OC-45 SWISS COFFEE
b) BENJAMIN MOORE; 2102-10 EARTH BROWN

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION



1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

ELEVATIONS

80TH AVENUE RESIDENCES, BUILDING A

2022 80TH AVENUE, LANGLEY, BC

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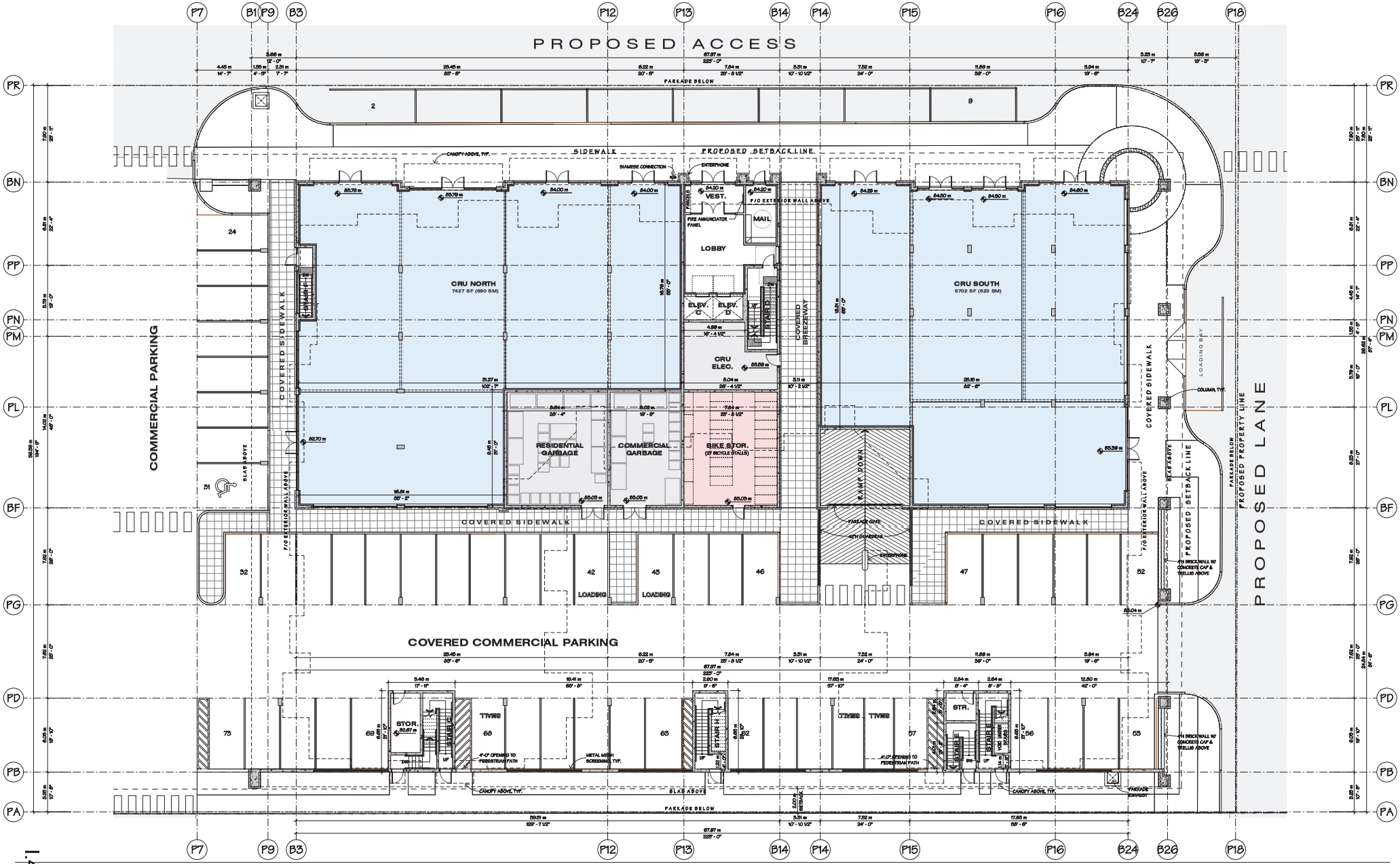
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DP 2a

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1ST FLOOR PLAN

80TH AVENUE RESIDENCES, BUILDING B

2222 80TH AVENUE, LANGLEY, BC

SCALE 3/32" = 1'-0"
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1ST FLOOR PLAN
3/32" = 1'-0"
NORTH

DP21b

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1 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - PAINTED CEMENTITIOUS LAP SIDING
BENJAMIN MOORE; OC-45 SWISS COFFEE

2 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; HC-166 KENDALL CHARCOAL

3 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; OC-45 SWISS COFFEE

4 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; 2102-10 EARTH BROWN

5 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; HC-179 PLATINUM GRAY

6 - WALL - BRICK VENEER
MUTUAL MATERIALS; COAL CREEK MISSION

7 - WALL - BRICK VENEER
MUTUAL MATERIALS; DESERT WHITE MISSION

8 - WALL - BRICK VENEER
MUTUAL MATERIALS; VINTAGE MISSION

9 - PARAPET CAP/FLASHING - ALUMINUM
(a) FACTORY COLOUR; TO MATCH BM OC-45 SWISS COFFEE
(b) FACTORY COLOUR; TO MATCH BM HC-166 KENDALL CHARCOAL

10 - GUARDRAIL - PICKET FACE MOUNT - PREFABRICATED ALUMINUM - GENTEK ALUMINUM; BLACK

11 - TRIM - CAST-IN-PLACE CONCRETE CAP

12 - TRIM - PAINTED 2X FASCIA
a) BENJAMIN MOORE; OC-45 SWISS COFFEE
b) BENJAMIN MOORE; HC-166 KENDALL CHARCOAL
c) BENJAMIN MOORE; 2102-10 EARTH BROWN
d) BENJAMIN MOORE; HC-179 PLATINUM GRAY

13 - TRIM - BRICK SOLDIER COURSE -
(a) COAL CREEK
(b) DESERT WHITE
(c) VINTAGE

14 - TRANSPARENT GLAZING - VINYL TRIM -
EXTERIOR: FACTORY BLACK & INTERIOR: FACTORY WHITE

15 - TRANSPARENT GLAZING - STOREFRONT GLAZING -
FACTORY BLACK FRAME

16 - TRANSPARENT GLAZING - ALL WEATHER DECK GLAZING -
FACTORY BLACK FRAME

17 - CAST-IN-PLACE CONCRETE
(a) BENJAMIN MOORE; HC-166 KENDALL CHARCOAL
(b) PAINTED BENJAMIN MOORE; 2102-10 EARTH BROWN
(c) PAINTED BENJAMIN MOORE; HC-179 PLATINUM GRAY

18 - METAL AWNING - GLASS/FACTORY BLACK

19 - METAL SOFFIT - CHARCOAL

20 - ASPHALT ROOF - PREFABRICATED GUTTERS

21 - COLUMNS - WOOD - PAINTED
a) BENJAMIN MOORE; OC-45 SWISS COFFEE
b) BENJAMIN MOORE; 2102-10 EARTH BROWN

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

ELEVATIONS

80TH AVENUE RESIDENCES, BUILDING B

2022 80TH AVENUE, LANGLEY, BC

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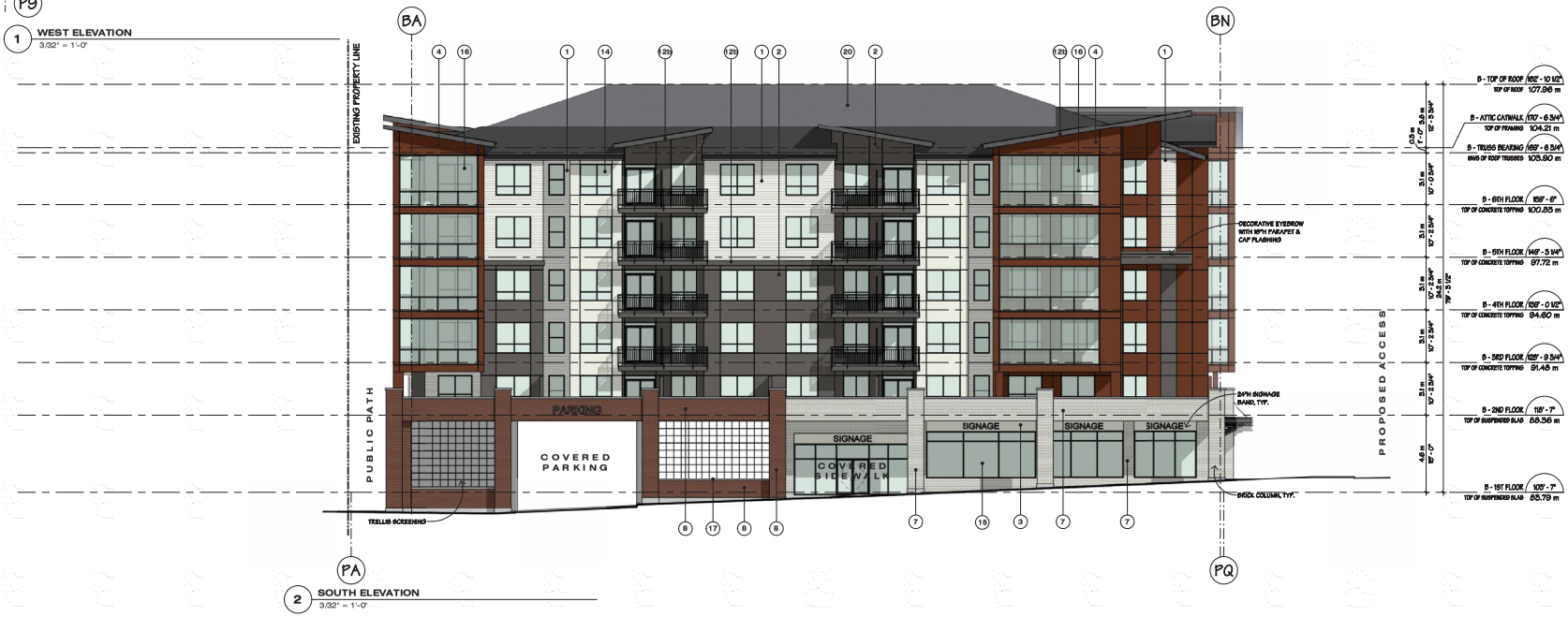
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DP# 1b





EXTERIOR FINISH SCHEDULE

1 - WALL - PAINTED CEMENTITIOUS LAP SIDING
BENJAMIN MOORE; OC-45 SWISS COFFEE

2 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; HC-166 KENDALL CHARCOAL

3 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; OC-45 SWISS COFFEE

4 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; 2102-10 EARTH BROWN

5 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; HC-172 PLATINUM GRAY

6 - WALL - BRICK VENEER
MUTUAL MATERIALS; COAL CREEK MISSION

7 - WALL - BRICK VENEER
MUTUAL MATERIALS; DESERT WHITE MISSION

8 - WALL - BRICK VENEER
MUTUAL MATERIALS; VINTAGE MISSION

9 - PARAPET CAP/FLASHING - ALUMINUM
(a) FACTORY COLOUR; TO MATCH BM OC-45 SWISS COFFEE
(b) FACTORY COLOUR; TO MATCH BM HC-166 KENDALL CHARCOAL

