REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, February 26, 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 26, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held February 26, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 12, 2024

That Council adopt the Minutes of the Regular Council meeting held February 12, 2024.

2. Public Hearing Meeting – February 12, 2024

That Council adopt the Minutes of the Public Hearing meeting held February 12, 2024.

C. DELEGATIONS

1. Amit Kumar
Canadian Trucking Association of BC
File 0550-07

Request by Amit Kumar, Canadian Trucking Association of BC, to appear before Council to discuss the lack of commercial truck parking in the Lower Mainland and Fraser Valley.

C. DELEGATIONS

2. Parminder Sanghera
Reliance Logistics Inc.
File 0550-07

Request by Parminder Sanghera, Reliance Logistics Inc., to appear before Council to discuss the lack of commercial truck parking in the Lower Mainland and Fraser Valley.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100436
(Clearview Horticultural Products Inc. / 5065 – 238 Street)
Report 24-36
File CD 11-04-0092

That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owner of the property located at 5065 – 238 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Suburban Residential Zone SR-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

2. Agricultural Land Commission Application
No. 100402 (Williams / 2104 – 240 Street)
Report 24-34
File CD 10-15-0020

That Council advise the Agricultural Land Commission that the subdivision application submitted by the owners of the property located at 2104 – 240 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-2 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

3. DCC Frontending Agreement
(Beedie (29th Street) Holdings Ltd.)
Report 24-38
File CD 10-24-0106

That Council authorize staff to execute the Highway Development Cost Charges (DCC) Frontending Agreement with Beedie (29th Street) Holdings Ltd. in the substantial form presented as Attachment A for the provision of off-site highway infrastructure for the industrial area as shown in Schedule "A" Land Use Concept of the Aldergrove Community Plan.

E. REPORTS TO COUNCIL

4. Capital Request – 56 Avenue Widening Project
Report 24-35
File ENG 5330-23-141

That Council authorize $198,000 from Highway DCCs and $2,000 from the Capital Projects Reserve for a total additional $200,000 in funding to complete the road widening project on 56 Avenue from 21100 Block to 213A Street.

5. Capital Request – IT Equipment Replacements
Report 24-39
File IT 1070-01

That Council authorize the use of up to $800,000 from the Capital Projects Reserve for the replacement of network and data centre equipment, computers, monitors, printers, docking stations and other technology used by staff to deliver services to the public.

F. BYLAWS FOR FIRST AND SECOND READING

1. Housing Actions: Family-Friendly Units
Bylaw No. 5994
Report 24-40
File BLSI LSP00009

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994; and

That Council authorize staff to schedule a Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994.

Explanation – Bylaw No. 5994

Bylaw No. 5994 updates housing policy in the Official Community Plan to include minimum requirements for the provision of three-bedroom units in new apartment development.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Development Works Agreement Bylaw
(Beedie (29th Street) Holdings Ltd.)
Bylaw No. 5982
Report 24-37
File CD 10-24-0106

That Council give first, second and third reading to Highway Development Works Agreement (Beedie (29th Street) Holdings Ltd.) Bylaw No. 5982 for

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

the provision of off-site highway infrastructure for the industrial area as shown in Schedule "A" Land Use Concept of the Aldergrove Community Plan.

Explanation – Bylaw No. 5982

Bylaw No. 5982 authorizes the execution of a Development Works Agreement between the Township of Langley and Beedie (29th Street) Holdings Ltd. for the provision of Highway Works in the Aldergrove Community Plan area of the Township of Langley, and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

H. BYLAWS FOR CONSIDERATION AT THIRD 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

That Council give third 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".

Explanation – Bylaw No. 5971

Bylaw No. 5971 amends the Central Gordon Estate Neighbourhood Plan by redesignating properties at 20370 and 20392 – 73A Avenue to Low Density Apartment (1.4 FSR), increasing the permitted density to 1.85 FSR and increasing the permitted height to five storeys to facilitate development of two apartment buildings.

Explanation – Bylaw No. 5972

Bylaw No. 5972 rezones approximately 0.89 ha (2.2 ac) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments.

I. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to "Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw No. 5987", and

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5988".

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.

Clerk's Note: Bylaws were amended at the February 12, 2024 Regular meeting to add a maximum of $10,000 for the Cash-in-Lieu Fee for septic field conflicts, driveway or building envelope projects with a total construction footprint of less than 100m^2 and a maximum of $15,000 for less than 150$m^2$.

2. Rezoning Application No. 100664 and
Development Permit Application No. 101244
(Essence Properties (Jericho Crossing) Inc. /
19925 and 19957 – 78B Avenue)
Bylaw No. 5864
Report 23-55
File CD 08-22-0103

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5864".

Explanation – Bylaw No. 5864

Bylaw No. 5864 rezones land located at 19925 and 19957 – 78B Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-181 to permit a comprehensive development consisting of 371 apartment units and 3,042 m^2 (32,749 ft^2) of ground floor commercial space in four 6-storey buildings.

I. BYLAWS FOR FINAL ADOPTION

Development Permit No. 101244

That Council authorize issuance of Development Permit No. 101244 (Essence Properties (Jericho Crossing) Inc. / 19925 and 19957 – 78B Avenue) in accordance with Attachment A subject to the following conditions:

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

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

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

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of April 17, 2023 attached to the Bylaw have been satisfactorily addressed. Third reading for the Bylaw was given on April 17, 2023.

J. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the February 12, 2024 Regular Council meeting:

J. ITEMS FROM PRIOR MEETINGS

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

Council to discuss the Smith Athletic Park – Youth Soccer Campus, as it was previously deferred to the February 26, 2024 Regular Council meeting.

Mayor Woodward's Recommended Motion

1. That Council endorse the Smith Athletic Park with three exterior soccer playing fields and a fourth within an Enclosed Wood Arches Building Concept as outlined within Report to Council 24-09, within two Phases, I and II;

2. That Council endorse potentially adding to the Smith Athletic Park project child care, outdoor nature spaces, additional tree plantings, and an additional playing surface, as practical and appropriate for Council to consider;

3. That Council endorse staff proceeding with Phase I Site Preparation within the proposed budget envelope of $22.4M, with $19.5M funded from Park Development Cost Charges, Development Program and $2.9M from Community Amenity Contributions, to be further refined;

4. That Council endorse staff proceeding with Phase I Three Exterior Fields, Utilities, Exterior User Group Items, Dog Park and Playground within the proposed budget envelopes of $25.391M, $1M, and $1M funded by Community Amenity Contributions, and $509K within the Greenway Amenity Program, to be further refined;

5. That Council endorse staff proceeding with Phase I Onsite and Offsite Detention Works within the proposed budget envelope of $9.2M funded by Stormwater Development Cost Charges, to be further refined;

6. That Council endorse staff advancing for its consideration net external borrowing bylaws for Phase I of $19.5M for Park Development Cost Charges, Development Program, $9.2M for Stormwater Development Cost Charges, and $30.291M for Community Amenity Contributions, as the confirmed external funding sources;

7. That Council direct staff to confirm with School District 35 a financial contribution of: (a) $2.5M to upsize the eastern-most exterior soccer field to allow for rugby play; and (b) other optional additions for greenway connections and potential future vehicle access to the east of $400K, with a deadline as required to commence Phase I without undue delay;

8. That Council endorse staff proceeding with final design and confirmation of actual budget requirements to construct 208A Street from 76th Avenue

J. ITEMS FROM PRIOR MEETINGS

to the 212th Connector, maximizing on-street parking possibilities, to be completed before or along with Phase I;

9. That Council endorse staff proceeding with final design and confirmation of actual budget requirements to complete 76th Avenue from 208th Street to east, maximizing on-street parking possibilities, to be completed prior to or along with Phase I;

10. That Council endorse staff proceeding with final design and confirmation of actual budget requirements to construct the 212th Connector from 208th to 210th Street, to be completed prior to or along with Phase I;

11. That Council endorse staff advancing for its consideration net external borrowing bylaws for 208A Street, 76th Avenue and the 212th Connector offsite roads works serviced by the Capital Projects Reserve and Roads Development Cost Charges, respectively, and/or other identified Development Cost Charges or Utility funding sources, as it may be appropriate for Council to consider; and

12. That Council endorse staff proceeding with completing additional design and budget envelope requirements for a Smith Athletic Park Phase II to include the Enclosed Wood Arches Building Concept and a fourth field, with and without underground parking options, including the potential to defer a Phase II, for Council to consider no later than the end of Q3 2024.

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **2023 Soil Deposit Permit and Stop Work Order Statistics**
   Memorandum – Engineering Division
   File 5280-14

2. **Clean Up Langley Day Community Event**
   Memorandum – Public Works Division
   File 5370-25-001

N. FOR INFORMATION

3. 2024 Fraser River Spring Freshet Notification
Memorandum – Public Works Division
File 5225-07-30

4. Glover Road Pedestrian Plaza Update
Memorandum – Engineering Division
File 5330-23-156

5. Heritage Advisory Committee
Minutes – February 7, 2024
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

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

1. Save Our HandyDART Coalition Open Letter

That Council authorizes the Save Our HandyDART Coalition to add Township of Langley Council as a signatory to the Coalition's open letter to the Minister of Transportation and Infrastructure which requests that the TransLink Board:

1. Limit the percentage of taxi trips to 7% or lower of total HandyDART trips;

2. Develop and conduct a Public Sector Comparator (PSC), with the full participation of HandyDART riders and workers, to compare the costs and benefits of insourcing to continued outsourcing as TransLink outlined in 2016; and

3. Develop and implement a plan to bring HandyDART in-house as a subsidiary of TransLink, including providing provincial and federal funds for permanent facilities for an expanded and electric HandyDART fleet.

P. OTHER BUSINESS

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

2. Enforcement of Agricultural Land Commission Decisions

Whereas:

The Agricultural Land Commission (ALC) is the administrative tribunal that adjudicates applications in the Agricultural Land Reserve (ALR), the provincial zone in British Columbia that preserves agricultural land;

The ALC ultimately determines the usage of the ALR land, taking precedence over other legislation and bylaws applying to the land;

The responsibility for ALC decisions, including rectifying violations and enforcing decisions, often falls to municipal governments, regardless of whether the municipality supports the decision, which transfers provincial responsibilities and costs down to local government:

Therefore be it resolved that staff forward this Council resolution to the Union of British Columbia Municipalities (UBCM) requesting that UBCM lobby the Government of British Columbia to assume responsibility for the enforcement of Agricultural Land Commission (ALC) decisions and any municipal costs incurred as a result of ALC decisions.

Q. 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 E.1 - Section 90(1) (g) Legal
Item F.1 - Section 90(1) (b) Personal
Item G.1 - Section 90(1) (a) Personnel
Item G.2 - Section 90(1) (e) Property,
Section 90(2) (b) Intergovernmental Relations
Item G.3 - Section 90(1) (g) Legal
Item G.4 - Section 90(1) (g) Legal

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, February 12, 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, R. Rindt, and M. vanPopta

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

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – February 12, 2024

Moved by Councillor Martens,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held February 12, 2024.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – January 29, 2024

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held January 29, 2024.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – January 29, 2024

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Public Hearing meeting held January 29, 2024.
CARRIED

Councillor Pratt entered the meeting at 1:33pm.

Councillor Kunst entered the meeting at 1:34pm.

C. DELEGATIONS

1. Greg Drew
File 0550-07

Greg Drew appeared before Council to provide input on a new indoor pool in the planning process. He commented that when a pool is ultimately built in Willoughby that it should be a 50-metre pool to allow for proper competitions and events. He suggested building a pool on a piece of land large enough to support future expansion. He asked for Council to include the pool user groups in future planning.

2. Stewart Furness
File 0550-07

Stewart Furness appeared before Council to discuss the need for a homeless shelter in the Township. He provided the statistics for unsheltered individuals experiencing homelessness by sub-region and noted that the Langley's have the third highest count. He commented that the Gateway of Hope is always at full capacity and only has 15 mats for extreme weather events. He stated that a shelter can be provided in any large space such as a gymnasium or dance studio. He further provided the top ten priority actions from the Langley Housing and Homelessness Action Table Strategic Plan, noting that the top three are:

1. Develop a Community Service Hub;
2. Develop Supportive and Complex Care Housing;
3. Strengthen Supports during People's Life Transition.

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

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

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

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

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

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council rescind Willoughby Arterial Road Completion Amenity Program Council Policy 07-355.
CARRIED

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

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,

E. REPORTS TO COUNCIL

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

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

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize the use of $2,643,000 from the Public Works Equipment Replacement Reserve for the 2024 fleet replacement program.
CARRIED

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

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

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

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

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

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

F. BYLAWS FOR SECOND READING

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

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
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.

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

1. That lands located east of 208 Street, south of 76 Avenue and north of the proposed 212 Connector at 74B Avenue shown as “Row House/Townhouse (8-22 UPA)” be changed to “High Density Apartment (2.4 FSR)”.

2. That lands on the north side of 74B Avenue west of 208 Street shown as “Row House Townhouse (8-15 UPA)” be changed to “Row House/Townhouse (8-22 UPA)”.

3. That lands located south of and fronting the proposed 212 Connector at 74B Avenue shown as “Low Density Apartment (1.4 FSR)” be changed as follows:

F. BYLAWS FOR SECOND READING

a. The eastern portion of approximately 200 metres width and 100 metres depth to be changed to “Row House/Townhouse (8-22 UPA)”; and
b. The western portion of approximately 200 metres width and 100 metres depth be changed to “High Density Apartment (2.4 FSR)”.

CARRIED

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That the motion be amended as follows:

That lands located east of 208 Street, south of 76 Avenue and north of the proposed 212 Connector at 74B Avenue shown as “High Density Apartment (2.4 FSR)” be changed to “Medium Density Mixed-Use (1.9 FSR)”.
DEFEATED

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

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That the motion be amended as follows:

That lands located east of 208 Street, fronting 208A Street, south of 76 Avenue and north of the proposed 212 Connector at 74B Avenue shown as “High Density Apartment (2.4 FSR)” be changed to “Apartment Mixed-Use (2.4 FSR)”.
CARRIED

Councillor Rindt opposed

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Martens,
That the motion be amended as follows:

Update Section 5.2.3 ‘Apartment’ to include a new General Policy that reads: “For lands designated ‘Low Density Apartment’ or ‘High Density Apartment’, increases in height and/or density up to those permitted in the ‘Medium Density Mixed-Use’ designation will be considered for delivery of local-serving retail/service uses or childcare.
CARRIED

Councillor Rindt opposed

F. BYLAWS FOR SECOND READING

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

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

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
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.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council direct staff to add a maximum of $10,000 for the Cash-in-Lieu Fee for septic field conflicts, driveway or building envelope projects with a total construction footprint of less than 100m2.
CARRIED

Mayor Woodward and Councillor vanPopta opposed

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council direct staff to add a maximum of $15,000 for the Cash-in-Lieu Fee for septic field conflicts, driveway or building envelope projects with a total construction footprint of less than 150m2.
CARRIED

Mayor Woodward and Councillor vanPopta opposed

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

Councillor vanPopta opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

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

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

MEETING RECESSED
The meeting recessed at 2:53pm.