10 - GUARDRAIL - PICKET FACE MOUNT - PREFABRICATED ALUMINUM - CENTER ALUMINUM; BLACK

11 - TRIM - CAST-IN-PLACE CONCRETE CAP

12 - TRIM - PAINTED 2X FASCIA
a) BENJAMIN MOORE; OC-45 SWISS COFFEE
b) BENJAMIN MOORE; HC-166 KENDALL CHARCOAL
c) BENJAMIN MOORE; 2102-10 EARTH BROWN
d) BENJAMIN MOORE; HC-172 PLATINUM GRAY

13 - TRIM - BRICK SOLDIER COURSE -
(a) COAL CREEK
(b) DESERT WHITE
(c) VINTAGE

14 - TRANSPARENT GLAZING - VINYL TRIM -
EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

15 - TRANSPARENT GLAZING - STOREFRONT GLAZING -
FACTORY BLACK FRAME

16 - TRANSPARENT GLAZING - ALL WEATHER DECK GLAZING -
FACTORY BLACK FRAME

17 - CAST-IN-PLACE CONCRETE
(a) BENJAMIN MOORE; HC-166 KENDALL CHARCOAL
(b) PAINTED BENJAMIN MOORE; 2102-10 EARTH BROWN
(c) PAINTED BENJAMIN MOORE; HC-172 PLATINUM GRAY

18 - METAL AWNING - GLASS/FACTORY BLACK

19 - METAL SOFFIT - CHARCOAL

20 - ASPHALT ROOF - PREFABRICATED GUTTERS

21 - COLUMN - WOOD - PAINTED
a) BENJAMIN MOORE; OC-45 SWISS COFFEE
b) BENJAMIN MOORE; 2102-10 EARTH BROWN

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

ELEVATIONS

80TH AVENUE RESIDENCES, BUILDING B

2022 80TH AVENUE, LANGLEY, BC

SCALE As indicated
JOB NO. 20080

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Chilliwack
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V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

DP#22b



1 NORTH ELEVATION (COURTYARD)
3/32" = 1'-0"



2 SOUTH ELEVATION (COURTYARD)
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - PAINTED CEMENTITIOUS LAP SIDING
BENJAMIN MOORE; OC-45 SWISS COFFEE

2 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; HC-166 KENDALL CHARCOAL

3 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; OC-45 SWISS COFFEE

4 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; 2102-10 EARTH BROWN

5 - WALL - PAINTED CEMENTITIOUS PANELS
BENJAMIN MOORE; HC-178 PLATINUM GRAY

6 - WALL - BRICK VENEER
MUTUAL MATERIALS; COAL CREEK MISSION

7 - WALL - BRICK VENEER
MUTUAL MATERIALS; DESERT WHITE MISSION

8 - WALL - BRICK VENEER
MUTUAL MATERIALS; VINTAGE MISSION

9 - PARAPET CAP/FLASHING - ALUMINUM
(a) FACTORY COLOUR, TO MATCH BM OC-45 SWISS COFFEE
(b) FACTORY COLOUR, TO MATCH BM HC-166 KENDALL CHARCOAL

10 - GUARDRAIL - PICKET FACE MOUNT - PREFABRICATED ALUMINUM - CENTEK ALUMINUM; BLACK

11 - TRIM - CAST-IN-PLACE CONCRETE CAP

12 - TRIM - PAINTED EX FASCIA
a) BENJAMIN MOORE; OC-45 SWISS COFFEE
b) BENJAMIN MOORE; HC-166 KENDALL CHARCOAL
c) BENJAMIN MOORE; 2102-10 EARTH BROWN
d) BENJAMIN MOORE; HC-178 PLATINUM GRAY

13 - TRIM - BRICK SOLDIER COURSE -
(a) COAL CREEK
(b) DESERT WHITE
(c) VINTAGE

14 - TRANSPARENT GLAZING - VINYL TRIM -
EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

15 - TRANSPARENT GLAZING - STOREFRONT GLAZING -
FACTORY BLACK FRAME

16 - TRANSPARENT GLAZING - ALL WEATHER DECK GLAZING -
FACTORY BLACK FRAME

17 - CAST-IN-PLACE CONCRETE
(a) BENJAMIN MOORE; HC-166 KENDALL CHARCOAL
(b) PAINTED BENJAMIN MOORE; 2102-10 EARTH BROWN
(c) PAINTED BENJAMIN MOORE; HC-178 PLATINUM GRAY

18 - METAL AWNING - GLASS/FACTORY BLACK

19 - METAL SOFFIT - CHARCOAL

20 - ASPHALT ROOF - PREFABRICATED GUTTERS

21 - COLUMNS - WOOD - PAINTED
a) BENJAMIN MOORE; OC-45 SWISS COFFEE
b) BENJAMIN MOORE; 2102-10 EARTH BROWN

NOTES

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ELEVATIONS

80TH AVENUE RESIDENCES, BUILDING B

2022 80TH AVENUE, LANGLEY, BC

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LANDSCAPE DRAWING LIST

L0.0	COVER SHEET
L0.1	RENDERINGS
L1.0	OVERALL LANDSCAPE PLAN - 1ST FLOOR
L1.1	LANDSCAPE PLAN BUILDING A - 1ST FLOOR
L1.2	LANDSCAPE PLAN BUILDING A - ROOFTOP
L1.5	LANDSCAPE PLAN BUILDING B - 1ST FLOOR
L1.4	LANDSCAPE PLAN BUILDING B - 2ND FLOOR
L1.5	GRADING PLAN- 1ST FLOOR
L1.6	GRADING PLAN - 2ND FLOOR
L2.0	PLANTING PLAN BUILDING A - 1ST FLOOR
L2.1	PLANTING PLAN BUILDING A - ROOFTOP
L2.2	PLANTING PLAN BUILDING B - 1ST FLOOR
L2.5	PLANTING PLAN BUILDING B - 2ND FLOOR
L3.0	DETAILS
L3.1	DETAILS- PLANTING AND SOFT LANDSCAPING
L3.2	DETAILS- SITE FURNISHINGS
L3.3	DETAILS-ARBOURS AND FENCES
L3.4	DETAILS

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DRAWING NAME: COVER SHEET

JOB NO.	20080
SCALE	
DATE	2023.08.09

NO.	DATE	DESCRIPTION
1	2021.12.20	ISSUED FOR DP
2	2022.09.09	REISSUED FOR DP
3	2023.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

REVISIONS

DRAWING NAME: 80th Avenue Residences

20722 80th Avenue, Langley, BC

Chad T. Rawlings
MEMBER
REGISTERED
289
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS

L0.0
L.4

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DRAWING NAME: RENDERINGS

JOB NO.	20080
SCALE:	
DATE:	2023.08.09

L0.1

I.4

NO.	DATE	DESCRIPTION
3	2023.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

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L1.0

I.4

DRAWING NAME	
OVERALL LANDSCAPE PLAN - 1ST FLOOR	
JOB NO.	20080
SCALE	As indicated
DATE	2023.08.09

REVISIONS		
NO.	DATE	DESCRIPTION
1	2021.12.20	ISSUED FOR DP
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LANDSCAPE LEGEND

GRID REFERENCE

PROPERTY LINE
CIP CONCRETE PLANTER WALLS
WOOD SCREEN WALL
BUILDING
ARTIFICIAL TURF
PLANTING BEDS
DRAIN ROCK/GRAVEL
36" X 36" PERMEABLE CONCRETE UNIT PAVER, COLOUR: CHARCOAL/ ASH, PVIA BY ABBOTSFORD CONCRETE
SCORE CUT CONCRETE COLOUR: RED
6" X 36" STAMPED CONCRETE
POUR-IN-PLACE RUBBER
STAMPED CONCRETE COLOUR: HAYDN BROWN/ BLEND CUT
EXISTING TREES TO BE REMOVED
EXISTING TREES TO BE RETAINED

MONUMENT SIGN W/ CLIMBING VINE GREEN WALL (16.8M² / 1.5 SM)

TREE CALCULATION :
LOT AREA: 2.2 ACRES
TOTAL NO OF TREES REQUIRED: 66
NO OF EXISTING TREES TO BE REMOVED: 9
NO OF TREES REQUIRED TO BE RETAINED: 0
STREET TREES PROPOSED: 7 (ALONG 80TH AVE)
TOTAL TREES PROPOSED: 77

GENERAL NOTES

1. LANDSCAPE DRAWINGS AND CIVIL DRAWINGS SHALL BE COORDINATED.

2. CONCRETE FORMWORK LAYOUT TO BE REVIEWED AND CONFIRMED BY GREEN INFRASTRUCTURE SERVICES STAFF (TEL: 604.533.6043) PRIOR TO INSTALLATION OF CONCRETE.

3. ALL CONSTRUCTION OR INSTALLATION OF LANDSCAPING ASSOCIATED WITH OR TO THE SATISFACTION OF THE OWNER OF GREEN INFRASTRUCTURE SERVICES.

OVERALL LANDSCAPE PLAN
1 : 300
NORTH

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4	2023.08.09	ISSUED FOR BP

REVISIONS

DRAWING NAME: LANDSCAPE PLAN BUILDING A - 1ST FLOOR

JOB NO.	20080
SCALE	As Indicated
DATE	2023.08.09

L1.1

I.4

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DRAWING NAME
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20722 80th Avenue, Langley, BC

NO.	DATE	DESCRIPTION
REVISIONS		
1	2021.12.20	ISSUED FOR DP
2	2022.02.09	RESSUED FOR DP
3	2022.02.07	RESSUED FOR DP
4	2023.08.09	ISSUED FOR BP

DRAWING NAME
LANDSCAPE PLAN
BUILDING A - ROOFTOP

JOB NO.	20080
SCALE	As Indicated
DATE	2023.08.09

L1.2

I.4

LANDSCAPE LEGEND

GRID REFERENCE

PROPERTY LINE
C.I.P. CONCRETE PLANTER WALLS
WOOD SCREEN WALL
BUILDING
ARTIFICIAL TURF
PLANTING BEDS
DRAIN ROCK/GRAVEL
SIP FAB - PERMEABLE CONCRETE UNIT PAVER COLOUR: NATURAL GRAY PAVE BY ARMOURED CONCRETE
BROOM FINISH CONCRETE COLOUR: RED
6" x 18" STAMPED CONCRETE
POUR-IN-PLACE RUBBER
STAMPED CONCRETE COLOUR: MATCH SHADOW BLEND CIP
EXISTING TREES TO BE REMOVED
EXISTING TREES TO BE RETAINED

OVERALL LANDSCAPE PLAN BUILDING A ROOFTOP
1 : 100
NORTH

4.63
21.38
PEDESTRIAN AND VEHICLE CONNECTION TO THE FUTURE DEVELOPMENT

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DRAWING NAME	80th Avenue Residences
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NO.	DATE	DESCRIPTION
REVISIONS		
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2	2022.09.09	REISSUED FOR DP
3	2022.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

DRAWING NAME	LANDSCAPE PLAN BUILDING B - 1ST FLOOR
JOB NO.	20080
SCALE	1 : 200
DATE	2023.08.09

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L.4

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DRAWING NAME
LANDSCAPE PLAN BUILDING B - 2ND FLOOR

JOB NO.	20080
SCALE	As Indicated
DATE	2023.08.09

NO.	DATE	DESCRIPTION
1	2021.12.20	ISSUED FOR DP
2	2022.09.09	REISSUED FOR DP
3	2023.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

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DRAWING NAME
80th Avenue Residences
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L1.4
1.4

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L1.5

L1.4

DRAWING NAME
GRADING PLAN- 1ST FLOOR

JOB NO.	20080
SCALE	As Indicated
DATE	2023.08.09

NO.	DATE	DESCRIPTION
1	2021.12.20	ISSUED FOR DP
2	2022.09.09	REISSUED FOR DP
3	2022.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

REVISIONS

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80th Avenue Residences
20722 80th Avenue, Langley, BC

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L1.6

L1.4

DRAWING NAME
GRADING PLAN - 2ND FLOOR

JOB NO.	20080
SCALE	As indicated
DATE	2023.08.09

NO.	DATE	DESCRIPTION
1	2021.12.20	ISSUED FOR DP
2	2022.09.09	REISSUED FOR DP
3	2023.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

REVISIONS

DRAWING NAME
80th Avenue Residences
20722 80th Avenue, Langley, BC

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GRADING PLAN - 2ND FLOOR
1 : 250
NORTH

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DRAWING NAME	JOB NO.	SCALE	DATE
PLANTING PLAN BUILDING A - 1ST FLOOR	20080	1 : 150	2023.08.09

NO.	DATE	DESCRIPTION
REVISIONS		
1	2023. 12.20	ISSUED FOR DP
2	2023. 09.09	REISSUED FOR DP
3	2023. 02.07	REISSUED FOR DP
4	2023. 08.09	ISSUED FOR BP

DRAWING NAME

80th Avenue Residences

20722 80th Avenue, Langley, BC

L2.0

L.4

PLANTING PLAN - BUILDING A - 1ST FLOOR
1 : 150
NORTH

PLANTING SCHEDULE- LEVEL 1 - TREES

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
CONIFEROUS TREE	*50*	*THUJA PLICATA 'EXCELSA' / EXCELSA CEDAR*	*2M*	
DECIDUOUS TREE	*9*	*CORNUS KOUSA , EDDIES WHITE WONDER/ WHITE FLOWERING DOGWOOD*	*6CM CAL*	*WB 1.8M STD*
	2	*MAGNOLIA STELLATA 'GALAXY' STAR MAGNOLIA*	*6CM CAL*	*WB*
	11	*STYRAX OBASSIA/ SNOWBELL*	*6CM CAL*	*WB*
	4	*TILIA CORDATA / LINDEN TREE*	*6CM CAL*	*WB 1.8M STD*

PLANTING SCHEDULE- LEVEL 1 - TRAILING PLANTS AND PERENNIALS

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
TRAILING PLANTS AND PERENNIAL				
	11	*ARCTOSTAPHYLLOS UVA URSI/ KINNIKINK*	*# 1 POT*	
	69	*CALAMAGROSTIS 'KARL FOERSTER'/ FEATHER REED GRASS*	*# 2POT*	
	201	*CAREX MORONII / SEDGE GRASS*	*# 1 POT*	
	18	*CLEMATIS ARMANDII/ EVERGREEN CLEMATIS*	*# 2POT*	
	121	*CROCOSMIA 'LUCIFER'*	*# 1 POT*	
	53	*HEUCHERA/ CORAL BELLS*	*# 1 POT*	
	475	*PENNISETUM ALOPECUROIDES 'HAMLIN' / FOUNTAIN GRASS*	*# 2 POT*	
	51	*SEDUM AUTUMN JOY/AUTUMN JOY SEDUM*	*# 1 POT*	
	27	*RUDBECKIA/ BLACK EYED SUSAN*	*# 1 POT*	

PLANTING SCHEDULE- LEVEL 1 SHRUB

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
SHRUB				
	67	*BUXUS SEMPERVIRENS ' WINTER GEM/ DWARF BOXWOOD*	*# 2 POT*	
	12	*CAMELLIA JAPONICA SASANQUA/ CAMELLIA*	*# 5 POT*	
	145	*NANDINA DOMESTICA ' HARBOUR DWARF' / HEAVENLY BAMBOO*	*# 2 POT*	
	11	*RHODODENDRON HOTEI/ HOTEI RHODODENDRON*	*# 5 POT*	
	224	*SARCOCOCCA HUMILIS/ SWEETBOX*	*# 2 POT*	
	27	*SPIREA JAPONICA GOLDMOUND/ GOLDEN SPIREA*	*# 2POT*	
	15	*TAXUS X MEDIA / YEW*	*1.2M*	
	66	*VIBURNUM DAVIDII/ DAVIDS VIBURNUM*	*# 3 POT*	
	59	*SKIMMIA JAPONICA RUSCAPOUX/ SKIMMIA*	*# 3 POT*	

NOTE : PUBLIC REALM PLANTING WILL BE AUTOMATICALLY IRRIGATED THROUGH A COMBINATION OF DRIP RINGS FOR ANY TREES IN TREE GRATES, AND SPRAY IRRIGATION FOR PLANTING AND SOD

50 CONIFEROUS TREES, 27 DECIDUOUS TREES
TOTAL PROPOSED TREES: 77 TREES

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DRAWING NAME
PLANTING PLAN - BLDG A - ROOFTOP

JOB NO. 20080
SCALE 1 : 100
DATE 2023.08.09

NO.	DATE	DESCRIPTION
1	2021.12.20	ISSUED FOR DP
2	2022.09.09	REISSUED FOR DP
3	2022.09.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

REVISIONS

DRAWING NAME
80th Avenue Residences
20722 80th Avenue, Langley, BC

L2.1
I.4

PLANTING PLAN - BLDG A - ROOFTOP
1 : 100
NORTH

PLANTING SCHEDULE- BUILDING A ROOFTOP DECK - SHRUBS

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
SHRUB				
	29	*NANDINA DOMESTICA 'HARBOUR DWARF' / HEAVENLY BAMBOO*	*# 2 POT*	
	8	*PHYSOCARPUS 'DIABLO' NINEBARK*	*# 5 POT*	
	7	*SPIREA JAPONICA GOLDMOUND/ GOLDEN SPIREA*	*# 2POT*	

PLANTING SCHEDULE- BUILDING A ROOFTOP DECK - TRAILING PLANTS AND PERENNIALS

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
TRAILING PLANTS AND PERENNIAL				
	67	*ARCTOSTAPHYLLOS UVA URSI/ KINNIKINIK*	*# 1 POT*	
	9	*CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS*	*# 2POT*	
	19	*CROCOSMIA 'LUCIFER'*	*# 1 POT*	
	10	*LAVANDULA 'MUNSTEAD' / ENGLISH LAVENDER*	*# 2 POT*	
	28	*SEDUM AUTUMN JOY/AUTUMN JOY SEDUM*	*# 1 POT*	

NOTE : PUBLIC REALM PLANTING WILL BE AUTOMATICALLY IRRIGATED THROUGH A COMBINATION OF DRIP RINGS FOR ANY TREES IN TREE GRATES, AND SPRAY IRRIGATION FOR PLANTING AND SOD

4.63

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DRAWING NAME

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REVISIONS		
NO.	DATE	DESCRIPTION
1	2021.12.20	ISSUED FOR DP
2	2022.09.09	REISSUED FOR DP
3	2022.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

DRAWING NAME

PLANTING PLAN BUILDING B - 1ST FLOOR

JOB NO.	20080
SCALE	1 : 200
DATE	2023.08.09

L2.2

I.4

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50 CONIFEROUS TREES, 27 DECIDUOUS TREES
TOTAL PROPOSED TREES: 77 TREES

PLANTING SCHEDULE- LEVEL 1 - TREES

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
CONIFEROUS TREE			*2M*	
DECIDUOUS TREE	*50*	*THUJA PLICATA 'EXCELSA' / EXCELSA CEDAR*		
	8	*CORNUS KOUSA , EDDIES WHITE WONDER' / WHITE FLOWERING DOGWOOD*	*6CM CAL*	*WB L/HM STD*
	2	*MAGNOLIA STELLATA 'VALAXY' STAR MAGNOLIA*	*6CM CAL*	
	11	*STYRAX OBASSIA/ SNOWBELL*	*6CM CAL*	*WB*
	4	*TILIA CORDATA / LINDEN TREE*	*6CM CAL*	*WB L/HM STD*

PLANTING SCHEDULE- LEVEL 1 - TRAILING PLANTS AND PERENNIALS

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
TRAILING PLANTS AND PERENNIAL				
	11	*ARCTOSTAPHYLLOS UVA URSU 'KINNIKNIK*	*# 1 POT*	
	69	*CALAMAGROSTIS 'KARL FOERESTER'/ FEATHER REED GRASS*	*# 2POT*	
	221	*CAREX MORROWI / SEDGE GRASS*	*# 1 POT*	
	19	*CLEMATIS ARMANDII' EVERGREEN CLEMATIS*	*# 2POT*	
	121	*CROCOSMIA 'LUCIFER'*	*# 1 POT*	
	25	*HEUCHERA/ CORAL BELLS*	*# 1 POT*	
	470	*FESTUCA GLAUCA 'ELIJAH BLUE' / 'HAMELN' / FRUNTAN GRASS*	*# 1 POT*	
	67	*SEDUM ALBUM 'MURALE' / STONECROP, JOY SEDUM*	*# 1 POT*	
	27	*RUDBECKIA/ BLACK EYED SUSAN*	*# 1 POT*	

PLANTING SCHEDULE- LEVEL 1 SHRUB

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
SHRUB				
	57	*BUXUS SEMPERVIRENS ' WINTER GEM/ DWARF BOXWOOD*	*# 2 POT*	
	12	*CAMELLIA JAPONICA SHISHANGUA/ CAMELLIA*	*# 5 POT*	
	145	*NANDINA DOMESTICA 'HARBOUR DWARF' / HEAVENLY BAMBOO*	*# 2 POT*	
	11	*RHODODENDRON HOTEBI 'HOTEBI' RHODODENDRON*	*# 5 POT*	
	224	*SARCOCOCCA HOOKERIANA/ SWEET BOX*	*# 2 POT*	
	224	*SPIREA X JAPONICA 'GOLDMOUND' GOLDEN SPIREA*	*# 2POT*	
	15	*TAXUS X MEDIA / YEW*	*1.5M*	
	96	*VIBURNUM DAVIDII/ DAVIDS VIBURNUM*	*# 5 POT*	
	59	*SKIMMIA JAPONICA RUSCIFOLIA/ SKIMMIA*	*# 3 POT*	

PLANTING PLAN BUILDING B - 1ST FLOOR
1 : 200
NORTH

NOTE : PUBLIC REALM PLANTING WILL BE AUTOMATICALLY IRRIGATED THROUGH A COMBINATION OF DRIP RINGS FOR ANY TREES IN TREE GRATES, AND SPRAY IRRIGATION FOR PLANTING AND SOD

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DRAWING NAME: PLANTING PLAN BUILDING B - 2ND FLOOR

JOB NO. 20080
SCALE 1 : 150
DATE 2023.08.09

L2.3
I.4

REVISIONS

NO.	DATE	DESCRIPTION
1	2021.12.20	ISSUED FOR DP
2	2022.02.09	REISSUED FOR DP
3	2023.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

DRAWING NAME: 80th Avenue Residences
20722 80th Avenue, Langley, BC

NOTE : PUBLIC REALM PLANTING WILL BE AUTOMATICALLY IRRIGATED THROUGH A COMBINATION OF DRIP RINGS FOR ANY TREES IN TREE GRATES, AND SPRAY IRRIGATION FOR PLANTING AND SOD