MEETING RECONVENED
The meeting reconvened at 3:00pm.

I. BYLAWS FOR FINAL ADOPTION

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

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to "2024 Revenue Anticipation Borrowing Bylaw No. 5986".
CARRIED

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963".
CARRIED

Councillor Ferguson entered the meeting at 3:03pm.

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

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (NAGRA) Bylaw 2023 No. 5876"; and

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

I. BYLAWS FOR FINAL ADOPTION

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

In ENDORSING this request, Council has considered the views of area residents expressed to Council, the records of which are provided as attachments to this resolution.

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

CARRIED

Councillors Baillie and Ferguson opposed

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

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco (Block C) Holdings Ltd.) Bylaw No. 5833".
CARRIED

Development Permit No. 101307

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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);

I. BYLAWS FOR FINAL ADOPTION

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

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

CARRIED

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

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

Food Processing Representative (two year term):

- Rayburn Ross

Farming Community Representatives (two year term):

- Gurprit Brar
- AJ Cheema
- Andy Harmer
- Oeds Smid

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

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.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That discussion regarding the Smith Athletic Park be deferred to the February 26, 2024 Regular Council Meeting.
CARRIED

2. Additional Development Phasing Within Willoughby

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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:

O. OTHER BUSINESS

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

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.

CARRIED

3. Langley Senior Resources Society Insurance Deductible

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

4. Langley Riders Society Equestrian Facility Safety Upgrades

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
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.
CARRIED

5. Micromobility Pilot Program

Moved by Councillor Pratt,
Seconded by Councillor vanPopta
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

O. OTHER BUSINESS

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.

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 Memo to Council which includes an update on the four-year extension of the Province’s Electric Kick Scooter Pilot Project and any associated implications for the Township.
CARRIED

Councillor Rindt opposed

MOTION
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council hereby directs staff to incorporate into the Transportation and Mobility Strategy, the following:

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

2. 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

CARRIED

Councillors Ferguson and Rindt opposed

6. Advancement of MAWA Reforms for Farmers

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

1. In May 2023, Council referred to the Agriculture Advisory and Economic Enhancement Committee potential reforms to the Migrant

O. OTHER BUSINESS

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.
CARRIED

P. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
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
Item I.1 - Section 90(1) (b) Personal
Item I.2 - Section 90(1) (g) Legal
Item I.3 - Section 90(1) (g) Legal

CARRIED

Q. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That the meeting terminate at 3:40pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, February 12, 2024 at 7:00pm
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, 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 – February 12, 2024

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held February 12, 2024.
CARRIED

B. PUBLIC HEARING

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

"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",

B. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw No. 5972"

Explanation – Bylaw No. 5971

S. Richardson explained that Bylaw No. 5971 amends the Central Gordon Estate Neighbourhood Plan by redesignating properties at 20370 and 20392 – 73A Avenue to Low Density Apartment (1.4 FSR), increasing the permitted density to 1.85 FSR and increasing the permitted height to five storeys to facilitate development of two apartment buildings. 337 public notices were mailed out.

Explanation – Bylaw No. 5972

S. Richardson explained that Bylaw No. 5972 rezones approximately 0.89 ha (2.2 ac) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments. 337 public notices were mailed out.

Submissions from the public:

1. A. Schindler, a Langley resident, was in attendance and expressed concerns about increasing the density and the impact on local schools, increased traffic, construction traffic flow, and the height of the buildings.
2. J. Zacharias, a Langley resident, was in attendance and expressed concerns about increasing the density and losing the suburban feel of the area. She also commented on losing sunlight and privacy, the negative impact on property values, and increased traffic.
3. B. Stack, a Langley resident, was in attendance and expressed concerns about increasing the density, losing sunlight and privacy, lack of parking, and increased traffic.

The following written submissions were received from the public:

1. A. Chen, a Langley resident, expressing support for increasing density in the area.
2. F. and J. Zacharias, Langley residents, expressing opposition due to increasing the density, setting a precedent for further rezonings, increased traffic, and adversely affecting the resale value of their home.
3. K. Cartwright, a Langley resident, expressing support as the proposal will provide more housing and have economic benefits for local businesses.
4. W. and S. Watson, Langley residents, expressing opposition as the taller buildings will negatively impact their property values and result in a loss of privacy.

B. PUBLIC HEARING

Explanation by the proponent:

R. Warraich, Flat Architecture, was in attendance and stated that the rezoning is to increase the density and height to accommodate two four-storey apartment buildings, with the portion of the building fronting 72B Avenue proposed to be five-storeys. He further stated that the roadways will be improved in the area.

C. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:20pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Amit Kumar
Date: Tuesday, January 30, 2024 10:22:22 AM

Please note the following response to Delegation Requests has been submitted at Tuesday January 30th 2024 10:17 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  2/26/2024

- **Name of delegate or organization wishing to appear**
  Canadian Trucking Association of BC

- **Topic**
  Over the past several months, we have been meeting with municipalities, the Minister of Transportation and Premier Eby to address the issue of lack of commercial truck parking throughout the Lower Mainland and Fraser Valley. Upon speaking with each municipality, CTA-BA found that most do not issue parking permits for commercial trucks on public roads. Given the number of trucks operating within the Lower Mainland, this further highlights the inadequate amenities available to sustain the industry. The topic of parking trucks on ALR land has come up with a few municipalities and we would like to further discuss how to allow for this, as well as any other potential ideas to alleviate the pressure on the trucking industry.

  For reference, the Canadian Trucking Association of BC (CTA-BC) is a non-profit association representing more than 50 trucking companies with more than 1000 power units operating within the Lower Mainland and the surrounding municipalities.

- **Purpose of presentation**
  Information only, Request letter of support

- **Desired resolution**
  The CTA-BC feels that we have been making significant headway to address the parking issue. We feel that with the additional support of the Township of Langley, we could begin to make concrete and timely changes for those in the transport industry.

- **Full name**
  Amit Kumar
- **Email address**
  info@cta-bc.org
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

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

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Parminder Sanghera
Date: Wednesday, January 31, 2024 8:27:23 AM

Please note the following response to Delegation Requests has been submitted at Wednesday January 31st 2024 8:25 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  2/26/2024

- **Name of delegate or organization wishing to appear**
  Reliance Logistics Inc

- **Topic**
  Reliance Logistics would like to opportunity to address additional issues surrounding the lack of commercial truck parking throughout the Lower Mainland and Fraser Valley. Upon speaking with each municipality, CTA-BA found that most do not issue parking permits for commercial trucks on public roads. Given the number of trucks operating within the Lower Mainland, this further highlights the inadequate amenities available to sustain the industry. The topic of parking trucks on ALR land has come up with a few municipalities and we would like to further discuss how to allow for this, as well as any other potential ideas to alleviate the pressure on the trucking industry.

  For reference, the Canadian Trucking Association of BC (CTA-BC) is a non-profit association representing more than 50 trucking companies with more than 1000 power units operating within the Lower Mainland and the surrounding municipalities.

- **Purpose of presentation**
  Information only, Request letter of support

- **Desired resolution**
  The CTA-BC feels that we have been making significant headway to address the parking issue. We feel that with the additional support of the Township of Langley, we could begin to make concrete and timely changes for those in the transport industry.

Full name
Parminder Sanghera

- **Email address**
  info@cta-bc.org

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

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 26, 2024 – REGULAR MEETING	**REPORT:**	24-36
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-04-0092
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100436 (CLEARVIEW HORTICULTURAL PRODUCTS INC. / 5065 – 238 STREET)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 6.7 ha (16.6 ac) parcel located at 5065 – 238 Street into two (2) rural lots.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owner of the property located at 5065 – 238 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Suburban Residential Zone SR-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 6.7 ha (16.6 ac) property into two lots. The proposed lots are approximately 0.4 ha (1.1 ac) and 6.3 ha (15.5 ac) in size.

The subject property is located at 5065 – 238 Street, within the ALR, designated as Salmon River Uplands in the Rural Plan (adopted in 1993) and zoned Suburban Residential SR-1, with a minimum lot size of 3,716 m^2 (0.9 ac).

Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

PURPOSE:

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

REFERENCE:

Owner:	Clearview Horticultural Products Inc. 5343 – 264 Street Langley, BC V4W 1J7
Agent:	John Moonen & Associates Ltd. 5330 Montiverdi Place West Vancouver BC V7W 2W8
Legal Description:	Lot B Section 4 Township 11 New Westminster District Plan BCP18879
Location:	5065 – 238 Street
Area:	6.7 ha (16.6 ac)
Existing Zoning:	Suburban Residential Zone SR-1 (3,716 m^2 / 0.9 ac minimum lot size)
Rural Plan:	Salmon River Uplands
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is located in the ALR, designated Rural in the OCP and Salmon River Uplands in the Rural Plan and zoned Suburban Residential Zone SR-1.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 6.7 ha (16.6 ac) property into two lots.
- The proposed lots are approximately 0.4 ha (1.1 ac) and 6.3 ha (15.5 ac) in size.
- Consistent with the Township's Subdivision and Development Servicing Bylaw standards, road dedication and the construction of a cul-de-sac at the end of 237 Street are required at the subdivision stage should the application advance.
- Proposed lots must meet the Suburban Residential Zone SR-1 minimum lot size of 3,716 m^2 (0.9 ac) after road dedications with details determined at the time of the future subdivision application, should ALC approval be granted.
- According to the applicant, the property currently accommodates 18,580 m^2 (200,000 ft^2) of greenhouses with access from 238 Street.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	Multiple properties with existing dwellings and a farm, plus an institutional property housing D.W. Poppy Secondary School; 237 and 238 Street	Salmon River Uplands	Suburban Residential Zone SR-1, and Civic Institutional Zone P-1

	terminate north of the subject property		
South:	Multiple properties with residential and agricultural uses and a vacant property	Salmon River Uplands	Suburban Residential Zone SR-1, and Rural Zone RU-1
East:	Unconstructed portion of 238 Street, beyond which is a property with an existing dwelling and farm, and a residential property with dwelling	Salmon River Uplands	Suburban Residential Zone SR-1
West:	Multiple residential properties with existing dwellings	Salmon River Uplands	Suburban Residential Zone SR-1

Policy Considerations:

The subject site is located within the ALR and designated Salmon River Uplands in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Suburban Residential Zone SR-1. Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

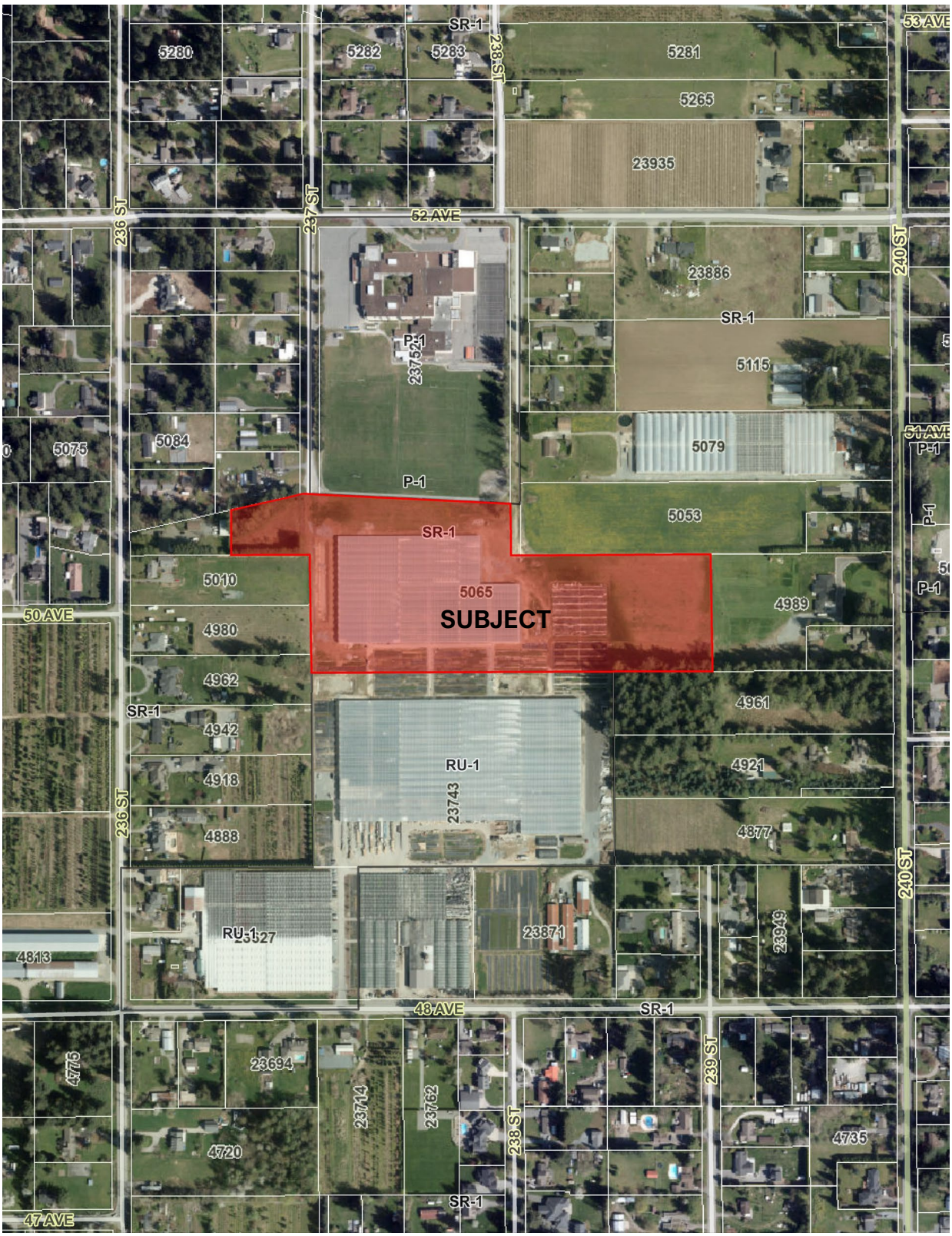
As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