PLANTING SCHEDULE- BUILDING B SHRUBS

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
SHRUB				
	6	*AZALEA JAPONICA / JAPANESE AZALEA -*	# 3 POT	
	59	*BUXUS SEMPERVIRENS ' WINTER GEM' DWARF BOXWOOD*	# 2 POT	
	7	*CAMELLIA JAPONICA SASANQUA/ CAMELLIA*	# 5 POT	
	9	*ERICA T.CARNEA 'KRAMERS RED' HEATHER*	# 2 POT	
	47	*PIERIS JAPONICA 'DORAY' LILY OF THE VALLEY SHRUB*	# 2 POT	
	2	*PINUS MUGHO 'HUMILIO' DWARF MUGO PINE*	# 3 POT	
	11	*RHODODENDRON 'HOTEI' HOTEI RHODODENDRON*	# 5 POT	
	44	*SARCOCOCCA HUMILIS/ SWEETBOX*	# 2 POT	
	10	*SPIREA JAPONICA GOLDMOUND/ GOLDEN SPIREA*	# 2POT	
	6	*SYRINGA VULGARIS / LILAC*	# 5 POT	
	71	*TAXUS X MEDIA / YEW*	1.2M	
	9	*VIBURNUM DAVIDII/ DAVIDS VIBURNUM*	# 3 POT	
	7	*VIBURNUM PLICATUM TOMENTOSUM 'LIMELIGHT' LIMELIGHT HYDRANGEA*	# 5 POT	

PLANTING SCHEDULE- BUILDING B TRAILING PLANTS AND PERENNIALS

TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
TRAILING PLANTS AND PERENNIAL				
	9	*ARCTOSTAPHYLOS UVA URSI 'KINNIKINIK*	# 1 POT	
	2	*CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS*	# 2POT	
	40	*CAREX MORROWII / SEDGE GRASS*	# 1 POT	
	6	*CROCOSMIA 'LUCIFER'*	# 1 POT	
	14	*GAULTHERIA SHALLON/ SALAL*	# 1 POT	
	55	*HOSTA / HOSTA*	# 1 POT	
	10	*IRIS SIBIRICA / SIBERIAN IRIS*	# 2 POT	
	17	*LAVANDULA MUNSTEAD / ENGLISH LAVENDER*	# 2 POT	
	4	*POLYSTICHUM / SWORD FERN*	# 2 POT	
	5	*SEDUM AUTUMN JOY/AUTUMN JOY SEDUM*	# 1 POT	
	5	*RUDBECKIA/ BLACK EYED SUSAN*	# 1 POT	

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DRAWING NAME	DETAILS
JOB NO.	20080
SCALE	As indicated
DATE	2023.08.09

NO.	DATE	DESCRIPTION
REVISIONS		
1	2021.12.20	ISSUED FOR DP
2	2022.09.09	REISSUED FOR DP
3	2022.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

DRAWING NAME

80th Avenue Residences

20722 80th Avenue, Langley, BC

L3.0

I.4

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1 BRICK BANDING
L3.0 N.T.S.

2 POUR IN PLACE RUBBER ON SLAB
L3.0 N.T.S.

3 DRAIN ROCK
L3.0 N.T.S.

PATH LIGHT

6 BOLLARD LIGHT
L3.0 N.T.S.

5 CONCRETE WALL WITH CANTILEVERED BENCH
L3.0 N.T.S.

ZAAB SPOT LIGHT

8 SPOT LIGHT
L3.0 N.T.S.

7 WALL LIGHT
L3.0 N.T.S.

11 PILLAR LIGHT
L3.0 N.T.S.

10 ARTIFICIAL TURF
L3.0 N.T.S.

9 TYPICAL BOLLARD
L3.0 N.T.S.

12 GARDEN PLOT DETAIL
L3.0 N.T.S.

4 C.I.P. PLANTER WALLS
L3.0 N.T.S.

1 CONCRETE BRICK PAVERS
L3.0 N.T.S.

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80th Avenue Residences

20722 80th Avenue, Langley, BC

NO.	DATE	DESCRIPTION
1	2021.12.20	ISSUED FOR DP
2	2022.02.09	REISSUED FOR DP
3	2022.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

REVISIONS

DRAWING NAME

DETAILS- PLANTING AND SOFT LANDSCAPING

JOB NO.	20080
SCALE	As Indicated
DATE	2023.08.09

L3.1

L.4

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DECIDUOUS TREE PLANTING DETAIL1

N.T.S.

CONIFEROUS TREE PLANTING DETAIL1

N.T.S.

SHRUB PLANTING DETAIL1

N.T.S.

2 TREE PLANTING DETAIL WITH SILVA CELLS

L3.1 N.T.S.

NOTES:
1) INSTALL TREE PROTECTION BARRIER BEFORE SITE CLEARING AND INITIATION OF CONSTRUCTION.
2) MAINTAIN TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTION.
3) STORE ALL MATERIALS, EQUIPMENT, AND CONSTRUCTION DEBRIS OUTSIDE TREE PROTECTION AREA.
4) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
5) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
6) SCHEDULE IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBED PENALTIES FOR NON-COMPLIANCE WITH REPLACED AT DEVELOPER'S COST.
7) ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBORIST / LANDSCAPE ARCHITECT.
8) RETAINED TREES TO BE WATERED AT THE DIRECTION OF THE CONSULTING ARBORIST / LANDSCAPE ARCHITECT.

1 TREE PROTECTION FENCE DETAIL

L3.1 N.T.S.

3 ROOT BARRIER

L3.1 N.T.S.

MODEL CAG-AR 6' BY MIRAVA ACCESSORIES
MATERIAL: ANGLE ALUMINUM FRAME WITH EXPANDED
DIAMOND, 45° x 45° FINISH GALVANIZED GREY IRON
CONTACT TREE FOR ADDITIONAL DETAILS. ALL PROPOSED

4 TREE GRATE

L3.1 N.T.S.

Abbotsford 203-2190 W. Railway St V2S 2E2 | Chilliwack 9355 Young Rd V2P 4S3 | 604 793 9445 | station one architects

DRAWING NAME
80th Avenue Residences
20722 80th Avenue, Langley, BC

NO.	DATE	DESCRIPTION
1	2021.12.20	ISSUED FOR DP
2	2022.02.09	REISSUED FOR DP
3	2022.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

REVISIONS

DRAWING NAME
DETAILS- SITE FURNISHINGS

JOB NO.	20080
SCALE	As Indicated
DATE	2023.08.09

L3.2

L.4

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS NOT TO BE SCALED. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS PERMISSION OF THE ARCHITECT.

1 BENCH - ON SITE L3.2 N.T.S.

RHYTHM PARK BENCH
MODEL NO:
POWDERCOATED ALUMINUM FRAME
COLOUR: BLACK
RECYCLED PLASTIC SLATS - COL REDWOOD
WISHBONE SITE FURNISHINGS
1866 626 0476
SURFACE MOUNT

2 OGDEN STRAIGHT BENCH L3.2 N.T.S.

MAGLIN BACKLESS STRAIGHT BENCH
MODEL NO: BTMC-6
SITES: FRAME WITH PE COL BROWN
POWDERCOATED ALUMINUM
COLOUR: SLATE

3 WASTE RECEPTACLE L3.2 N.T.S.

BIRDIE 32 GALLON 32" WASTE RECEPTACLE
MODEL NO: BRB 32
COLOUR: BLACK
FRAME: POWDERCOATED ALUMINUM
SLATS: REDWOOD
WISHBONE SITE FURNISHINGS
1866 626 0476

4 MODENA BIKE RACK L3.2 N.T.S.

MODENA BIKE RACK
MODEL NO: MODENA HBR 6F
COLOUR: BLACK POWDERCOATED ALUMINUM FRAME
SLATS: REDWOOD
WISHBONE SITE FURNISHINGS
1866 626 0476, LANGLEY

5 720 SERIES CHAIR L3.2 N.T.S.

720 SERIES, 720 CHAIR
FRAME: POWDERCOATED ALUMINUM
SLATS: POWDERCOATED METAL
COLOUR: BLACK (OTHER COLOUR OPTION)
COLOR : YELLOW RAL 1026
SUPPLIER: MAGLIN SITE FURNISHINGS
MOD 720 SERIES
(QTY 4)

6 ACCESSIBLE PICNIC TABLE L3.2 N.T.S.

ACCESSIBLE PICNIC TABLE
MODEL NO: BVTAC-8
(WITH ALUMINUM CUTOUT, CHESS BOARD)
POWDERCOATED ALUMINUM FRAME
COLOUR : TEXTURED SILVER
DETAIL: BLACK
SLATS : REDWOOD
SURFACE MOUNT
SUPPLIER: MAGLIN SITE FURNISHINGS
1866 626 0476, LANGLEY

7 CURVED MAGLIN WALL SEAT L3.2 N.T.S.

OGDEN CURVED BACKLESS BENCH
MODEL NO: OSBM6CO -(CUSTOM SERIES)
COLOUR: BLACK POWDERCOATED ALUM
EXTRA SLAT SPACE 3 SCORED (TBD)
SEAT: PE
SUPPLIER: MAGLIN SITE FURNISHINGS
1866 626 0476

8 ADIRONDACK CHAIR L3.2 N.T.S.

ADIRONDACK CHAIR
MODEL #: 1008
COLOUR: NATURAL STAINED CEDAR
SUPPLIER : HOME DEPOT , LANGLEY
604 434 1008

9 BISTRO TABLE WITH BENCH L3.2 N.T.S.

LARSON BISTRO TABLE WITH BENCH
MODEL NO: BTC 6
FRAME: POWDERCOATED ALUMINUM , BLACK
SLATS : RECYCLED PLASTIC WOOD GRAIN
COLOUR: REDWOOD
SUPPLIER: WISHBONE SITE FURNISHINGS
1866 626 0476, LANGLEY

CS METAL PLANTERS
POWDERCOATED MARINE GRADE ALUMINUM
SIZES:
A - 914MM x 914MM x 914MM HT (QTY 9)
B - 1828MM x 609MM(609MM) HT (QTY 6)
C - 1828MM x 305MM x 610MM HT (QTY 6)
COLOUR : SLATE
SUPPLIER: CS PLANTERS, VANCOUVER 604 605 6444

10 FIRE BOWL L3.2 N.T.S.

CORTEN FIRE PIT BOWL
42" DIAM X 18" HT, BASE 36" DIAM
WITH CONCRETE BASE
RIPTIDE CAST CONCRETE, CRYSTAL FIRE
FLUE BURNER
FINISH: CORTEN GREY
HEIGHT: 24"DIA
BUILT-IN PROPANE GAS CONVERSION
SUPPLIER: THE BBQ SHOP
604 944 2277, VANCOUVER

11 CEDAR STORAGE SHED L3.2 N.T.S.

WESTERN RED CEDAR
DOUBLE DOOR STORAGE SHED
2616mmW X1397mmD X 2438mmHT
SUPPLIER : HOME DEPOT
1604 851 4400, ABBOTSFORD

12 POTTING BENCH L3.2 N.T.S.

FIR POTTING BENCH WITH SINK
LOON PEAK, TORONTO
MODEL# WOO4243246
DIMENSIONS:
1930mmHT X 1148mmW X 460mmD
SUPPLIER: LOON PEAK, WAYFAIR.CA

13 RECTANGULAR PLANTER L3.2 N.T.S.

14 WASTE RECYCLING STATION L3.2 N.T.S.

MODENA TRIPLE RECYCLING STATION
FRAME: POWDERCOATED ALUMINUM FRAME
COLOUR : BLACK
SLATS : REDWOOD

WISHBONE SITE FURNISHINGS
1866 626 0476

SURFACE MOUNT
LOCATION: 80TH AVE SIDEWALK
@ BUILDING A

15 SPICA SPINNER L3.2 N.T.S.

KOMPAN GALAXY
SPICA 4 CHAIRS
MODEL NO GSY1604
COL : GREEN/BLUE
SURFACE MOUNT
RECTEC INDUSTRIES
1800 667 8444

16 SWING L3.2 N.T.S.

1 TODDLER SEAT

SWING, 2254MM HT (7FT)
BY KOMPAN
MODEL NO: 1604
SURFACE MOUNT ROOM
SUPPLIER : RECTEC INDUSTRIES
1800 667 8444

TODDLER SEAT

BYSTANDER SEAT

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DRAWING NAME	DETAILS-ARBOURS AND FENCES
JOB NO.	20080
SCALE	1 : 20
DATE	2023.08.09

L3.3

1.4

REVISIONS		
NO.	DATE	DESCRIPTION
1	2023.1.20	ISSUED FOR DP
2	2023.02.09	REISSUED FOR DP
3	2023.02.07	REISSUED FOR DP
4	2023.08.09	ISSUED FOR BP

DRAWING NAME

80th Avenue Residences

20722 80th Avenue, Langley, BC

Brad T. Collins
REGISTERED ARCHITECT
BRITISH COLUMBIA
289

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Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 12, 2024 - REGULAR MEETING	**REPORT:**	24-24
FROM:	BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	4000-01
SUBJECT:	UPDATE ON BYLAW ENFORCEMENT ACTIVITIES AND RESPONSE TO UNLAWFUL COMMERCIAL TRUCK OPERATIONS AND PARKING		

RECOMMENDATION:

That Council, for their information, receive the report titled Update on Bylaw Enforcement Activities and Response to Unlawful Commercial Truck Operations and Parking.

EXECUTIVE SUMMARY:

In recent years, there has been a notable rise in property owners using agricultural and rural zoned land in the Township for unauthorized commercial trucking operations in contravention of the Township's Zoning Bylaw.

Pursuant to Section 108 of the Zoning Bylaw, most rural properties are permitted to park or store a maximum of three commercial vehicles as an accessory to residential use. These activities also require a business license which cannot be issued if they are not compliant with the Zoning Bylaw.

The Township has received repeated complaints from residents regarding unlawful commercial trucking operations on rural lands. 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. This ongoing issue has prompted the Bylaw Enforcement Department, under Council and senior staff directives, to prioritize education and enforcement.

This report details the significant efforts made by the Bylaw Enforcement Department to date, as well as plans for further enforcement action.

PURPOSE:

This report is in response to Council's direction on January 29, 2024, to inform Council of action in response to illegal truck parking.

BACKGROUND/HISTORY:

At the January 29, 2024 Regular Meeting, two residents provided a delegation to Council regarding truck parking on agricultural land. Council endorsed the delegation from Brian Harder and Dr. Christine Bishop regarding illegal truck parking be referred to staff for a report on additional actions that could be taken.

DISCUSSION/ANALYSIS:

In recent years, in response to significant community concerns, the Bylaw Enforcement Department has prioritized enforcing commercial vehicle operations and parking on rural zoned land. Township residents have expressed concerns about the impact of these operations on agricultural land and the disturbances caused by unlawful commercial trucking operations in rural farming areas. In response, offenders claim a scarcity of commercially zoned land in the Lower Mainland, but investigations reveal cost-driven motives for using rural land which is cheaper to purchase and in some cases, closer to major trucking routes. Regrettably, some offenders consider Township enforcement efforts, including the issuance of bylaw offence tickets, as a mere cost of doing business. This poses practical challenges for enforcement, but the Bylaw Enforcement Department is working to strategically address these challenges, as outlined below.

Enforcement Measures

The Township is engaged in active enforcement activities against unlawful commercial trucking uses on agricultural land. Among other things, these efforts include:

- active efforts to educate the public on bylaws and regulations
- concluding 56 of the 64 cases of unlawful commercial vehicle parking reported last year through diligent enforcement measures, with the remaining cases in process
- issuing 881 tickets totaling more than $50,000 to illegal operators last year and 81 tickets totaling more than $22,300 in January 2024
- actively pursuing multiple court injunctions against illegal operators

Education

Consistent with the Township's Bylaw Enforcement Policy (the "Policy"), the primary aim is voluntary compliance with bylaws, including those related to commercial trucking operations. Active public education plays a crucial role in achieving this goal, particularly in addressing commercial vehicle parking on rural zoned land. The Bylaw Enforcement Department has undertaken proactive efforts including:

- providing information on the Township's website
- collaborating with the Township's Communications Department for community outreach
- providing detailed information on infractions to offenders
- issuing a recent press release to the public highlighting both the relevant infractions and the Township's proactive enforcement efforts

Enforcement Action

Where voluntary compliance cannot be achieved, the Bylaw Enforcement Department has proceeded with escalating enforcement actions. This includes, among other things, the issuance of bylaw offence tickets (up to $500 per ticket) on a daily basis for each day the property remains non-compliant. Last year the Bylaw Enforcement Department issued 881 tickets totaling more than $50,000 to illegal operators and 81 tickets totaling more than $22,300 in January 2024 alone. Some of these tickets have also been registered as judgments against property titles for cost recovery and to add additional compliance pressure.

Last year the Bylaw Enforcement Department was able to conclude 56 of the 64 identified cases of unlawful commercial vehicle operations and parking on rural land. Currently there are nine

outstanding and open files which the Bylaw Enforcement Department is taking diligent steps to resolve.

Court Injunctions

When voluntary compliance cannot be achieved and owners resist cooperating with the Township, the Bylaw Enforcement Department pursues legal injunctions in the BC Supreme Court, pursuant to the Township's powers under the Community Charter. In December 2022, the Township successfully obtained an injunction against the owners of an illegal trucking operation at 26393 – 4 Avenue including successfully enforcing that Court Order in early 2023 and obtaining recovery of its legal costs. In January 2024, the BC Supreme Court granted the Township another injunction against the owners located at 27433 – 16 Avenue requiring the owners to cease their trucking operation, amongst other things. The Bylaw Enforcement Department is currently seeking an injunction against another owner for committing similar acts.

Despite providing multiple opportunities for compliance, these owners defied Township requirements which necessitated legal action. The Township is seeking to recover legal costs in both cases and remains open to further legal measures, as needed, for enforcing bylaws against illegal commercial trucking operations.

Next Steps and Plans for Increased Enforcement

Notwithstanding the Bylaw Enforcement Department's successful efforts to date, additional steps are being taken to ensure enforcement of illegal commercial trucking operations such as:

Amended Bylaw Enforcement Policy

The Bylaw Enforcement Department sought amendments to Council Policy 08-108, which Council adopted in late 2023. These amendments allow for more proactive and streamlined enforcement of priority issues in the Township including unlawful commercial trucking operations.

Commercial Vehicle Enforcement Task Force

The Bylaw Enforcement Department has established a specialized task force to respond to this emerging and important issue: the Commercial Vehicle Enforcement Unit. This unit will consist of two Bylaw Enforcement Officers who will be designated to focus on enforcement of unlawful commercial vehicle operations.

The Bylaw Enforcement Department takes the issue of unlawful commercial vehicle operations and the parking of vehicles on rural zoned land seriously and has escalated enforcement efforts. Building on the success of last year (where almost 90% of identified cases were resolved), the Bylaw Enforcement Department will continue to make diligent efforts to increase enforcement and public awareness regarding the issue.

Respectfully submitted,

Ching Koo
ASSISTANT MANAGER, BYLAW ENFORCEMENT
for
BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION

ATTACHMENT A	Council Policy 08-108 Bylaw Enforcement
ATTACHMENT B	January 22, 2024 Media Release
ATTACHMENT C	BC Supreme Court Order

ATTACHMENT A

Township of Langley
Est. 1873

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**
Revised by Council:	**2023-11-20**

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;

(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;

(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 authorizing legal action, and an update will be

provided to Council on the legal action.

5.5.10 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.

MyTownship

Township of Langley
Est. 1873

Home / Services

Township Acting on Commercial Vehicle Parking Complaints

Posted on Monday, January 22, 2024

Categories:



The Township of Langley is taking action against rural property owners who are in breach of the zoning bylaw by illegally operating commercial trucking operations.

The Township is aware of and acting against an increasing number of property owners using agricultural and rural zoned land for commercial trucking operations, including vehicle storage and repairs. The Township's Bylaw Enforcement Department investigated a total of 64 reported cases associated with commercial vehicle parking in 2023, successfully concluding 56 cases through diligent enforcement measures. Enforcement actions resulted in the issuance of 881 tickets to offenders, with fines surpassing $50,000 to illegal operators.

These efforts reflect the Township's unwavering commitment to upholding Township bylaws. Achieving voluntary compliance, especially with larger operators, has proven challenging. While the enforcement strategy primarily emphasizes voluntary

compliance by collaborating with landowners, in certain circumstances the Township must seek compliance through legal channels.

> "Township Council has made significant investments to support and expand our Bylaw Enforcement Department to meet the needs of our growing community - it's needed and long overdue. Township staff are addressing complaints about unauthorized commercial vehicle parking on farmland, as fast as possible. Protecting farmland from unauthorized non-farm uses is important, and Council has made that clear," said Township Mayor Eric Woodward.
>
> "For truck parking, we also need to find a real long-term solution so this issue doesn't just move from one parcel to another, from one community to another, in a never-ending cycle of ongoing bylaw enforcement. We need our partners at the provincial level, where the jurisdiction for the ALR rests, to do more to present real-world viable alternatives for the region. In the meantime, staff and Council will continue to devote resources to ensure that those who break the rules are held accountable," added Mayor Woodward.

Court injunctions are required for certain properties that continue to demonstrate persistent non-compliance. The Township is actively pursuing court injunctions in connection with two files, and successfully obtained a court injunction in respect to another illegal commercial trucking operation last year.

> "The Township of Langley urges all residents and businesses to use designated parking areas for commercial vehicles, following Township regulations and bylaws," said Manny Natt, Manager of Bylaw Enforcement for the Township. "While education, collaboration, and voluntary compliance remain fundamental aspects of our approach, the Township will not hesitate to use legal measures to ensure bylaw compliance."

Strategy Details

- Section 108 of the Township's Zoning Bylaw allows the parking or storage of a maximum of three commercial vehicles on most rural properties as an accessory to residential use. Any businesses engaged in commercial trucking or repair must obtain a Township business license, which cannot be issued if the business is not permitted under zoning regulations.
- The Township's Bylaw Enforcement Department has recently obtained a legal injunction in the BC Supreme Court against an unlawful commercial trucking operation and is initiating other ongoing legal proceedings authorized by Council.
- The Township has established a dedicated Commercial Vehicle Unit, assigning designated Bylaw Enforcement Officers to oversee commercial vehicle enforcement. While accommodating business needs, the Township's

enforcement strategy remains steadfast in prioritizing compliance with zoning regulations to prevent unauthorized commercial vehicle parking.

- In 2023, Council amended the Bylaw Enforcement Policy to enable a more proactive approach to bylaw enforcement. Among other things, the amended Policy allows for more proactive and expedited enforcement of priority matters identified by Council, including unauthorized commercial vehicle parking.

To learn more about commercial parking regulations and other bylaw information, visit this page.