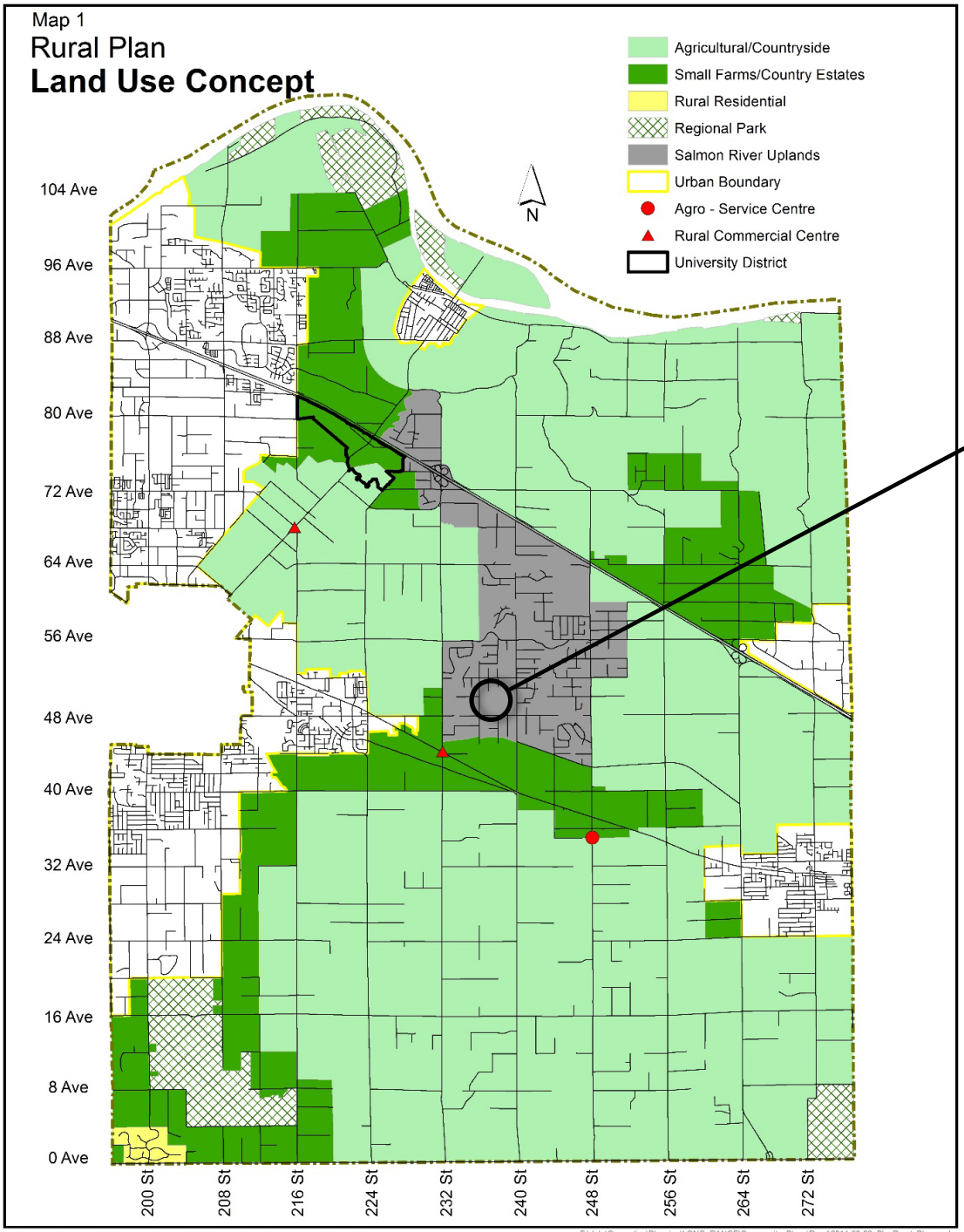
Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

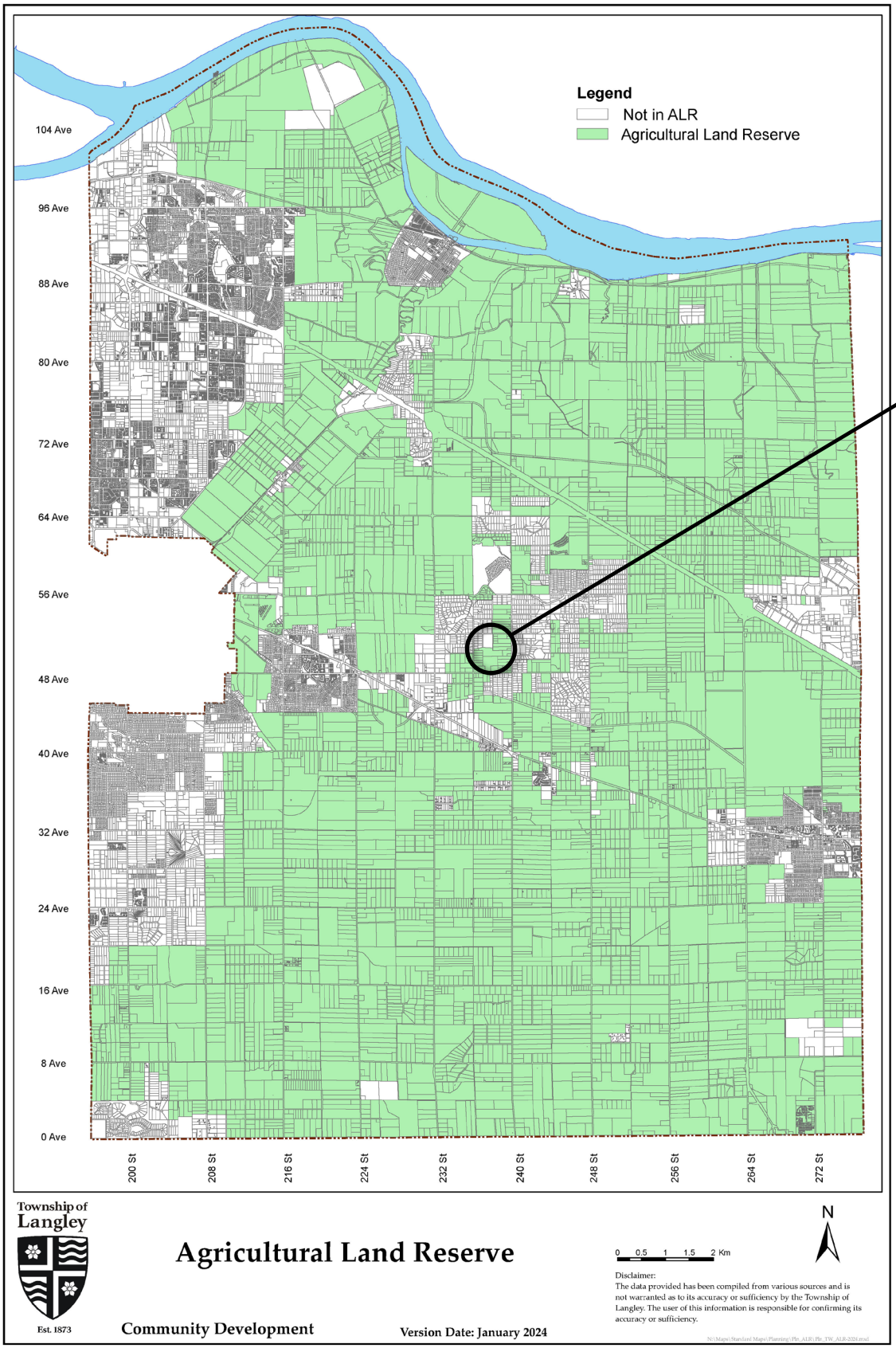
ATTACHMENT A

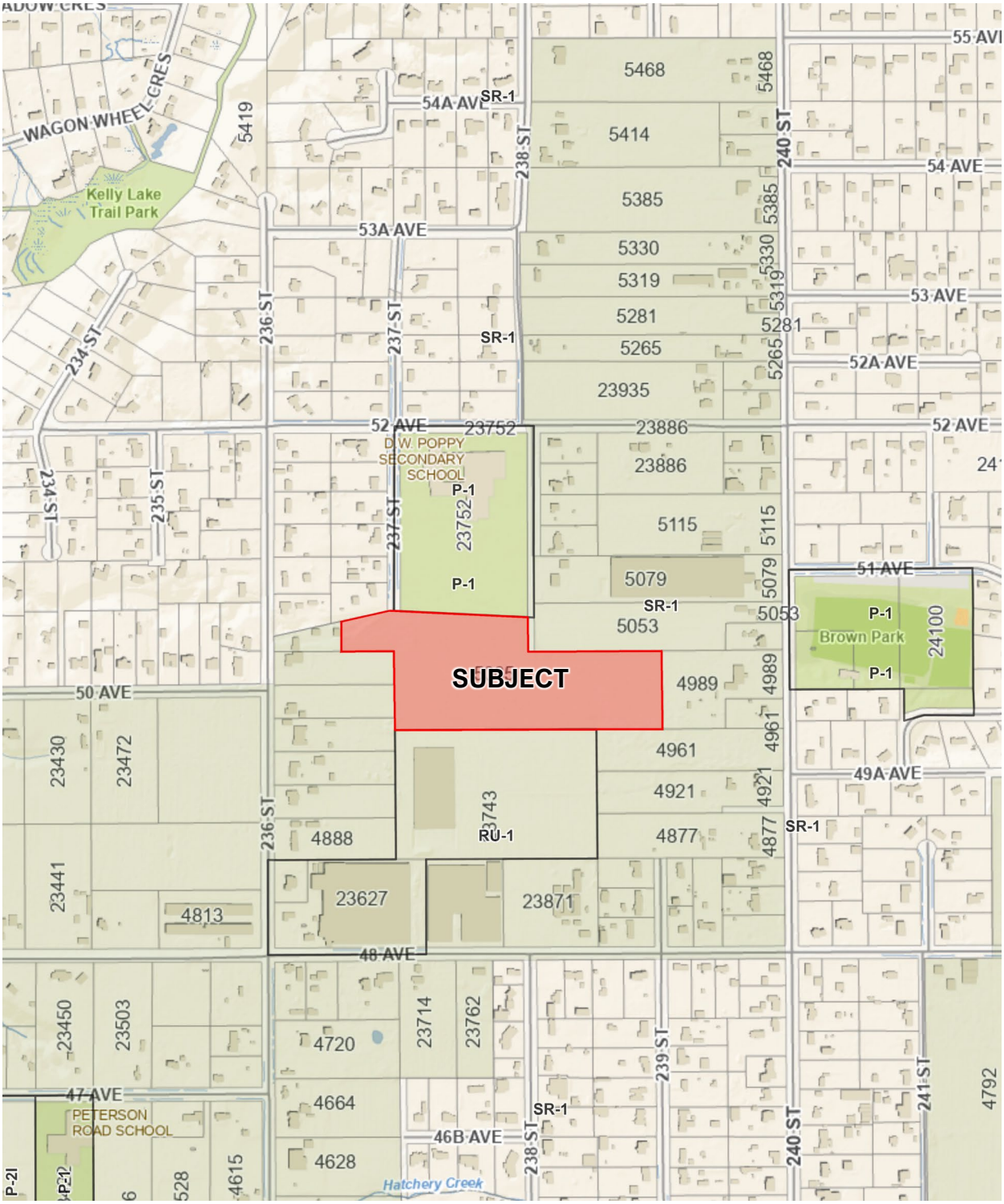


AERIAL CONTEXT MAP

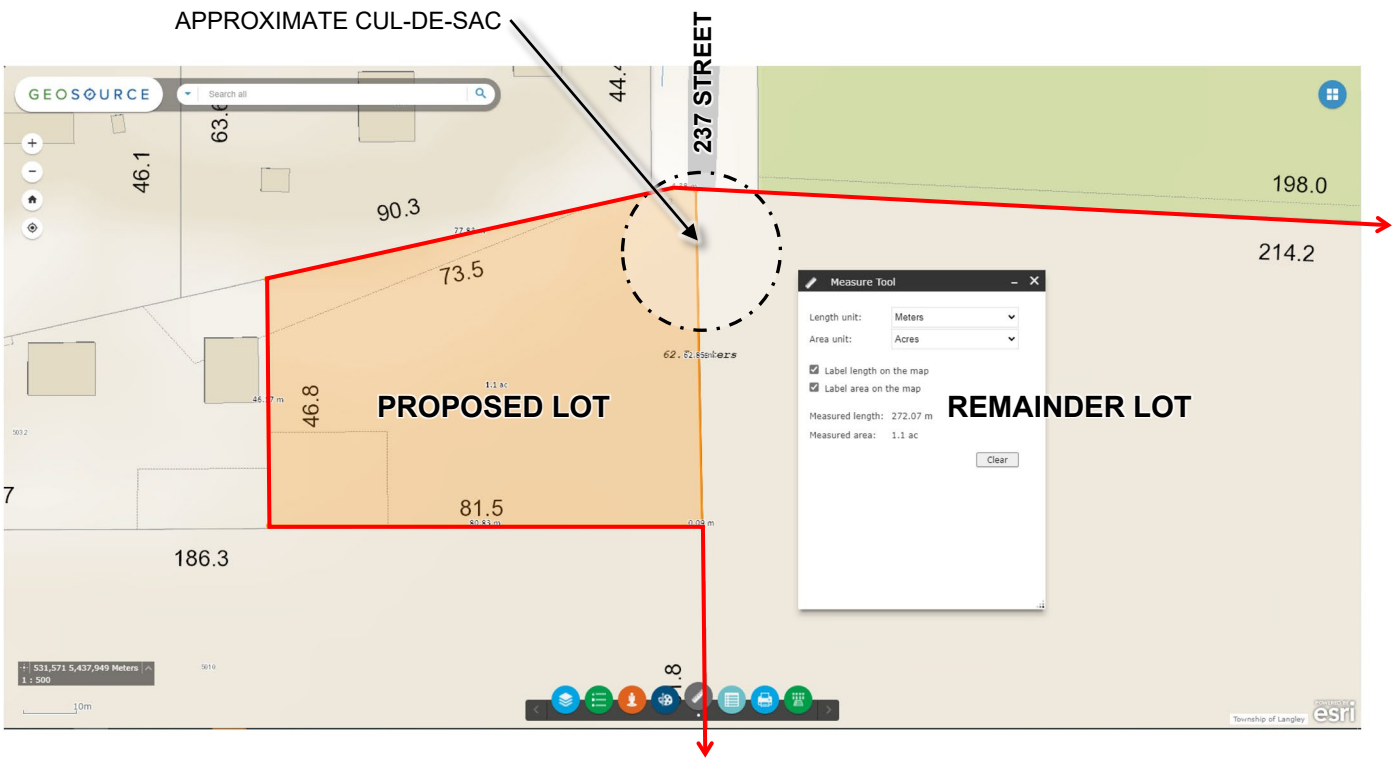


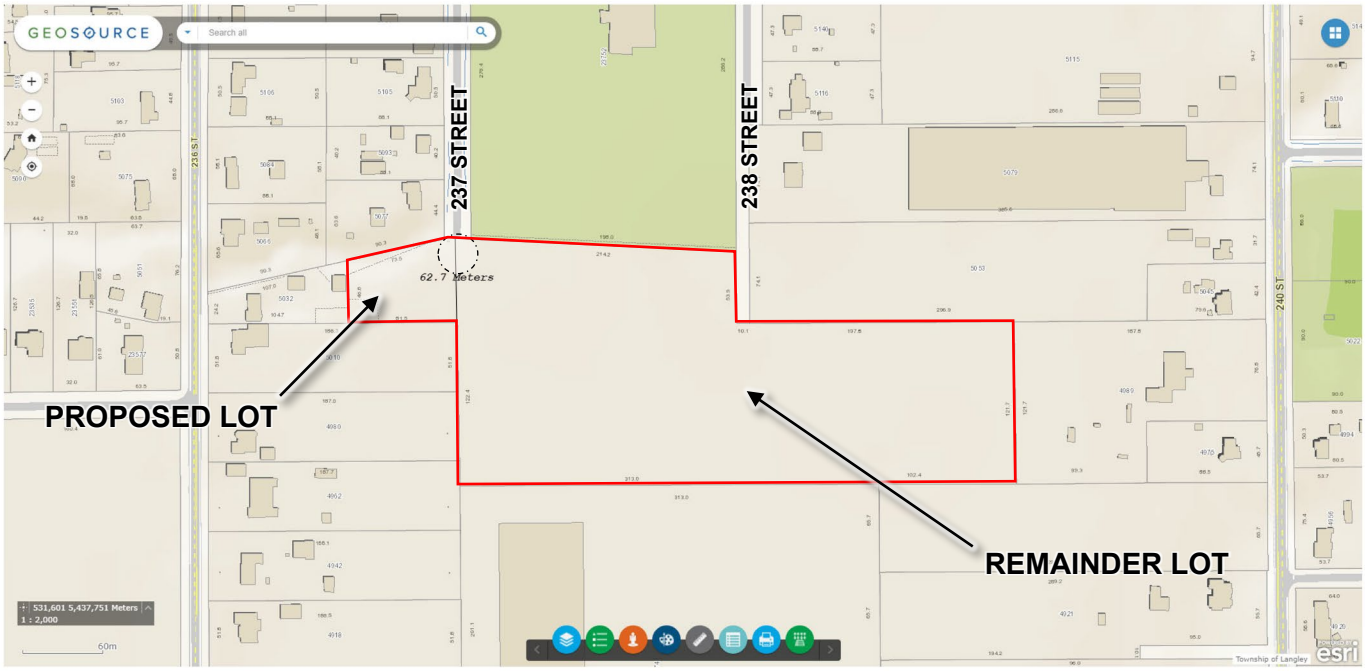
Amendment Bylaw No. 5103 - September 29, 2014


Legend
Not in ALR
Agricultural Land Reserve
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
SUBJECT
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.



ZONING BYLAW NO. 2500





SUBJECT PROPERTY

APPROXIMATE CUL-DE-SAC

SITE PLANS – SUBMITTED BY APPLICANT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 26, 2024 – REGULAR MEETING	**REPORT:**	24-34
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-15-0020
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100402 (WILLIAMS / 2104 – 240 STREET)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 16.2 ha (40.0 ac) parcel located at 2104 – 240 Street into two (2) rural lots.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by the owners of the property located at 2104 – 240 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-2 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 16.2 ha (40.0 ac) property into two lots. The proposed lots are 8.2 ha (20.2 ac) and 8.0 ha (19.8 ac) in size.

The subject property is located at 2104 – 240 Street, within the ALR, designated as Agriculture / Countryside in the Rural Plan (adopted in 1993) and zoned Rural Zone RU-2, with a minimum lot size of 8.0 ha (19.8 ac).

Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

PURPOSE:

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

REFERENCE:

Owner:	Angela and Terry Williams 2104 – 240 Street Langley, BC V2Z 3A5
Legal Description:	Parcel "A" (Reference Plan 5191) North West Quarter Section 15 Township 10 New Westminster District
Location:	2104 – 240 Street
Area:	16.2 ha (40.0 ac)
Existing Zoning:	Rural Zone RU-2 (8.0 ha / 19.8 ac minimum lot size)
Rural Plan:	Agriculture/Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is located in the ALR, designated Agriculture in the OCP, Agricultural / Countryside in the Rural Plan and zoned Rural Zone RU-2.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 16.2 ha (40.0 ac) property into two rural lots. The lots are proposed to be 8.2 ha (20.2 ac) and 8.0 ha (19.8 ac) in size.
- According to the applicant, the property currently accommodates two single family dwellings, various agricultural and accessory buildings and a retention pond.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	22 Avenue, beyond which is a property with existing dwelling and farm	Agriculture/Countryside	Rural Zone RU-2
South:	A property with existing dwelling and farm	Agriculture/Countryside	Rural Zone RU-2
East:	242 Street, and multiple properties with farms and a dwelling	Agriculture/Countryside	Rural Zone RU-2
West:	240 Street, beyond which are multiple properties with existing dwellings and farms	Agriculture/Countryside	Rural Zone RU-3

Policy Considerations:

The subject site is located within the ALR and designated Agriculture/Countryside in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Rural Zone RU-2. Details of the proposed subdivision will be addressed at the subdivision stage

in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

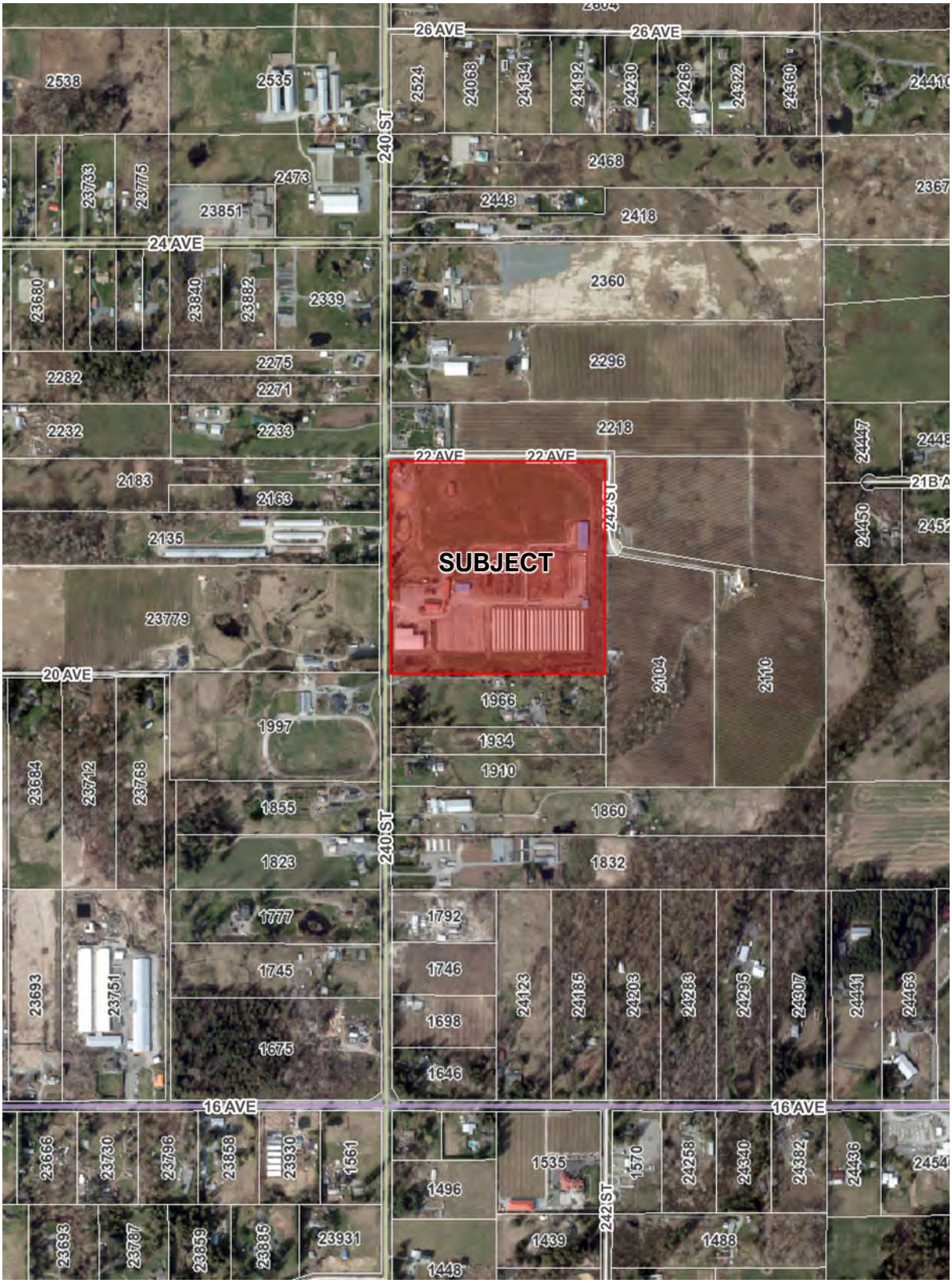
As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

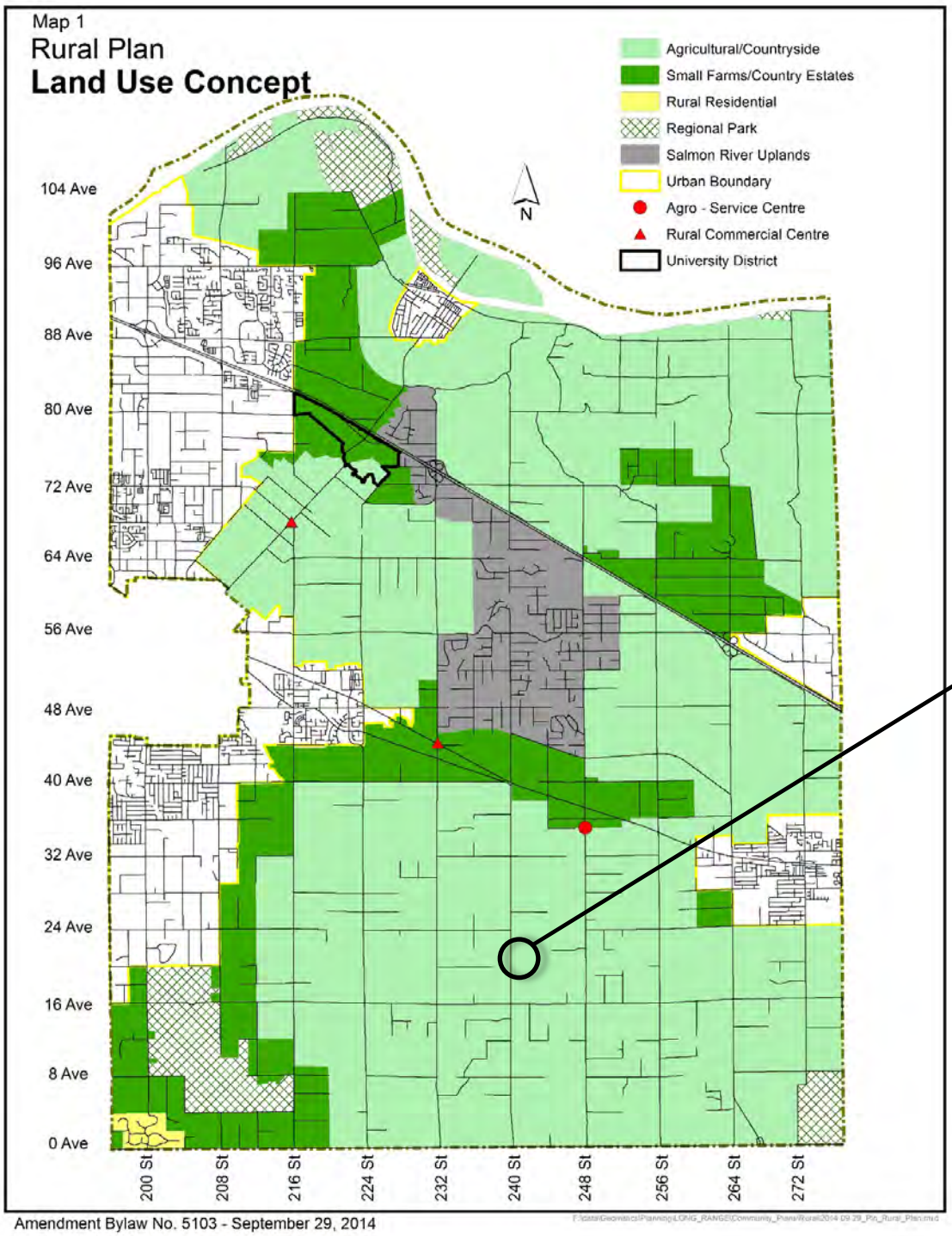
Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