Tags:

Township of Langley
Civic Facility, 20338 - 65 Avenue Langley, BC V2Y 3J1
Phone: 604-534-3211, Fax: 604-532-3555, Email Township of Langley

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Civic Facility
20338 – 65 Avenue
Langley, BC V2Y 3J1

Phone: 604-534-3211

Contact Us

ATTACHMENT C

No. S237459
Vancouver Registry

SUPREME COURT
OF BRITISH COLUMBIA
VANCOUVER REGISTRY
JAN 23 2024
ENTERED

In the Supreme Court of British Columbia

Between

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Petitioner

and

PARMINDER SANGHERA and KASHMIR BINNING

Respondents

ORDER MADE AFTER PETITION

BEFORE	The Honourable JUSTICE GRUVE'S	23/Jan/2024

ON THE APPLICATION of the Petitioner, the Corporation of the Township of Langley (the "Township"), coming on for hearing at Vancouver, British Columbia on 23/Jan/2024, and on hearing Nathan Lapper, counsel for the Township, and Vikramdeep Ghuman, counsel for the Respondents;

THIS COURT DECLARES that:

1. The Respondents are in breach of sections 108.3 and 202.1 of the Township's Zoning Bylaw No. 2500 (the "Zoning Bylaw") with respect to their use and occupation of the property with a civic address of 24733 – 16th Avenue in the Township of Langley, in the Province of British Columbia, and more particularly known and described as:

   PID: 006-404-952
   Lot 9, Plan NWP42188, Part SE1/4, Section 15, Township 10, New Westminster Land District, Except Plan BCP52121

   (the "Lands");

2. The Respondents are in breach of section 3.1 of the Township's Licensing Bylaw 2016 No. 5192 (the "Licensing Bylaw") with respect to their use and occupation of the Lands;

3. The Respondents are in breach of section 3 of the Township's Soil Deposit and Removal Bylaw 2013 No. 4975 (the "Soil Bylaw") with respect to their use and occupation of the Lands.

THIS COURT ORDERS that:

4. As of February 23, 2024 The Respondents, and all other persons to whom notice of this Order is given, are enjoined and restrained from using or occupying the Lands except in compliance with the Township's bylaws, including but not limited to, the Zoning Bylaw, the Licensing Bylaw and the Soil Bylaw;

1. The Respondents will ~~immediately~~ by February 23, 2024 cease using the Lands, or allowing any use of the Lands by any other party, for a commercial trucking business or for parking or storing more than three commercial vehicles, or in any other manner that would result in a breach of the Township's bylaws, including the Zoning Bylaw and the Licensing Bylaw;

2. Within ~~fourteen (14)~~ sixty (60) calendar days of the date of this Order, the Respondents will bring the Lands into compliance with the Township's bylaws, including but not limited to the Zoning Bylaw and the Licensing Bylaw, by removing from the Lands all but three commercial vehicles as an accessory to a residential use;

3. Within ~~fourteen (14)~~ sixty (60) calendar days of the date of this Order, the Respondents will bring the Lands into compliance with the Township's bylaws, including but not limited to the Soil Bylaw, by removing from the Lands all soil and/or other material deposited and spread without a permit or an approval from the Township ("Unauthorized Material");

4. Within ~~fourteen (14)~~ sixty (60) calendar days of the date of this Order, the Respondents will provide the Township with complete access to the Lands in order to conduct an inspection of the Lands to determine whether the Lands have been brought into compliance with this Order, as well as the Township's bylaws, including but not limited to, the Zoning Bylaw, the Licensing Bylaw, and the Soil Bylaw;

5. If the Respondents do not comply with the terms of this Order within the time periods identified herein, the Township, by its employees and agents, will be at liberty immediately thereafter to take all reasonable steps necessary to obtain compliance with the terms of this Order, including, but not limited to, entering onto the Lands and undertaking any works necessary to bring the Lands into compliance with the Township's bylaws, including without limitation the Zoning Bylaw, the Licensing Bylaw, and the Soil Bylaw, including removal of all excess commercial vehicles and the Unauthorized Material at the Lands, with all costs of said work being certified as a debt recoverable against the Respondents, and that the Township may add said debt, including any applicable interest, onto the property taxes for the Lands;

6. The Respondents pay the Township its costs of this proceeding at Scale B; and

7. Such further and other relief as this Honourable Court may deem just.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

Signature of Vikramdeep Ghuman
Lawyer for Parminder Sanghera and Kashmir Binning

Signature of Nathan Lapper
Lawyer for the Corporation of the Township of Langley

BY THE COURT

REGISTRAR

Soon

CHECKED

No. S237459
Vancouver Registry

In the Supreme Court of British Columbia

Between

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Petitioner

and

PARMINDER SANGHERA and KASHMIR BINNING

Respondents

ORDER AFTER PETITION

NORTON ROSE FULBRIGHT CANADA LLP
Barristers & Solicitors
1800 – 510 West Georgia Street
Vancouver, BC V6B 0M3
Telephone: (604) 687-6575
Attention: Nathan Lapper

NYL/tyt #1001257839

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 8, 2024
FROM:	PERMITS, LICENCES & INSPECTIONS DIVISION	**FILE NO:**	BP148523
SUBJECT:	ALC DECISION – 24845 ROBERTSON CRESCENT		

The purpose of this memorandum is to provide Mayor and Council with information regarding the Agricultural Land Commission (ALC) decision noted in item N.1 of the Regular Meeting on Monday, January 29, 2024. Specifically, the single-family residential strata conversion application that was denied by the ALC for the property located at 24845 Robertson Crescent.

The Township received a letter from the ALC on March 9, 2021, which confirmed the subdivision plan which created the property was deposited at the Land Title office on November 17, 1958. As the property was subdivided before December 21, 1972, the ALC confirms that the restrictions on the use of agricultural land contained in the Agricultural Land Commission Act and BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation) do not apply to the property; however, the property remains in the Agricultural Land Reserve.

Based on the letter received from the ALC, a building permit for the second dwelling (BP148523) was issued on January 12, 2023. The ALC regulations regarding use do not apply to the property and since the property is zoned RU-3 under the Township of Langley Zoning Bylaw, it is permitted to have two single-family dwellings on any one lot.

The dwelling received an accepted insulation inspection on July 7, 2023, and may be occupied once an accepted final inspection is issued.

The second dwelling can remain on the property as the construction complies with Township bylaws; however, the property cannot be stratified due to the ALC's decision.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 12, 2024
FROM:	BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION	**FILE NO:**	LSP00020
SUBJECT:	200 STREET 2040 UPDATE		

The purpose of this memorandum is to update Council regarding 200 Street 2040 (the 200 Street Corridor Plan).

The following has been done or is still in the works:

- the project web page www.tol.ca/200street2040 has been updated. It includes a comprehensive Phase 1 summary report and presentation material from the Phase 2 Open House and Workshop held January 24, 2024
- the project has now advanced to Phase 3 (Design). Staff are preparing for the next Interactive Open House which is scheduled for Tuesday, February 20, 2024 from 5 to 8pm at the Langley Events Centre Banquet Hall
- the Phase 3 Survey is now live. Questions focus on design considerations for the transportation, open space and built form components of future transit-oriented development. It is anticipated that the survey will run for two weeks
- advertising for the upcoming Open House includes:
    - dedicated project webpage www.tol.ca/200street2040 on EngageTOL
    - e-newsletters to 4,900 subscribers
    - an events calendar listing and news posts on www.tol.ca
    - organic posts on four social media platforms and paid social media ads to boost the project profile
    - print ads in two local newspapers
- a date for the next Council Information Session / Workshop with the Project Team (consultants and staff) has not been set. It will follow completion of Phase 3 engagement and further analysis. The purpose of this session/workshop is to:
    - provide Council with a summary of key public and stakeholder input over the three phases of the project
    - share our technical analysis of planning, land use, design, servicing and financial considerations
    - present key directions for the draft corridor plan for further Council input

It is anticipated that the draft corridor plan will be presented to Council for consideration in Q2 2024.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 15, 2024 - REGULAR MEETING	**REPORT:**	24-09
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	SMITH ATHLETIC PARK - YOUTH SOCCER CAMPUS		

RECOMMENDATION:

That Council receive this Smith Athletic Park – Youth Soccer Campus project update for information.

EXECUTIVE SUMMARY:

The Youth Soccer Campus (Smith Athletic Park) project within the Smith Neighbourhood Plan area is intended to create a place in the community for the enjoyment and development of youth soccer. As per Council Report 23-179 dated September 11, 2023 Council approved proceeding with conceptual design and cost estimating for Phase 1 of the new Youth Soccer Campus on the Township owned lands that are bounded by 76 Avenue to the north, the alignment of the 210 Ecological Greenway to the east, the future 212 Connector to the south, and the alignment of 209 Street to the west. Council subsequently provided direction to also review and consider a Phase 2 in the planning and costing studies.

Council directed that Phase 1 of the new Youth Soccer Campus include one synthetic soccer field and associated programming requirements fully enclosed in a building over underground parking, two outdoor synthetic soccer fields, a player warmup and training area, storm detention on-site under the outdoor fields, a landscape buffer, participant drop-off area, and a temporary vehicle access from 76 Avenue. Phase 2 of the Campus could include a third outdoor synthetic field, outdoor parking, alternate site access points, additional park features, and the completion of trails and greenways. Further direction was given to staff to explore facility design and construction concepts and report back to Council with the budget envelope requirements for each concept for further consideration.

An architect and general contractor, both with experience in this type of project, were hired in fall of 2023. Preliminary site preparation including tree clearing in the Phase 1 limits were initiated to allow geotechnical investigations access to the site. Geotechnical investigations have been completed within the Phase 1 limits, and draft reporting received. Further site preparations and tree clearing along with related site cleanup measures are ongoing, and further clearing will be required for the full site.

This report provides a summary of design and costing options and background information for Council's receipt and consideration. The off-site engineering works are summarized, and required for future park development and the Smith Neighbourhood area regardless of which park components are included. As directed, conceptual design and cost estimating for the full site (Phase 1 and 2 combined) of the new Youth Soccer Campus is complete and included. Staff have also provided further options for Council information and possible direction, including the possibility of completing the park in stages.

1. BACKGROUND – PARK LOCATION AND SITE

Site Preparation Requirements ($22.4M)

In accordance with the Willoughby Community Plan, and in coordination of planning with the Langley School District, Council identified specific properties for acquisition adjacent to each other in the Smith Neighbourhood area. Purchase of the described lands for a base level 5.4 hectare (13.3 acre) community park and future middle and high schools was completed in 2020. These park lands were the focus of the planning. Additional lands to the west to create a full park site as per the December 2023 updated Smith Neighbourhood Plan would increase the site area to 7.5 hectares (18.6 acres).

The properties designated for the Youth Soccer Campus have approximately eight (8) metres in elevation change from the northwest corner to the southeast corner. This sloped site is not ideal for the construction of large flat surfaces like soccer and rugby fields and extensive cut/fill and retaining walls are required to allow for the use of this site. In addition, geotechnical investigations have revealed that there are two existing soil conditions that result in larger costs than may be expected at other sites. There is a thick layer of organic material that must be stripped for preparation of the site. The underlying soil layers will require pile supports to provide enough structural support for the Youth Soccer Campus enclosed field building or underground parking.

As a result, there is an increase in site development cost over that of other building projects in the area just to prepare the site for a future park. Estimated site development costs of $22.4M are required prior to the installation of any park finishes on the site.