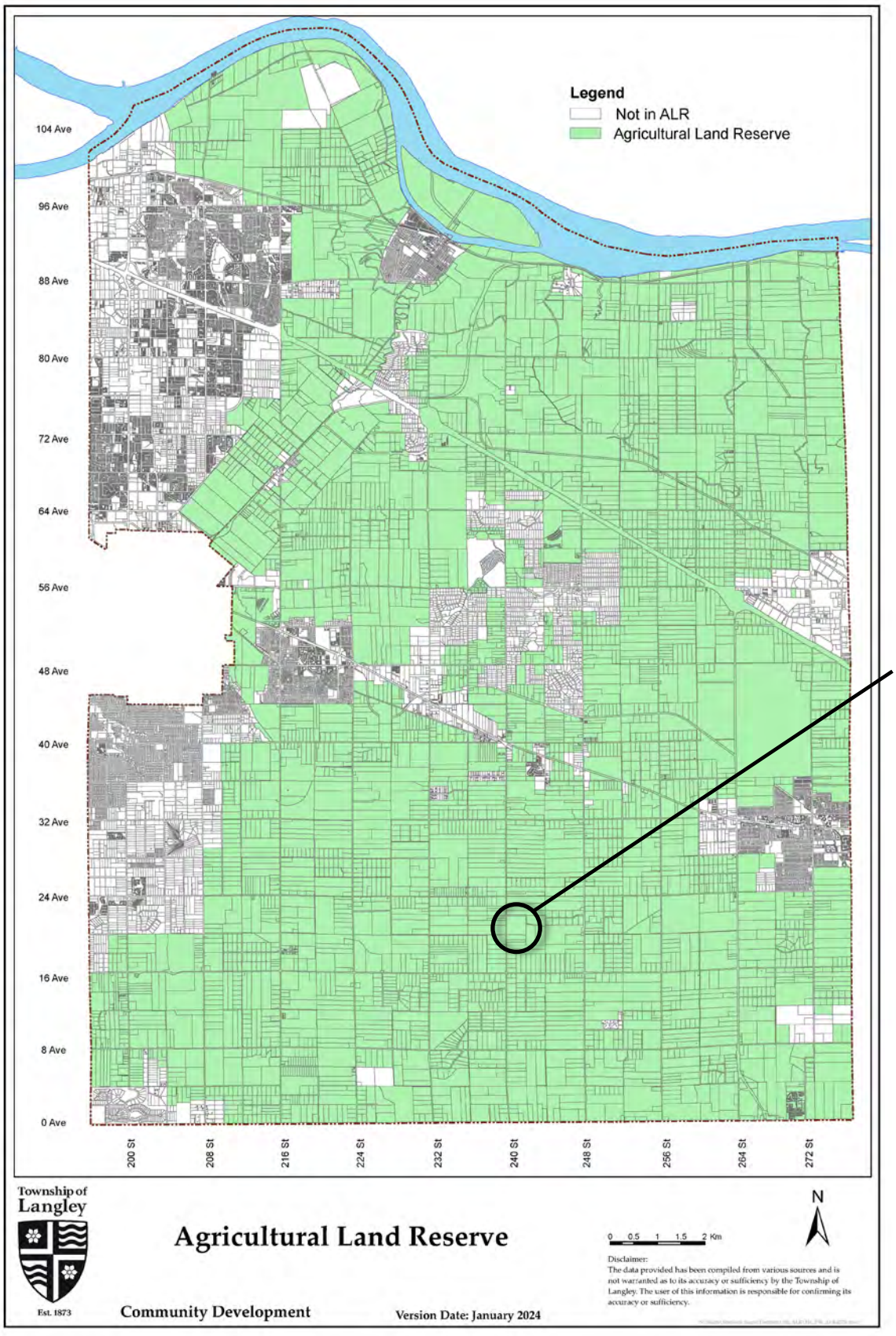
ATTACHMENT A

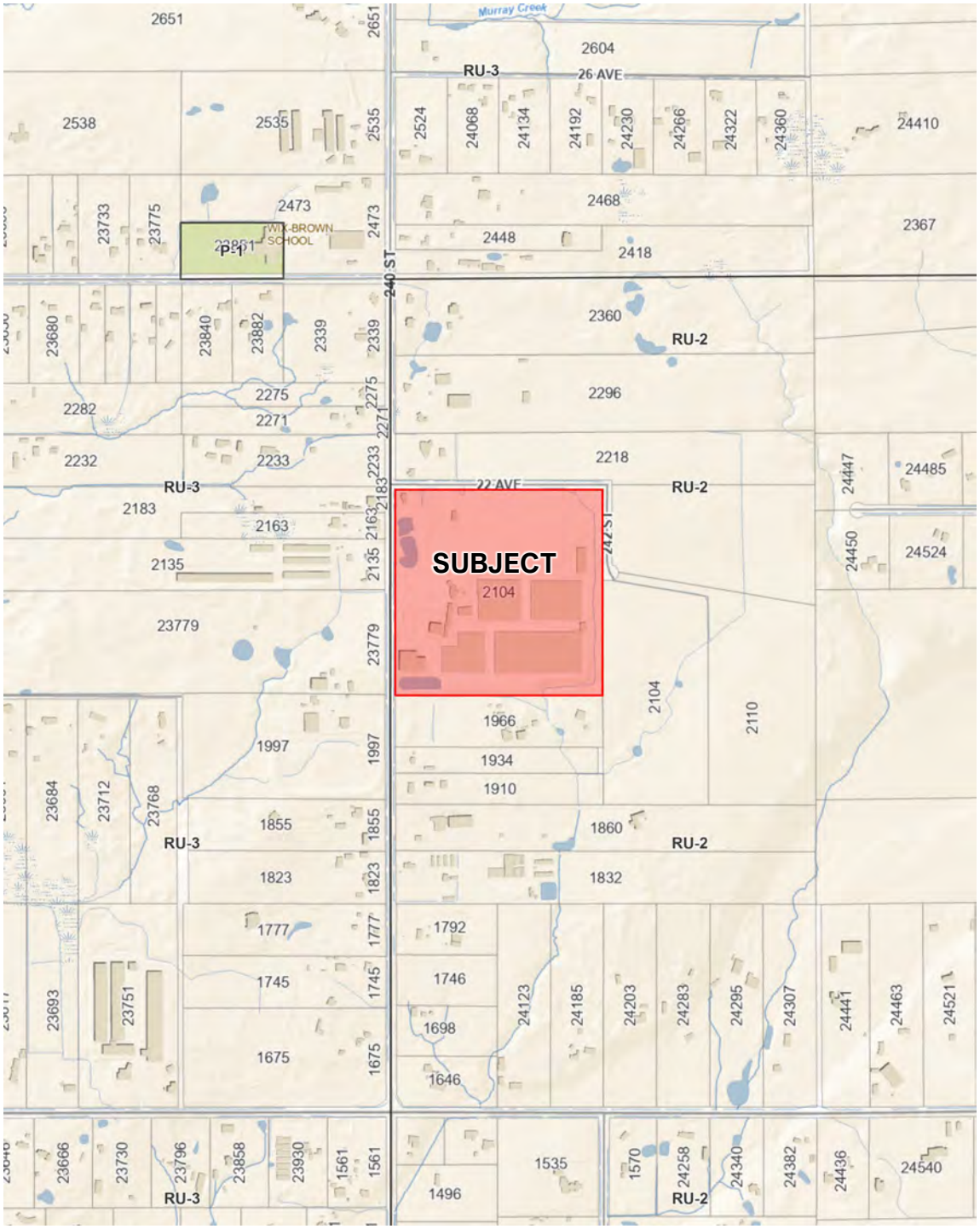


AERIAL CONTEXT MAP

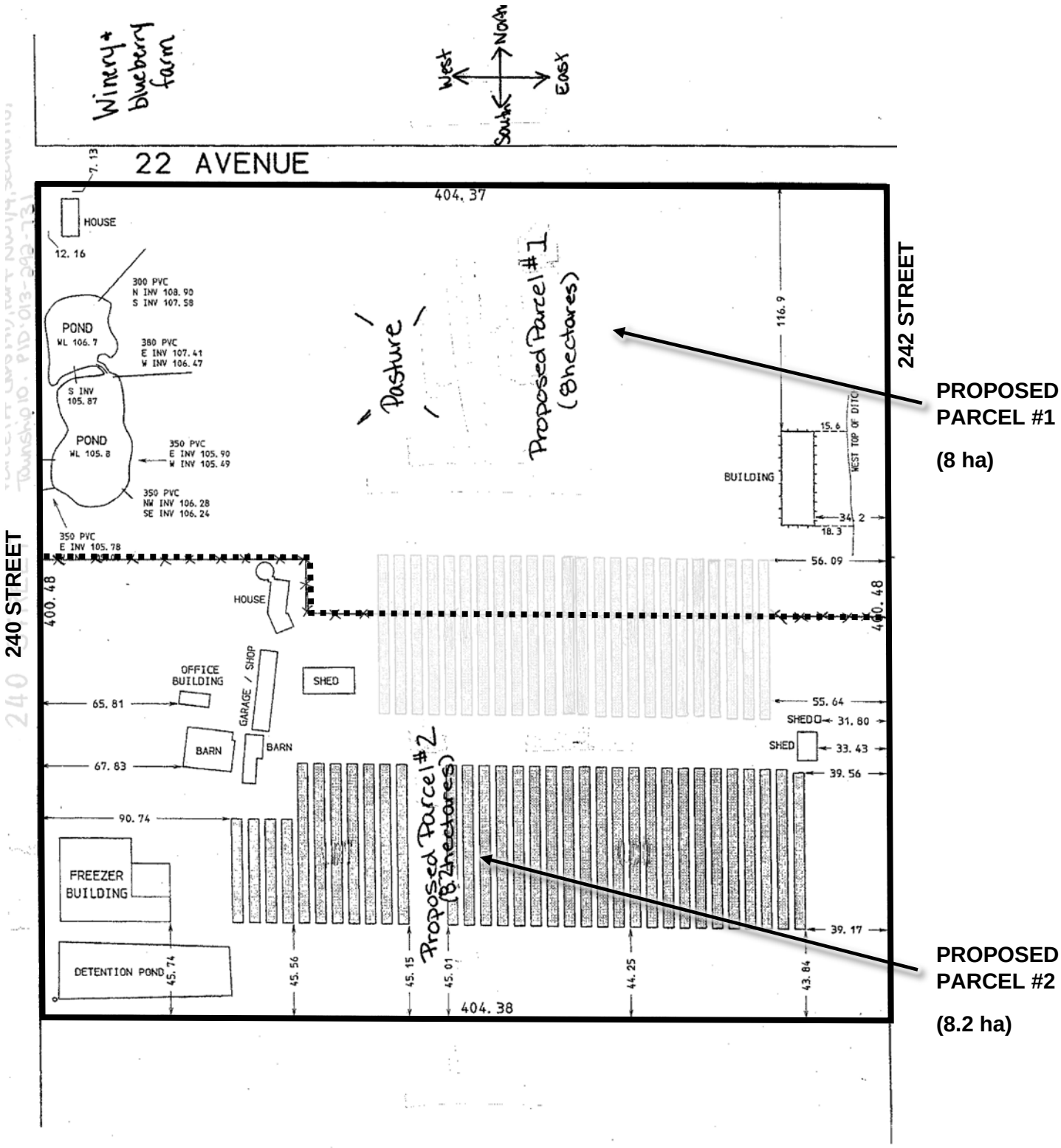


Amendment Bylaw No. 5103 - September 29, 2014


Legend
Not in ALR
Agricultural Land Reserve
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
SUBJECT
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.



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 26, 2024 – REGULAR MEETING	**REPORT:**	24-38
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-24-0106
SUBJECT:	DCC FRONTENDING AGREEMENT (BEEDIE (29TH STREET) HOLDINGS LTD.)		

RECOMMENDATION:

That Council authorize staff to execute the Highway Development Cost Charges (DCC) Frontending Agreement with Beedie (29th Street) Holdings Ltd. in the substantial form presented as Attachment A for the provision of off-site highway infrastructure for the industrial area as shown in Schedule "A" Land Use Concept of the Aldergrove Community Plan.

EXECUTIVE SUMMARY:

A rezoning application was received by the Township from Beedie (29th Street) Holdings Ltd. (the "Developer") on December 17, 2021, to rezone approximately 0.97 ha (2.4 ac) of land in the Aldergrove Community to facilitate the development of multi-tenant industrial development, located at 26292 – 29 Avenue in the Aldergrove Community Plan.

Beedie (29th Street) Holdings Ltd. has satisfied one of the requirements for rezoning approval, which is the execution of a Servicing Agreement to secure the works and services necessary to support the proposed development, at no cost to the Township.

The proposed Highway DCC Frontending Agreement provides the Developer with a cost recovery mechanism to offset some of the upfront costs associated with the highway improvement and traffic signal at the intersection of 29 Avenue and 264 Street and fire signal at the intersection of 30A Avenue and 264 Street. These intersection improvements and traffic signals are required to facilitate development in the industrial area as shown in Schedule "A" Land Use Concept of the Aldergrove Community Plan.

Staff support the Developer's proposal and recommend Council authorize execution of the subject DCC Frontending Agreement, prepared pursuant to provisions of provincial legislation.

PURPOSE:

The purpose of this report is to obtain Council's approval to execute a Highway DCC Frontending Agreement with Beedie (29th Street) Holdings Ltd.

BACKGROUND/HISTORY:

On December 17, 2021, the Township received a rezoning application from Beedie (29th Street) Holdings Ltd to rezone approximately 0.97 ha (2.4 ac) of land in the Aldergrove Community to facilitate a multi-tenant industrial development at 26292 – 29 Avenue.

At the January 30, 2023 Regular Meeting, Council gave first, second and third reading to Rezoning Bylaw No. 5830 for a proposed development. A public hearing was not required.

During the January 30, 2023 Meeting, Council resolved the following:

> "*That another condition be added that a traffic light be installed at 264 Street and 29 Avenue, subject to Ministry of Transportation approval".*

The applicant has fulfilled the above as one of the development prerequisites set by Council prior to consideration of final reading.

The Township supports the Developer's proposal to apply for a DCC Frontending Agreement. The attached Highway DCC Frontending Agreement provides the Developer a cost recovery mechanism to compensate them for the upfront costs associated with the highway improvement and traffic signal at the intersection of 29 Avenue and 264 Street and fire signal at the intersection of 30A Avenue and 264 Street. These upgrades are required to facilitate development of the industrial area as shown in Schedule "A" Land Use Concept of the Aldergrove Community Plan.

DISCUSSION/ANALYSIS:

The DCC Frontending Agreement (the "Agreement") proposed by the Developer is a cost recovery mechanism, similar in concept to a Development Works Agreement (DWA) in that the cost of the proposed infrastructure is to be allocated to new growth within a specified benefiting area with no cost to the Township. Where the proposed Agreement differs from a DWA is in the following areas:

- The recovery of the costs is limited to DCCs that will be collected from development within the benefiting area over the term of the Agreement and does not include an additional charge.
- There is no requirement for a bylaw approval process.
- The petition process, which is a mandatory requirement for a DWA, is not required subject to provisions outlined in the Community Charter.

The proposed DCC Frontending Agreement is for highway works only. These highway works are identified in the 2020 DCC Program and scheduled for construction within the next 25 years. The works have been estimated to have a total design and construction cost of approximately $2,659,974.56; of which $873,180.00 are DCC eligible and subject to the Agreement. The Agreement is intended to have a term of 15 years, over which DCCs collected from the specified benefiting area shall be forwarded to the Developer up to a maximum cost, as prescribed in the DCC Bylaw.

Applicable Policies:

Other existing Township bylaws and policies relevant to the attached DCC Frontending Agreement are Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended; Latecomer Policy No. 07-353; and Neighbourhood Plan Policy No. 07-220.

Financial Implications:

There are not expected to be any financial implications to the Township as the works are financed by the Developer. The municipal processing and administration costs are borne by the Developer, at a rate of $7,500.

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A DCC Frontending Agreement

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGES (DCC) FRONTENDING AGREEMENT

Project No. 10-24-0106 (Highway)

THIS AGREEMENT dated for reference the _____ day of _____, 2024.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

BEEDIE (29TH STREET) HOLDINGS LTD., a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 3030 Gilmore Diversion, Burnaby, BC. V5G 3B4

(the "Developer")

OF THE SECOND PART

a) WHEREAS real property within the specified benefiting area is identified in the column entitled “Legal Description” in Schedule "A", attached hereto.

b) AND WHEREAS the real property within the Benefiting Area is illustrated in Schedule “B”, attached hereto.

c) AND WHEREAS Highway Works as described in Schedule “C” are required to be constructed.

d) AND WHEREAS the Developer has undertaken the performance of its obligations required to be made pursuant to this Agreement.

e) AND WHEREAS the Works are not currently scheduled for construction by the Township, but are contained within the Township’s Engineering Servicing Plan

f) AND WHEREAS the Developer has requested that the Township advance the construction of the Highway Works and has agreed to facilitate such construction for the development of the Benefiting Area.

g) AND WHEREAS Council has entered into a separate Development Works Agreement with the Developer for the provision of the Works in accordance with Section 570 of *the Local Government Act*, RSBC 2015, c. 1 and amendments thereto (the *"Act"*).

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of TEN ($10) DOLLARS of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the *Local Government Act*, RSBC 2015, c. 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property shown in Schedule "B" of the Agreement;

"**Benefitting Parcel**" means the real property within the Benefiting Area as described in Schedule "A" of the Agreement;

"Capital Cost" means actual costs incurred by the Developer to construct the Highway Works. Costs are estimated at $2,659,974.56;

"Council" means the elected Council of the Township;

"**Developer**" means Beedie (29th Street) Holdings Ltd.;

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw;

"**Development Cost Charge Bylaw**" means the Development Cost Charge Bylaw No.5897, enacted by the Township under the *Act* as revised, re-enacted or consolidated from time to time and any successor bylaws;

"**Director of Community Development**" means the Director of Community Development for the Township or their designate;

"**Lot**" means a development unit used either for single or multi-family use;

"**Subdivision and Development Servicing Bylaw**" means the Township Subdivision and Development Servicing Bylaw 2019 No. 5382, enacted by the Township under the *Act* as such Bylaw is amended or replaced from time to time;

"**Term**" means the period of time the Agreement is in effect as specified in Section 4;

"**Township**" means the Corporation of the Township of Langley having its municipal office located at 20338 - 65 Avenue, Langley, British Columbia, V2Y 3J1; and

"**Works**" means Highway Works and related appurtenances substantially as described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this agreement.

3. CREDIT FOR WORKS

a) The Township agrees to credit the Developer the Highway Development Cost Charge for each additional lot created within the Benefiting Area but shall not exceed $873,180 without interest.

b) In the event of the assignment or transfer of the rights of the Developer voluntarily, or by operation of law, the Director of Community Development shall pay any benefits accruing hereunder, after notice, to such successor of the Developer as the Director of Community Development, in their judgment deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon paying the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

c) The Township is not responsible for financing any of the costs of the Works.

d) In consideration of the completion of the Works by the Developer to the satisfaction of the Director of Community Development, the Township shall pay to the Developer upon Substantial Completion, then on an annual basis, Development Cost Charges for Highway works to the extent the Highway component of the Development Cost Charges have been collected and are received by the Township under the Development Cost Charge Bylaw, until the total Capital Cost of the Works is paid to the Developer, without interest.

e) Any payment made by the Township under this Agreement will be paid to the Developer at the address of the Developer set out in this Agreement or at such other address as the Developer shall provide in writing. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township

shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, the Township shall forever retain all such unclaimed funds.

4. TERM

a) The term of this Agreement shall commence upon the execution date by the Township and shall expire no later than fifteen (15) years after that date.

b) In the event that the Developer fails to complete the Works within twenty-four (24) months after the Agreement execution date, the Agreement shall lapse; provided, however, that the Developer may request to extend the period of this Agreement on such terms and conditions that the Township may deem reasonable. Any extension of the Agreement is at the sole discretion of the Township. This Agreement shall terminate prior to the expiry of the Term in the event the Developer has been credited with the maximum recoverable sum of $873,180 without interest.

5. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

a) All actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

b) All expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

6. TOWNSHIP'S COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee equivalent to $7,500 for the preparation, registration and administration of this Agreement.

7. NOTICES

a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer as follows:

Beedie (29th Street) Holdings Ltd.
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

or such change of address as the Developer has, by written notification, forwarded to the Township, and to the Township as follows:

The Corporation of the Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1

Attention: Manager of Development Engineering

or such change of address as the Township has, by written notification, forwarded to the Developer.

b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i. if delivered, on the date of delivery; or
ii. if mailed, then on the fifth (5^{th}) day after the mailing thereof.

8. BINDING ON SUCCESSORS

a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

b) The Developer shall not assign or transfer its interest in this Agreement without the prior written consent of the Township, which consent shall not be unreasonably withheld.

9. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

10. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

11. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

a) Schedule "A" – Benefiting Parcels
b) Schedule "B" – Benefiting Area
c) Schedule “C” – Description of the Works

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY

SIGNED BY:)
)
_____)
)
In the presence of:)
(witness):)
Signature _____)
Name _____)
Address _____)
Occupation _____)

FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SIGNED BY DIRECTOR, COMMUNITY DEVELOPMENT for and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY)
)
_____)
DIRECTOR, COMMUNITY DEVELOPMENT)

)
SIGNED BY TOWNSHIP CLERK for and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY)
)
_____)
TOWNSHIP CLERK)

)
In the presence of:)
(as to both Township signatures))
)
_____)
Name:)
Address:)
Occupation:)

SCHEDULE "A"
BENEFITING PARCELS

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
1	004-009-649	26010 30A AVE	LT 32, SEC 24, TWP 10, NWD, PL NWP50170	1.90
2	004-009-657	26074 30A AVE	LT 33, SEC 24, TWP 10, NWD, PL NWP50170	2.00
3	012-265-748	26090 30A AVE	LT 8, SEC 24, TWP 10, NWD, PL NWP1590	3.83
4	025-635-557	26162 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL BCP5008	0.00
5	025-635-565	26260 30A AVE	LT 2, SEC 24, TWP 10, NWD, PL BCP5008	0.94
6	012-265-781	26264 30A AVE	LT 10, SEC 24, TWP 10, NWD, PL NWP1590	1.02
7	030-770-441	26316 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL EPP89117	0.00
8	009-088-059	26328 30A AVE	LT 20, SEC 24, TWP 10, NWD, PL NWP29151	0.00
9	009-088-067	26340 30A AVE	LT 21, SEC 24, TWP 10, NWD, PL NWP29151	0.00
10	002-178-753	26354 30A AVE	LT 22, SEC 24, TWP 10, NWD, PL NWP29151	0.00
11	009-116-249	26368 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL NWP22319	0.00
12	003-539-024	26388 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL NWP22319	0.00
13	012-265-837	3025 264 ST	SEC 24, TWP 10, NWD, PL NWP1590	0.00
14	030-770-459	N/A	LT 2, SEC 24, TWP 10, NWD, PL EPP89117	0.78
15	025-454-455	2947 264 ST	LT 1, SEC 24, TWP 10, NWD, PL BCP527	0.00
16	012-265-934	2931 264 ST	LT 12, SEC 24, TWP 10, NWD, PL 1590	0.97
17	000-599-182	2883 264 ST	LT 85, SEC 24, TWP 10, NWD, PL NWP65018	0.86
18	002-351-005	26292 29 AVE	LT 81, SEC 24, TWP 10, NWD, PL NWP60103	0.85
19	000-599-140	26331 28 AVE	LT 83, SEC 24, TWP 10, NWD, PL NWP65018	0.00
20	008-028-206	26291 28 AVE	LT 31, SEC 24, TWP 10, NWD, PL NWP44992	0.00

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
21	002-351-030	26245 28 AVE	LT 82, SEC 24, TWP 10, NWD, PL NWP60103	0.00
22	001-017-799	26225 28 AVE	LT 1, SEC 24, TWP 10, NWD, PL NWP68906	0.67
23	002-350-955	26244 29 AVE	LT 80, SEC 24, TWP 10, NWD, PL NWP60103	0.65
24	001-017-811	26224 29 AVE	LT 2, SEC 24, TWP 10, NWD, PL NWP68906	0.26
25	012-265-985	26195 28 AVE	SEC 24, TWP 10, NWD, PL NWP1590	0.75
26	012-266-094	26141 28 AVE	SEC 24, TWP 10, NWD, PL NWPNWP1590	1.55
27	012-266-124	26103 28 AVE	SEC 24, TWP 10, NWD, PL NWPNWP1590	1.14
28	000-558-486	26081 28 AVE	LT 77, SEC 24, TWP 10, NWD, PL NWP55388	0.95
29	005-308-640	26035 28 AVE	LT 76, SEC 24, TWP 10, NWD, PL NWP55388	0.99
30	005-308-704	2880 260 ST	LT 78, SEC 24, TWP 10, NWD, PL NWP55388	0.92
31	005-308-739	2888 260 ST	LT 79, SEC 24, TWP 10, NWD, PL NWP55388	0.97

Map Id	Folio	Net Developable Area (Ha)
1	280711008	1.897
2	280712007	1.999
3	280811114	3.824
4	759216056	1.656
5	759216065	0.933
6	281011003	1.024
7	769320030	0.700
8	281114009	0.145
9	281115008	0.150
10	281111002	0.147
11	281112001	0.130
12	281113000	0.184
13	281111119	1.196
14	769320049	0.784
15	758833024	1.782
16	281311117	0.971
17	281411027	0.855
18	281513006	0.848
19	281411009	1.875
20	281511008	0.696
21	281514005	0.980
22	281611007	0.678
23	281512007	0.650
24	281611016	0.266
25	281711113	0.745
26	281811112	1.555
27	281911111	1.140
28	281913002	0.946
29	281912003	0.987
30	281914001	0.924
31	281915000	0.969
SUB-TOTAL		31.636



SCHEDULE "B"
MAP OF BENEFITING AREA

DCCFA ROADWORKS CATCHMENT AREAS
SCHEDULE "B"

LEGEND
- EXCLUDED LANDS
- FRONT ENDER'S LAND
- BENEFITING LANDS

SCALE: 1:5000
DATE: 2024-01-25

DATA IS BASED ON THE TOWNSHIP OF LANGLEY GEOSOURCE DATABASE. THE INFORMATION WAS COMPILED IN SUPPORT OF THE DCCFA AND DWA AGREEMENTS. THE ACCURACY OF THIS INFORMATION SHOULD ONLY BE RELIED FOR THESE AGREEMENTS. FURTHER CONSULTING SHOULD BE COMPLETED FOR ANY DETAILED SITE ANALYSIS.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
C. E. LUM
43905
25 January 2024
Permit to Practice # 1001018

APLIN MARTIN
20 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

E.3

SCHEDULE "C"

DESCRIPTION OF THE WORKS

Highways Works consisting of road widening, intersection improvements including traffic signal installation at 264 Street and 29 Avenue and fire signal at 264 Street and 30A Avenue, having an estimated construction cost of $2,659,974.56.

In accordance with accepted design drawings prepared by Ministry of Transportation and Infrastructure dated, December 6, 2023, as follows:

- Drawing Number R1-1096 - Sheets 1 to 31, and;

In accordance with accepted design drawings prepared by DMD & Associates Electrical Consultants Ltd. dated, November 29, 2023, as follows:

- Drawing Number TE-23040-001 - Sheets 1 to 3
- Drawing Number TE-23041-001 - Sheets 1 to 2

Applicable DCC Project ID Number from Development Cost Charge Bylaw No. 5897 related to the works is as follows:

DCC ID	Description	Location
18 R 302	Traffic Signal/Intersection Improvements	264 Street and 29 Avenue
18 R 303	Fire Signal	264 Street and 30A Avenue

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 26, 2024 - REGULAR MEETING	**REPORT:** 24-35
FROM:	ENGINEERING DIVISION	**FILE:** 5330-23-141
SUBJECT:	CAPITAL REQUEST - 56 AVENUE WIDENING PROJECT	

RECOMMENDATION:

That Council authorize $198,000 from Highway DCCs and $2,000 from the Capital Projects Reserve for a total additional $200,000 in funding to complete the road widening project on 56 Avenue from 21100 Block to 213A Street.

ANALYSIS:

The widening of 56 Avenue from 21100 Block to 213A Street achieved substantial completion in April of 2023. The project encountered multiple unknown underground utilities and conflicts at various stages of construction resulting in delays to the project completion. An additional $200,000 is required to finalize payment due to project delays and for completion of additional works.

Financial Implications:

To complete the project, an additional $200,000 is required, and is proposed to come primarily from Highway DCC's, as detailed in the following tables.

Township of Langley Capital Project Description						
Project Title:	56 Avenue Widening: 21100 Block to 213A Street					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$200,000				
Budget Remaining						
Total Projected Cost		$200,000				

Project Description *(Phased Project)	To widen 56 Avenue from the 21100 Block to the intersection of 213A Street to a 4-lane divided standard with curb, gutter, a 3.0m wide multi use path in the boulevard on the north side, raised medians/left turn lanes, street lighting, and landscaping. Also, to provide a 1.8m wide bike lane separated from the adjacent travel lanes with a curb with gaps for drainage.
Project Justification and Consequences of Not Proceeding *(Phased Project)	This project will support development of an adjacent affordable housing project. It will also improve safety of the corridor through the installation of left turns lanes and median separation and improve walking and cycling through the installation of a multi-use path and a protected bike lane.

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

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

Township of Langley Capital Project Description						
Project Title:	56 Avenue Widening: 21100 Block to 213A Street					
Work Breakdown	RDS1340-01					
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		$198,000				
Reserve: Capital Projects		$2,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$200,000**				
Total Currently Unfunded						

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 26, 2024 - REGULAR MEETING	**REPORT:**	24-39
FROM:	INFORMATION TECHNOLOGY DIVISION	**FILE:**	1070-01
SUBJECT:	CAPITAL REQUEST - IT EQUIPMENT REPLACEMENTS		

RECOMMENDATION:

That Council authorize the use of up to $800,000 from the Capital Projects Reserve for the replacement of network and data centre equipment, computers, monitors, printers, docking stations and other technology used by staff to deliver services to the public.

ANALYSIS:

Network and Data Centre Equipment Overview

The Information Technology (IT) Division replaces network and data centre equipment on a schedule based on when hardware will no longer be supported by the manufacturer. This is done to ensure all systems remain current with IT security updates and, in the event of a hardware failure, the Township can receive timely manufacturer support, minimizing negative impact to business operations. Used across 26 sites networked to the primary data centre in the Civic Facility, equipment is currently comprised of 143 network switches, with several large core switches in major facilities, 114 Wi-Fi access points, 32 firewalls, 19 large high-performance servers, over 50 battery backup systems, and a primary and secondary storage area network. The amount of equipment, critical to phone services, corporate and public Wi-Fi, access to information systems and the internet, continues to increase as existing facilities expand and new facilities are built.

Storage Area Network

A storage area network (SAN) is a network of hard drives that can be accessed by multiple servers or computers, providing a shared pool of storage space. Each computer on the network can access storage on the SAN. The Township utilizes SANs for the following benefits:

a) High-Performance Data Access: Crucial for systems that require quick and seamless access to substantial amounts of data.
b) Data Availability and Redundancy: Redundant safeguards against potential disk failures ensuring data remains accessible from alternative storage devices.
c) Efficient Backup and Recovery: Maintaining data integrity and expediting recovery in the event of data loss or system disruption.
d) Centralized Management: Allowing IT administrators to configure and monitor storage resources centrally, simplifying tasks such as allocating space, monitoring performance, and implementing security protocols.

Both the primary high-performance SAN at the Civic Facility and the secondary SAN at the Operations Centre will be obsolete and unsupported by January 2025. These SANs are critical

to the entire data centre environment and utilized by all the high-performance servers and business systems accessed by the entire organization.