Off-Site Engineering Works

Off-site costs include the need for sanitary sewer connection and storm drainage works that have not been funded or completed to date, and the construction of adjacent roads, as the Smith Neighbourhood has not seen development near this site. There are unfunded off-site costs related to the project that vary depending on whether it is completed to the full site or only in stages.

Off-site Works included in project budget envelope ($7M)

Some “off-site” work that is best completed by the park project team and contractor is included here within the recommended project budget envelope. The following are necessary to finish onsite work:

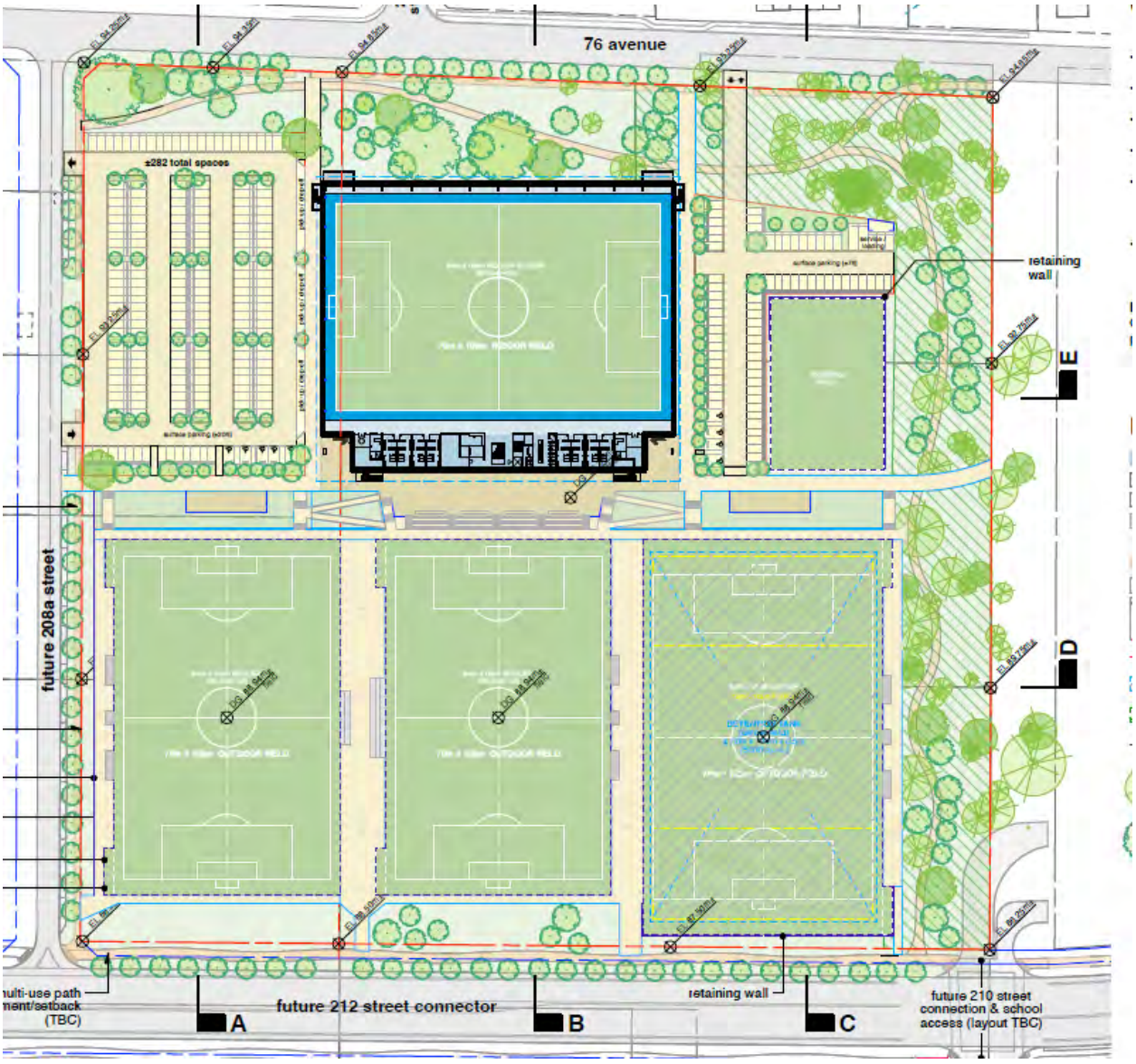
- off-site utilities allowance of $1M for BC Hydro, Fortis, and other utilities (included in total above).
- a Detention Facility to serve not only the site detention needs but upstream detention needs for the neighbourhood to the west is included on the site. As this neighbourhood facility is planned under the rugby sized field to avoid use of other land in a traditional at grade detention pond, it must be designed and constructed with the park. The facility is an estimated cost of $6M (included in total above)

Off-site Works not included in project budget envelope ($19M)

If the project is to complete the Smith Athletic Park to its full site, the off-site costs that are not funded to date are:

- to construct a future 208A Street as per the unfunded amount of $6.5M included in the 2024 budget submission

- completion of the future 212 Connector and its utilities from the future 208A Street to 208 Street at an estimated cost of $3M to connect the south end of 208A Street to 208 Street
- to construct a storm connection from the onsite detention facility mentioned above to an outlet point at an estimated cost of $4M
- to construct the widening of 76 Avenue on its south side to complete the frontage of the site including multi-use paths is $5.5M



See Attachment A for full site plan.

2. FURTHER PARK DEVELOPMENT CONSIDERATIONS:

To build the full Smith Athletic Park, the design can be considered as layers of works to create the level of Youth Soccer Campus that has been requested by the users and would make this a high-quality facility for youth soccer training.

A) Base Park with 2 Synthetic Fields and Community Park Amenities ($20.6M)

Once the site preparation costs and off-site engineering works are complete, consideration has been given to what a base level Township park would entail. For a Community Park adjacent to middle and high schools the Township's standard development would include two synthetic fields complete with lighting, fencing & netting, spectator seating for 300 per field, covered player benches, retaining walls and guardrails at an estimated cost of $16.6M. The Community Park would also include pathways and common areas to move around the site, landscaping, and some community park amenities such as a playground and dog park area at an estimated cost of $4M.

B) Parking Options (full site on grade $2M)

Surface parking option:
Surface parking is an option that would take up more (0.8 ha) of the north half of the property of the full site than a combined surface parking and underground parking option. Surface parking could be considered at an estimated cost of $2M in construction. For comparison purposes, this cost with an approximate value of $8M for land, the total value of surface parking is $10M. Therefore, based on cost/benefit analysis alone, it would appear a better option to pursue surface parking and is recommended here. However other policy directions and considerations may still lead to a desire for underground parking at the site.

Underground parking option:
Underground parking for the site is more expensive than others in the area due to poor soils for support, the need to include a roof to the structure since the building and soccer field above do not have a "floor" included, and other resulting construction challenges at an estimated cost of $25M for approximately 250 stalls. To service the full site, additional parking would be constructed at the surface at an estimated cost of $500k.

To construct the underground parkade in this location there is a requirement for the installation of foundation pile systems as the soils are too compressible. To avoid excess differential settlement, the budget envelope for pile supports is $1.5M for the parkade. Adding all costs for a total budget envelope for underground parking of $27M.

C) Third Synthetic Field ($5.3M)

Construction of a third outdoor synthetic field could be accommodated at grade on the site to the north of the two base park fields. This field is oriented in an east-west playing direction and would become the interior field if covered by a structure.

D) Enclosed Building (over third synthetic field – item C) - Wood Option ($63.4M)

As has been requested by the soccer community, an enclosed field would be very desirable for practice and play throughout the year. There are different options for such an enclosure, and the range of costs can increase with additional space for more flexibility and additional thermal controls. Staff have worked with the consulting team and contractor to come to a recommendation of a good enclosure with some heating and ventilation, but no mechanical air conditioning.

To construct the building in this location there is a requirement for the installation of foundation pile systems as the soils are too compressible. To avoid excess differential settlement, the budget envelope for pile supports building for either option if it is built above an underground parkade. If there is no parkade, there is an additional cost of $1.5M for additional support for a total of $3.5M included in the total estimated cost of either $54.4M or $63.4M.

Option A – Pre-Engineered steel:

The most basic enclosures that are constructed in communities in Canada are Pre-Engineered steel structures that are built as the lowest cost option and are common for airport hangars and warehouses with large spans due to being cost effective. The estimated cost of a Pre-Engineered building without an underground parkade is $54.4M.





Option B – Wood Arches:

The team has also looked at the cost of a more attractive option for both exterior and interior appearances, using Wood Arches for the structural support and a panelized wood roof structure. The Wood Arch option has a much warmer feel and can include more allowance for bringing natural light into the building with diffusing through translucent wall panels and glass curtainwall as it does not rely on metal panels to strengthen the envelope. This option also considers fitting such a large structure into the existing community, reducing the perception of a large wall with its curved roof extending down to the ground. This option has an estimated cost for the building (without an underground parkade) of $63.4M.





E) User Groups Input ($6M) if all Options

Through consultation with the users, in addition to an enclosed soccer field, there were other requests that are often included in various forms in the Township's Community Parks that could ensure improved training and operations of a youth soccer campus.

1. A synthetic warm-up field is of benefit to the users and user groups to better utilize the full fields when there are back-to-back practices, games, or a tournament. Council approved installation of one at the Willoughby Community Park, and it has been requested here, with an estimated cost of $700k.
2. Facilities such as offices, soccer training facilities, internal and external raised viewing, storefront and food services beyond a basic concession have been requested by the soccer association. These facilities are part of creating a high level of soccer campus rather than just a set of bookable fields. The budget envelope for the additional 11,300 sq.ft. required beyond the base fieldhouse that the Township normally would build is estimated at $5M.
3. Extended designated zone for pickup and drop-off of players at an estimated cost of $50k.
4. Additional storage beyond what is included in the base building design is another consideration. To eliminate the normal practice of placing secure rail/trucking containers on site for storage, Council could consider adding an additional budget envelope of $250k for built in storage under the raised plaza (if the building is included).

F) School District Considerations ($2.9M)

To allow for the Smith Athletic Park to provide the necessary sport field requirements for the future middle and high schools it is necessary to add some elements that would not normally be required for the Youth Soccer Campus or a Community Park that is not serving schools. The following elements are not included in the Base Park estimate.

1. Upsizing of one synthetic turf soccer field to allow rugby play (required by Middle School and High School programming) at an estimated additional cost of $2.5M.
2. Inclusion of an extended connection, through the middle of the site and the greenway to the east, to connect the school site to the major pedestrian spine of the site with a budget envelope of $100k.
3. Inclusion of extended retaining wall and land set aside for school driveway access across the southeast corner of the park site from the future 212 Connector at an estimated additional cost of $300k.

G) Fourth Synthetic Field ($5.3M)

With the full site a fourth synthetic turf field can be constructed as a third outdoor field directly to the west of the other two outdoor fields for a budget envelope of $5.3M.

H) MetroVancouver & TransLink fees ($800k)

Due to large increases in rates from MetroVancouver and TransLink on development projects, the total projected cost of fees for the building is $800k.

3. SCHEDULE

The project schedule is an important factor in evaluation, as there are some key dates that are important to the user group and the public. First, it is much better to have sport fields available for the beginning of a normal season cycle and beginning of a school year rather than part way through a season when it is not possible to add more teams or programs. Thus, a target of completion in Summer 2025 is desired for occupancy of new field space. If the building (with or without underground parking) is approved to proceed, it is expected to not be complete for that timeline, but it is possible to complete two outdoor fields for an early opening. This option would likely rely on temporary parking and changeroom and washroom facilities.