Wi-Fi Access Points

There are 40 Wi-Fi access points scheduled for replacement because they are obsolete and will no longer supported by the manufacturer as of April 2024. These 9-year-old devices can be found in various facilities including the Operations Centre, George Preston and Walnut Grove recreation centres, the Civic Facility and some of the Fire Halls.

Network Switch

Many of the Township's larger facilities have a core network switch, the central brain of the network, where all the other switches and devices throughout the building connect back to access phones, applications, systems, and internet. The core switch at the Operations Centre no longer has software support, and hardware support ends in 2025. The procurement process will be initiated in Q4 of 2024.

Other Data Centre Hardware

There are additional components in the data centre such as uninterruptible power supplies (UPS) / battery backups and power distribution equipment in racks and cabinets used by network switches and servers. Cables and environment monitoring devices eventually fail or reach the end of their supported lifecycle and need replacing.

Computers

The IT Division regularly replaces desktop and laptops that have been in use for a minimum of four years. The objectives of proactively replacing computers on a scheduled basis are:

a) Technological Obsolescence: Following a regular replacement cycle ensures employees have access to up-to-date hardware that supports the latest software and applications, eliminating compatibility issues.
b) Productivity and Efficiency: Outdated hardware can impact employee productivity due to slower performance and increased downtime. Applications are continuously updated, requiring faster processors and more memory. Windows 11 requires more powerful computers than Windows 10. Providing employees with newer and faster computers enhances productivity.
c) Cost Optimization: Aging computers require more maintenance and troubleshooting, leading to increased user downtime and IT support costs. Adopting a regular replacement cycle can minimize maintenance expenses and reduce support requirements.

There are over 800 computers in use across the Township. In 2024, 195 computers used across all divisions are scheduled for replacement: 118 laptops and 77 desktops. Even with the primary objective of scheduled replacements being employee productivity, not every computer is replaced every four or five years. There are over 130 computers identified to be addressed when hardware fails, it no longer meets the needs of staff, or can no longer be effectively supported. For example, computers located in the lifeguard rooms of Walnut Grove, W.C. Blair, and Aldergrove recreation centres are over 6 years old. They are not being replaced because multiple employees share a computer with periodic use limited to accessing online scheduling systems, timesheets, and employee information.

Other End User Technology

The IT Division repairs or replaces other end user technology on a reactive basis. There are over a thousand computer monitors, several hundred docking stations, iPads, laser and receipt printers, small meeting room audio/video conferencing technology, digital signage systems, cables, adaptors, and power supplies, all of which need to be replaced when they fail.

Recycling

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

Financial Implications:

The IT Division is requesting $800,000 for the purchase of IT equipment in 2024:

1. Primary and secondary storage area network - $382,000
2. 40 Wi-Fi access points - $92,000
3. Operations Centre core network switch - $126,000
4. Other hardware when it fails and up to 195 computers - $200,000.

The IT Division is developing a framework for predicting proactive and reactive replacements for over 4500 IT assets and related products including network switches, Wi-Fi access points, servers, desktops, laptops, monitors, printers, iPads, docking stations, small meeting room systems, digital signage displays, UPSs, firewalls, power supplies, cables, etc. Once the framework is built, the IT Division and Finance Division will create a multi-year forecast to provide capital project funding requirements for IT equipment replacements which will be included in the 2025-2029 financial plan. The objective is to establish a consistent long term funding model to ensure the ongoing ability to provide services.

Township of Langley Capital Project Description						
Project Title:	IT Equipment Replacements					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$800,000				
Budget Remaining						
Total Projected Cost		$800,000				

Project Description *(Phased Project)	Replacement of storage array network (SAN) at Civic Facility, SAN upgrade at Operations Centre, replacement of wi-fi access points at various sites, core network switch at the Operations Centre, and address unplanned failures and obsolescence of UPSs, cables, and other data centre equipment. Replacement of computer equipment on a planned lifecycle and the reactive replacement of other user technology including monitors, docking stations, and printers.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Ensure all network and data centre equipment remains current with IT security updates and, in the event of a hardware failure, the Township can receive timely support, minimizing negative impact to business operations. Ensures staff have up-to-date desktops and laptops supporting the latest software and IT security updates. Outdated hardware can impact employee productivity due to slower speeds, increased user downtime, and IT support costs.

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

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

Township of Langley Capital Project Description						
Project Title:	IT Equipment Replacements					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		800,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$800,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Jim Makela
SENIOR MANAGER, INFORMATION TECHNOLOGY
for
INFORMATION TECHNOLOGY 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 26, 2024 - REGULAR MEETING	**REPORT:**	24-40
FROM:	BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	LSP00009
SUBJECT:	HOUSING ACTIONS: FAMILY-FRIENDLY UNITS		

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994; and

That Council authorize staff to schedule a Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994.

EXECUTIVE SUMMARY:

This report presents a policy to require family-friendly units as part of new apartment development. Bylaw No. 5994 proposes the following:

- Require a minimum of 10% of apartment units in buildings that are six (6) storeys or less to have at least three-bedrooms.
- Require a minimum of 5% of apartment units in buildings that are seven (7) storeys or more to have at least three-bedrooms.
- Require an overall average project unit size of 750 square feet.

These measures aim to increase the stock of three-bedroom apartment units in the Township. Family-friendly units are generally considered to be units with two or more bedrooms with maximized space to accommodate various family sizes. In the Township, aside from single family dwellings, the majority of three-bedroom units are provided in the form of townhouses, with three-bedroom apartments making up a small proportion of the total units.

The proposed family-friendly apartment policy will apply Township-wide. The policy will become effective on the date of adoption and will apply to all new apartment applications of ten (10) units or greater. Any in-stream rezoning applications will be granted a one-year grace period in order to receive fourth and final reading before the policy will apply.

PURPOSE:

This report presents a family-friendly apartment policy and bylaw for Council consideration requiring minimum requirements for three-bedroom units in new apartment development.

BACKGROUND/HISTORY:

On November 22, 2021, Council endorsed updates to the Housing Action Plan (HAP), which included Action 1A: Prepare a policy that requires a proportion of apartment units in new developments to be three or more bedrooms in size.

On December 4, 2023, Council received the Housing Action Update report for information and directed staff to proceed with a policy and bylaw amendments for family-friendly apartment units. Staff were directed to prepare a policy requiring new apartment development to provide three-bedroom units at the following rates:

- Require a minimum of 10% of units in buildings that are six (6) storeys or less to have at least three-bedrooms.
- Require a minimum of 5% of units in buildings that are seven (7) storeys or more to have at least three-bedrooms.
- Require an overall average project unit size of 750 square feet.

DISCUSSION/ANALYSIS:

This report presents a family-friendly apartment policy with minimum requirements for the percentage of three-bedroom units to be provided in new development, overall project average unit size, and design considerations to meet the needs of households with children. The proposed policy would apply Township-wide. The proposed ratio of three-bedroom apartment requirements aligns with best practices in the region which range from 5% to 25%. Within the region higher percentage requirements are typically directed towards the provision of two-bedroom units, with 5% to 10% requirements being applied to the provision of three-bedroom units.

The policy presents an average project unit size requirement of 750 square feet. The intent is to encourage a range of unit sizes with three-bedroom units being the largest. It is anticipated that a range of unit sizes will be required in order to meet the overall project average unit size by including two-bedroom, one-bedroom and studio apartments within an apartment residential project.

Family-friendly Design Manual

To assist in the implementation of the family-friendly policy, staff propose that a design manual be prepared. The design manual would assist by providing sample floorplans and room layouts for achieving the family-friendly design guidelines. Furthermore, sound transmission is a major concern for livability, and it is recommended that family-friendly units with 3-or-more bedrooms be required to achieve a minimum 60 impact insulation class (IIC) and sound transmission class ratings to reduce the transmission of noise associated with young children. The IIC rating of 60 is considered adequate for reducing noise transmission in multi-family developments based on a report prepared by Wakefield Acoustics Ltd. for the City of Vancouver. For comparison, a typical wood-frame multi-family building has an IIC rating of 25 based on BC Building Code standards, and a basic concrete multi-family building has an IIC rating ranging from 27-35. The design manual could be used to reference floor construction and design examples for minimizing impact noise between floors.

Conclusion

This report presents a family-friendly apartment policy with a minimum requirement for the percentage of three-bedroom units to be provided in new development and overall project average unit size. It is proposed that the family-friendly requirements will become effective for all new apartment residential applications proposing ten (10) units or more at the time of adoption

and will apply Township-wide. Any in-stream rezoning applications will be granted a one-year grace period in order to receive fourth and final reading before the policy will apply.

Respectfully submitted,

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT BYLAW NO. 5994

EXPLANATORY NOTE

Bylaw No. 5994 updates housing policy in the Official Community Plan to include minimum requirements for the provision of three-bedroom units in new apartment development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT BYLAW NO. 5994

A Bylaw to amend Township of Langley Official Community Plan Bylaw 1979 No. 1842

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 Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994."

2. The "Township of Langley Official Community Plan Bylaw 1979 No. 1842" as amended is further amended:

    a. Replace Section 3.1.6 with the following:

    "Encourage a wide range of multi-family housing unit sizes throughout the community, including larger units suitable for families with children (three or more bedrooms) as well as smaller units.

    New development applications with ten or more residential units are required to provide family-friendly units with three or more bedrooms as follows:

    a) That a minimum of 10% of the total project units be at least three-bedroom in buildings that are six storeys or less, unless otherwise stated.
    b) That a minimum of 5% of the total project units be at least three-bedroom in buildings that are seven storeys or more, unless otherwise stated.
    c) That the overall average project unit size be 750 square feet (69.68 square metres).
    d) Any application submitted prior to the final adoption of this policy shall be granted a twelve (12) month grace period from the date of final adoption of this policy, in order to receive fourth and final reading by Council of the Zoning Amendment Bylaw. If the process is not completed within the one-year period, the policy requirements shall apply."

READ A FIRST TIME the	day of	, 2024
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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 26, 2024 - REGULAR MEETING	**REPORT:**	24-37
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-24-0106
SUBJECT:	HIGHWAY DEVELOPMENT WORKS AGREEMENT BYLAW (BEEDIE (29TH STREET) HOLDINGS LTD.)		

RECOMMENDATION:

That Council give first, second and third reading to Highway Development Works Agreement (Beedie (29th Street) Holdings Ltd.) Bylaw No. 5982 for the provision of off-site highway infrastructure for the industrial area as shown in Schedule "A" Land Use Concept of the Aldergrove Community Plan.

EXECUTIVE SUMMARY:

Pursuant to Section 570 of the Local Government Act, Development Works Agreements (DWAs) are agreements between a municipality and a developer through which significant infrastructure and off-site services are provided by the developer. As part of the agreement, the municipality through adoption of a bylaw, undertakes to collect part of the cost of the works from owners of property within the benefiting area defined in the agreement and forward the funds to the developer.

DWAs are typically used to provide services to undeveloped 'greenfield' areas and must be supported by the majority of owners of land within the benefiting area through a formal petition process.

DWA Bylaw No. 5982 will facilitate the construction of traffic signals and intersection improvements, summarized in Schedule C of the Development Works Agreement Bylaw No. 5982, with an estimated total construction value, including engineering and administration fees, of $2,659,974.56; of which approximately $873,180.00 will be eligible for a Development Cost Charge Frontending Agreement, subject to Council approval. The remaining costs estimated at approximately $1,786,794.56 will form part of Highway DWA Bylaw No. 5982.

The Highway works is comprised of the following major components:

- traffic signal installation and intersection improvements at 264 Street & 29 Avenue
- fire signal installation at 264 Street & 30A Avenue

Property owners representing approximately 57.9% of the benefiting area and 55.6% of the assessed land value have indicated their support by signing the petition document, which has been reviewed and verified for sufficiency by the Township Clerk.

PURPOSE:

To request Council's consideration of a bylaw in relation to execution of a Development Works Agreement for Highway works.

BACKGROUND/HISTORY:

At the January 30, 2023 Regular Meeting, Council gave first, second and third readings to Rezoning Bylaw No. 5830 for a proposed development within the industrial area as shown in Schedule "A" Land Use Concept of the Aldergrove Community Plan. A public hearing was not required.

During the January 30, 2023 Regular Meeting, Council resolved the following:

> "*That another condition be added that a traffic light be installed at 264 Street and 29 Avenue, subject to Ministry of Transportation approval".*

The applicant has fulfilled the above as one of the development prerequisites set by Council prior to consideration of final reading. More specifically, Beedie (29th Street) Holdings Ltd. proposes to improve the intersection of 264 Street and 29 Avenue by installing left turn lanes and a traffic signal. In addition, a fire signal is proposed to be constructed at the intersection of 264 Street and 30A Avenue at no cost to the Township.

Policy No. 07-352, relating to implementation of DWAs, was adopted by Council at its meeting of November 15, 2004 and amended May 30, 2016. This policy, a copy of which is provided as Attachment A to this report, provides standardized guidelines for the execution and implementation of Development Works Agreements in accordance with provincial regulations.

Beedie (29th Street) Holdings Ltd. submitted the documents necessary for execution of the DWA in accordance with the provincial regulations and municipal policies.

DISCUSSION/ANALYSIS:

A DWA is an agreement executed between a municipality and a private developer, pursuant to Section 570 of the Local Government Act, for the provision of works by the municipality or by the developer. The works to be provided are generally major services that provide a benefit to a large area beyond the front-ending developer's lands. When the works are to be provided by the developer, the municipality is required to allocate all or part of the cost of the works to the owners of real property in the benefiting area.

This cost recovery mechanism is similar, in principle, to the 'latecomer' legislation, but has some distinct features and requirements. One of the primary differences is the requirement for a DWA to be authorized through a bylaw approved by Council. Approval of the bylaw is contingent upon a sufficient and valid petition from the owners of real property within the benefiting area having been presented to Council.

Pursuant to Section 212 of the Community Charter, a sufficient and valid petition is one that is signed by at least 50% of the owners of parcels that have at least 50% of the assessed value of the lands that would be subject to the DWA charge. In the case of Highway Development Works Agreement Bylaw No. 5982, the Township Clerk has reviewed and confirmed the sufficiency of the petitions submitted by the proponents. The Certificate of Sufficiency for the petition is provided as Attachment B to this report.

Another distinctive feature of a DWA is the flexibility it offers relating to the term and applicable interest rates. Unlike a latecomer agreement, there is no time limit specified in the Local Government Act for collection of charges payable under a DWA. The terms and interest rates applicable to DWAs can vary, depending on the economic climate and other market conditions, to suit each individual development. In the case of Beedie (29th Street) Holdings Ltd., the

interest rate is set at 8.7% valid over a period of 15 years from the date of final adoption of the DWA Bylaw.