Another important target that Langley United Soccer Association desires be met is to have full occupancy at the latest by early Spring 2026, to celebrate a significant milestone for the association and also be ready before the 2026 World Cup timeline to enable hosting special events or training. The project team sees this target as very difficult to achieve without starting design work immediately and construction in early Spring 2024.

4. OPTION FOR TRADITIONAL COMMUNITY PARK ONLY (No offsite costs except under field detention pond)

The base option for the site would be a traditional Township community park design with shared facilities to support the adjacent middle and high schools that Langley School District is planning on the property directly to the east. That park design would typically include a minimum two synthetic turf fields, fieldhouse, and community park amenities such as playground, spray park, sport courts, etc. Due to the location and past use of the area a dog park will be highly desired. The estimated budget envelope for a park on this site with the challenges with the soils and slopes and including these amenities and parking is $46M.

5. SUMMARY

As requested by Council, the proposed Youth Soccer Campus Phase 1 was developed into a concept which includes one full-size synthetic soccer field and associated programming requirements fully enclosed in a building over underground parking, two outdoor synthetic fields with one being enlarged and sized for rugby, a player warm-up and training area, storm detention onsite under an outdoor field, a landscape buffer, participant drop-off area, allowance for a community park amenity (playground) and a temporary vehicle access from 76 Avenue. This work was done along with a plan for the full site to ensure any efficiencies could be identified.

With the additional lands identified in the Smith Neighbourhood Plan for the park, at-grade parking can be added to the full site. In this case the costs significantly reduce due to the difference in costs for parking, while also allowing for the addition of another outdoor synthetic turf field. Also, with the building included in the project the full site design, this would allow improvement of the viewing and the field access, as it could be centred on the three planned outdoor fields.

The building construction cost projections include for a Wood Arch supported roof and a higher level of architecture than a typical metal clad warehouse style building of this size.

If the full park site is available for the design and construction, the estimated budget envelope as per the recommended allowances above is $135.7M.

As noted in the report, the above total does not include all off-site engineering costs. For the full park site, additional costs for off-site roads, sanitary, storm and water facilities are estimated to total $19M.

Estimated Budget Envelope

Site Preparation Requirements	$22.4M
Offsite (included in park project)	$7.0M
Base Park (2 fields and park amenities, site pedestrian facilities)	$26.0M
Parking (on grade)	$2.0M
3rd field	$5.3M
Building (Wood option)	$63.4M
User group input	$6.0M
School District considerations (beyond the shared fields costs)	$2.9M
4th field	$5.3M
Metro Van & TransLink (full building)	$0.8M
Offsite (engineering works)	$19.0M
TOTAL	**$154.7M**

An option that could be considered is to stage the south three outdoor fields and a portion of the community park features in a first stage. This would include much of the site preparation works and parking but leave the construction of the building and indoor field to a later date. A budget envelope of $40M could be considered for a first stage and could meet the schedule for opening in Summer 2025.

BACKGROUND / HISTORY:

Further background and history for this Council identified and prioritized project was provided in prior reports, however an abbreviated version specific to the Youth Soccer Campus is as follows:

At its meeting of November 14, 2022, Council directed staff to complete general scope reviews and pre-project work for an array of needed community and recreation amenities, including the soccer campus in the Smith Neighbourhood.

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

On December 5, 2022 Council directed staff to include for Council's consideration within the 2023 Budget and Five-Year Financial Plan recreation and public safety capital projects including a new soccer campus in the Smith Neighbourhood.

Through late 2022 and early 2023, Council provided further direction and $300,000 in funding to carry out various site analysis, surveys, geotechnical analysis, tree assessments, environmental assessment reviews, off-site and on-site civil infrastructure information gathering, and site service capacity reviews. The majority of this initial work for the new Youth Soccer Campus is complete.

At its meeting of May 29, 2023, Council approved $1.5M in funding for 2023 from the Capital Projects Reserve, and directed staff to proceed with the planning, site assessments, design and initial procurement process for the new Youth Soccer Campus.

At the September 11, 2023 Council meeting Council approved proceeding with conceptual design and cost estimating for Phase 1 of the new Youth Soccer Campus on the Township owned lands that are bounded by 76 Avenue to the north, the alignment of the 210 Ecological Greenway to the east, the future 212 Connector to the south, and the alignment of 209 Street to the west.

Further direction was provided in late 2023 to include a potential Phase 2 in the planning and costing reviews.

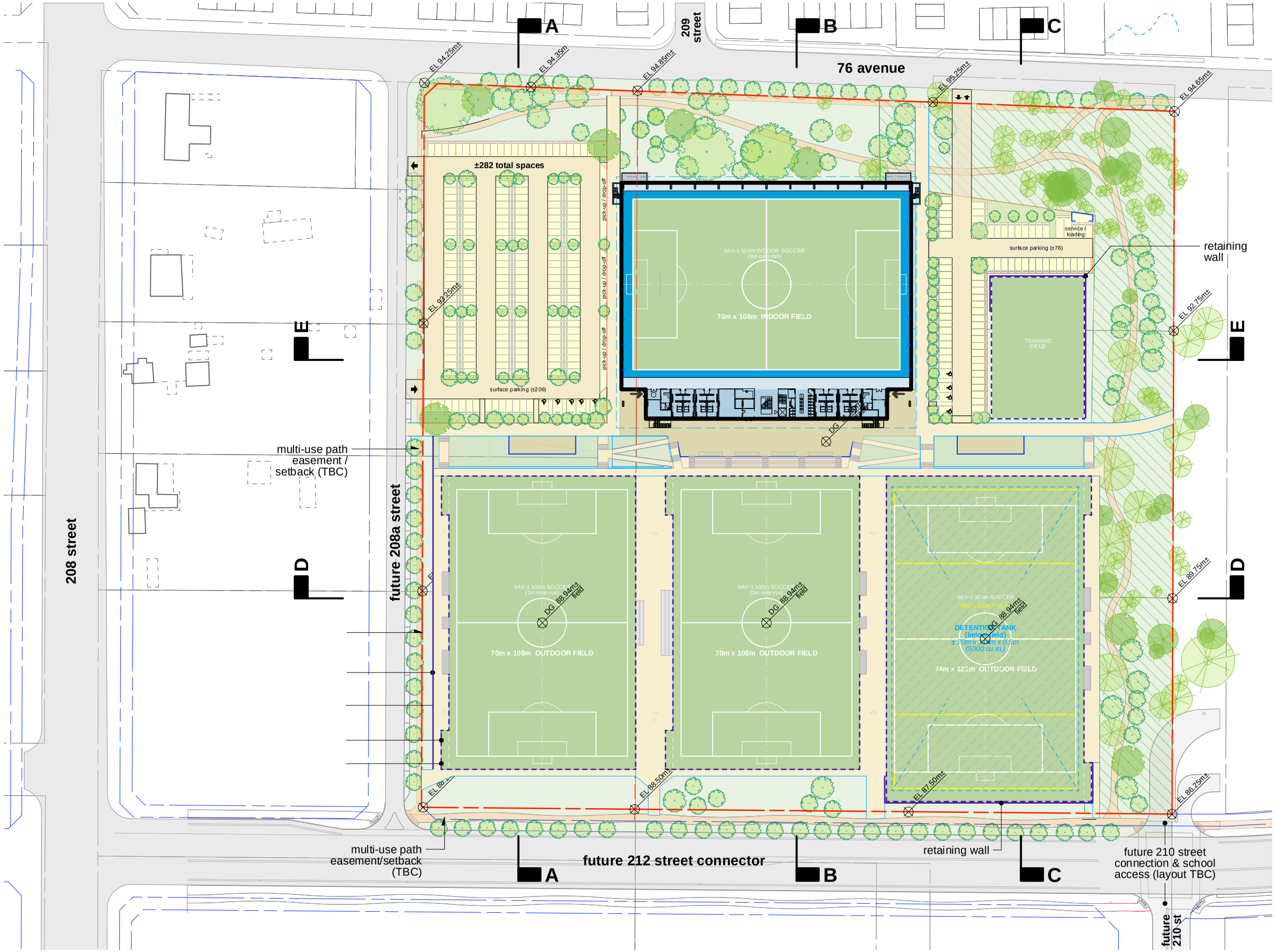
Respectfully submitted,

Scott Groves
DIRECTOR, CORPORATE PROJECTS
for
CORPORATE PROJECTS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FACILITIES DIVISION	H.Chohan
COMMUNITY DEVELOPMENT DIVISION	S. Richardson
ENGINEERING DIVISION	R. Zwagg

Attachment A – Full Site Plan



- **Full Site** with surface parking
- One(1) **Outdoor Rugby field** (68m x 112m) **+ Soccer field**
- Two(2) **Outdoor Soccer fields** (64m x 100m)
- One(1) **Outdoor Training field** (± 40m x 50m)
- **±282 Surface parking** spaces + pick-up / drop-off, staff, service & loading
- storm detention tank below rugby field

key

- athletic facility
- exterior site paving
- exterior concrete (broom finish)
- outdoor sports field (turf)
- park area / landscaping
- MUP/community trail
- driveway (asphalt)
- parking (asphalt)
- property line (proposed)
- detention tank (below grade)
- retained tree area
- field fencing/netting(see landscape)
- retained trees
- new trees
- pedestrian entrance
- vehicle entrance

ATTACHMENT A
O.1

ACTON OSTRY ARCHITECTS
MJMA ARCHITECTURE & DESIGN

scale
1 : 1500 (@11"x17")

date
8 Jan 2024

Township of Langley
20914 & 20962 76 Avenue

Smith Athletic Park | Site Plan

SK-08.1

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Willoughby Development Phasing

Policy No: 07-237
Approved by Council: 2023-12-18
Revised by Council:

1. Purpose

1.1 To provide administrative guidelines for growth management in the Willoughby Community Plan.

2. Background

2.1 Council has the authority to endorse additional growth management policies for any area and is not limited to any existing boundaries of any plan area or sub area.

2.2 The Willoughby Community Plan provides for policies for phasing of development that are focused on the logical extension of the urban environment, servicing infrastructure (such as roads, water, and sewer), and development of complete communities by including requirements for community amenities and facilities (such as schools, parks, recreation centres, and community centres).

3. Related Policies

3.1 The Official Community Plan (OCP) and Willoughby Community Plan (including all Neighbourhood Plans).

4. Policy

4.1 Development within the area(s) listed below is subject to:

4.1.1 An annual review by Council and is further subject to consideration of the following;

4.1.1.1 the commencement of construction of additional school(s) within the Willoughby Community Plan area(s) to the satisfaction of Council;

4.1.1.2 additional development and construction proceeding within the Latimer, Yorkson, Carvolth and Smith Neighbourhood Plans with progress towards the completion of arterial roads and sidewalk infrastructure within these areas along with the consideration of additional school sites; and

4.1.1.3 Additional specific area consideration including:

a. Williams Neighbourhood Plan:

i. Council consider the full provision of arterial roads, sidewalks and active transportation infrastructure connections between the Yorkson and Smith Neighborhood Plans prior to development applications proceeding for final adoption if located south of 80 Avenue for residential and/or mixed-use.

ii. a known, potential timeline and funding commitment(s) for capacity upgrades for Provincial Highway 10 from the Langley Bypass to the 232 Street interchange and its connection to the 216 Street interchange.

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