DWA charges are payable to the Municipality prior to and as a condition of final adoption of a rezoning bylaw, approval of a subdivision plan, strata plan, development permit, development variance permit or building permit issuance for those lands included within the benefiting area. The collected funds are forwarded to the developer on an annual basis, after the actual costs of the works have been accepted by the Township.

Applicable Policies:

Other existing Township bylaws and policies relevant to the attached Development Works Agreement Policy are the Subdivision and Development Servicing Bylaw 2019 No. 5382 (as amended), Latecomer Policy No. 07-353 and Neighbourhood Plan Policy No. 07-220.

Legislation:

Highway Development Works Agreement Bylaw No. 5982 is in compliance with Sections 565 and 570 of the Local Government Act and Section 212 of the Community Charter.

Financial Implications:

There are not expected to be any financial implications to the Township as the works are financed by the developer. The municipal processing and administrative costs are also borne by the developer, at a rate of $15,000.

Respectfully submitted,

DAVE ANDERSON
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
CORPORATE ADMINISTRATION	W. Bauer

ATTACHMENT A Development Works Agreement Policy No. 07-352

ATTACHMENT B Certificate of Sufficiency for Bylaw No. 5982

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Development Works Agreement

Policy No:	**07-352**
Previous Policy No:	**07-401**
Approved by Council:	**2004-11-15**
Revised by Council:	**2016-05-30**

1. Purpose

1.1 To provide guidelines for the administration of Development Works Agreements.

2. Background

2.1 The Township of Langley is committed to the management of growth in an environmentally and fiscally responsible manner

2.2 The Neighbourhood Plans Policy provides the basis of a neighbourhood planning process that capitalizes on voluntary contributions and facilitates growth consistent with community goals and objectives.

2.3 Neighbourhood plans, adopted by Council, designate land uses, illustrate projected subdivision patterns, transportation facilities, servicing schemes, amenities and other facilities.

2.4 The *Local Government Act* (the Act), authorizes the Township to enter into development works agreements with private developers for the provision of sewage, water, drainage and highway facilities; and for the allocation of all or part of the costs associated with the construction of such facilities, amongst owners of real property within the benefitting area.

3. Related Policies

3.1 07-220 Neighbourhood Plans

3.2 07-230 Subdivision

3.3 Development Cost Charges Bylaw 2012 No. 4963, as amended

3.4 07-354 Development Cost Charges (DCCs)

3.5 Subdivision and Development Services Bylaw 2011, No: 4861, as amended

4. Policy

4.1 Development Works Agreements (DWAs) must be completed in compliance with all relevant statutes.

4.2 All works to be completed under a proposed DWA must be designed in harmony with the latest overall community and neighbourhood plans and corresponding engineering servicing schemes.

4.3 A bylaw authorizing a DWA may only be considered by Council, when supported by a sufficient petition from the owners of real property within the area subject to the DWA. Sufficiency of a petition is determined in accordance with governing statutes.

4.4 DWAs shall only be considered for the provision of works and services in areas of the Township where a Neighbourhood Plan has been adopted, or otherwise approved by Council; and only if such works and services are in support of proposed developments within the benefiting areas.

4.5 DWAs shall only be completed upon execution of a Servicing Agreement in accordance with the Township's Subdivision and Development Servicing Bylaw 2011 No. 4861, as amended, including provision of securities by the developer to ensure compliance with the terms and conditions of the DWA and the Servicing Agreement.

4.6 Requests for initiation of a DWA must be submitted in writing by the proponent to the Development Engineering Department and shall contain the following preliminary information:

4.6.1 Maps highlighting the works that are proposed under the DWA, the tributary catchment area of the proposed works and the benefiting area that is subject of the DWA, to scales not exceeding 1:2,500 with legal and topographical information, prepared by a qualified professional engineer.

4.6.2 Construction cost estimates for the proposed works, signed and sealed by a qualified professional engineer, indicating which components of the proposed works, if any, have been included in the Township Development Cost Charges program.

4.6.3 Confirmation of when the proposed works are to be provided and the anticipated term of the DWA.

4.6.4 A proposed formula for calculating the amount of specified charges in accordance with the act.

4.7 Requests for cost sharing by the Township must be submitted in writing and may be considered, subject to Council approval.

4.8 When actual construction costs are to be used in determining the specified charge in a DWA, the actual charge shall not exceed 110% of the estimated charge, unless the DWA bylaw is amended, complete with new petition.

4.9 Terms and conditions of a proposed DWA, including the term (validity period) and applicable interest rate (based on the current Bank of Canada rate plus 1.5%), must be agreed to by the Township prior to commencing the required petition process.

4.10 Charges imposed under a DWA shall be collected by the Township and held pending Township acceptance of actual costs. After acceptance of actual costs, payment will be forwarded to the developer on an annual basis, with no interest payable by the Township.

4.11 If the payments, referred to in 4.10 above, are returned to the Township and after all reasonable efforts by the Township to locate the developer and the said payments remain unclaimed after 12 months from the date of expiry of the DWA, any unclaimed funds shall be forfeited to the Township for use at its discretion.

4.12 When the works contemplated under a DWA include the installation of works whose costs have been included in calculating the Township Development Cost Charges (DCCs), owners within the benefiting area may be entitled to credits against DCCs payable in respect of a proposed development, all in accordance with bylaws, policies and statutes current at the time that such DCC payment is due and payable.

4.13 The term of a DWA commences at the time of adoption of the authorizing bylaw.

4.14 All works proposed under a DWA must be completed within two years of the date of final adoption of the authorizing bylaw.

4.15 All DWAs are subject to an administration fee of $1,000 plus applicable taxes, for each year of the term, payable prior to the execution date.

4.16 Detailed procedures and operational guidelines assist staff and the development community with implementation of this policy.

ATTACHMENT B

Township of Langley
Est. 1873

CERTIFICATE OF SUFFICIENCY

LOCAL AREA PETITION

DEVELOPMENT WORKS AGREEMENT FOR HIGHWAY WORKS (Bylaw No. 5982)

Pursuant to Section 212 of the *Community Charter*, I hereby certify that the attached petition to the Township of Langley Council for Highway Development Works Agreement Bylaw No. 5982 meets the following requirements and contains the following:

1) The petition is signed by at least 50% of the owners of the parcels that would be subject to the Drainage Development Works Agreement charge;
2) The signatures belong to the owners of the parcels having at least 50% of the assessed value of the land and improvements that would be benefit from the works;
3) That each page of the petition contains the necessary information as outlined in Section 212 (2) of the *Community Charter.*

The petition having met the requirements as provided by the *Community Charter*; I declare it sufficient for the purpose of Highway Development Works Agreement Bylaw No. 5982.

Declared at Langley, British Columbia
This 14 day of February 2024.

W. Bauer
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY DEVELOPMENT WORKS AGREEMENT

(BEEDIE (29TH STREET) HOLDINGS LTD.)

BYLAW NO. 5982

EXPLANATORY NOTE

Bylaw No. 5982 authorizes the execution of a Development Works Agreement between the Township of Langley and Beedie (29th Street) Holdings Ltd. for the provision of Highway Works in the Aldergrove Community Plan area of the Township of Langley, and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY DEVELOPMENT WORKS AGREEMENT

(BEEDIE (29TH STREET) HOLDINGS LTD.)

BYLAW NO. 5982

A Bylaw to enter into a Development Works Agreement;

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

1. This Bylaw may be cited for all purposes as "Highway Development Works Agreement (Beedie (29th Street) Holdings Ltd.) Bylaw No. 5982".

2. Appendix "A" is a copy of the Development Works Agreement.

3. If any section, subsection, sentence, clause or phrase of the Bylaw is for any reason held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding invalidity shall not affect the validity of the remainder of the Bylaw.

4. The Township enters into, and Mayor and Corporate Officer are authorized to, execute that certain form of Development Works Agreement attached to and forming part of this bylaw as Appendix "A".

5. This Bylaw is repealed 15 years after the date of its adoption.

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

APPENDIX “A” TO
BYLAW NO. 5982

DEVELOPMENT WORKS AGREEMENT

FOR HIGHWAY WORKS

Project # 10-24-0106

THIS AGREEMENT dated for reference the _____ day of _____, 2024

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

BEEDIE (29TH STREET) HOLDINGS LTD., a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 3030 Gilmore Diversion, Burnaby, BC. V5G 3B4

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within a highway catchment area of the Aldergrove Community Plan area is identified in Schedules "A" and “B” attached hereto.

B. AND WHEREAS highway works as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

C. AND WHEREAS the Works are not currently scheduled for construction by the Township.

D. AND WHEREAS certain portions of the Works are included within the Township’s Development Cost Charge program.

E. AND WHEREAS the Developer has agreed to construct the Works.

F. AND WHEREAS the Works may benefit the development of other lands within the Benefiting Area.

G. AND WHEREAS Section 570 of the Act authorizes the Township to enter into an agreement with the Developer for the provision of the Works and the allocation of all or part of the cost to construct the Works amongst lands within the Benefiting Area.

H. AND WHEREAS Section 565 of the Act states:

"(3) "Despite a development cost charge bylaw, if a work required to be provided under a development works agreement under section 570 (2) [municipal agreements with private developers] is included in the calculations used to determine the amount of a development cost charge, the applicable amount calculated under subsection (4) or (5) is to be deducted from the development cost charge that would otherwise be payable for that class of work."

(4) For a development cost charge payable by a developer for a work provided by the developer under the agreement, the amount deducted under subsection (3) is to be calculated as

(a) the cost of the work

less

(b) the amount to be paid by the municipality to the developer under section 570 (3) (b), other than an amount that is an interest portion under section 570 (6) (c).

(5) For a development cost charge payable by a person other than the developer referred to in subsection (4), the amount deducted under subsection (3) is to be calculated as

(a) the amount charged under section 570 (2) (b) to the owner of the property

less

(b) any interest portion of that charge under section 570 (6) (c)."

I. AND WHEREAS the Township and the Developer have entered into this Agreement to provide for the construction of the Works, the allocation of the costs thereof throughout the Benefiting Area and the collection and remittance of the Specified Charges imposed pursuant to the Development Works Agreement Bylaw.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of ONE $1.00 DOLLAR of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the Local Government Act, R.S.B.C. 2015, Chapter 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Actual Capital Cost of the Works**" means the actual Capital Cost of the Works as described in Section 4(d);

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property described in Schedule "A" attached hereto;

"**Benefiting Parcel**" means the parcels of land situated in the Benefiting Area as of the date of this Agreement and described in Schedule "A" and any subdivided portion thereof;

"**Capital Cost**" means the cost to design, engineer and construct the Works excluding Goods and Services Tax;

"**Council**" means the elected Council of the Township;

"**DCC Highway**" means that portion of the Works which is included in the Township's DCC program ($873,180);

"**Developer**" means Beedie (29th Street) Holdings Ltd.:

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw;

"**Development Cost Charge Bylaw**" means the Township's Development Cost Charge Bylaw 2020, No. 5555, enacted by the Township under the Act as revised, re-enacted or consolidated from time to time and any successor bylaws;

"**Development Works Agreement Bylaw**" means Beedie (29th Street) Holdings Ltd DWA Bylaw No. 5982 enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

"**Director of Community Development**" means the Director of Community Development for the Township or their designate;

"**Estimated Cost of the Works**" means the estimated Capital Cost of the entire Works, including the DCC portion. The Estimated Cost of the Works for Bylaw No. 5982 is $2,659,974.56;

"**Owner**" and "**Owners**" means each of the registered owners from time to time of a Benefiting Parcel;

"**Servicing Agreement**" means a servicing agreement in form and substance acceptable to the Director of Community Development executed by the Developer with respect to the construction and provision of the Works;

"**Specified Charge**" means $89,390.69 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

"**Term**" means the period of time that this Agreement is in effect as specified in Section 6;

"**Works**" means the Highway Works including the DCC portion and related appurtenances described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement.

3. CONSTRUCTION OF DRAINAGE

The Developer shall, at its sole cost and expense, construct and provide the Works in accordance with the Servicing Agreement.

4. HIGHWAY COSTS

(a) Upon development of a Benefiting Parcel during the Term, the Owner of that Benefiting Parcel shall pay to the Township the Specified Charge payable with respect to that development;

(b) The Specified Charge shall be payable to Township in accordance with the terms of the Development Works Agreement Bylaw;

(c) If a Specified Charge is payable, Council, an Approving Officer, a building inspector or other municipal authority may, but is not obligated to, approve a subdivision plan, strata plan, building permit, development permit, development variance permit or zoning bylaw necessary for the development of a Benefiting Parcel, or do any other thing necessary for the development of a Benefiting Parcel until the Specified Charge has been paid;

(d) After completion of the construction of the Works and in accordance with the Servicing Agreement and to the satisfaction of the Director of Community Development, the Developer’s engineer or an engineer appointed by the Township shall calculate and submit to the Director of Community Development for approval, the Actual Capital Cost of the Works.

(e) The Township is not responsible for financing any part of the design or construction of the Works;

(f) In consideration of the satisfactory completion of the construction of the Works by the Developer, to the acceptance of the Director of Community Development without incurring any cost to the Township, the Township agrees to collect from each Owner of a Benefiting Parcel the Specified Charges levied in accordance with the terms of the Development Works Agreement Bylaw;

(g) Subsequent to the completion of the construction of the Works in accordance with the Servicing Agreement to the acceptance of the Director of Community Development and the approval of the Actual Capital Cost of the Works, the Township shall pay to the Developer, at the beginning of the next calendar year and each calendar year thereafter, the Specified Charges collected from the previous year in respect of the development of Benefiting Parcels. The Township, at its sole discretion, may make partial payments at any time during a calendar year. The Township shall have no further obligation to the Developer to make any other payment pursuant to this Agreement. The Developer agrees that any interest earned by the Township on Specified Charges from the date of their collection to the date of their payment to the Developer shall be retained by the Township in consideration of the Township costs of administering this Agreement. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, all such unclaimed funds shall be retained forever by the Township; and

(h) In the event of the assignment or transfer of the rights of the Developer under Section 4(g), the Township shall pay any benefits accruing thereunder, after notice, to such successor of the Developer as the Township, in its judgment, deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon payment to the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

5. INTEREST

(a) Interest will be calculated from the later of the date the construction of the Works is completed and one year after the adoption of this bylaw to the date the Specified Charge is paid at a rate of 8.7% per annum calculated annually in advance.

6. TERM

(a) The term of this Agreement shall commence upon the adoption of the Development Works Agreement Bylaw and shall expire on the earlier of:

i) fifteen (15) years from the date of the adoption of the Development Works Agreement Bylaw; and
ii) upon the Developer receiving the maximum Specified Charges imposed upon the Benefiting Area pursuant to the Development Works Agreement Bylaw;

(b) The Developer covenants and agrees that no Specified Charges shall be due and payable to the Developer subsequent to the expiration of the Term.

The benefits and obligations of this Agreement shall come into force upon the adoption of the Development Works Agreement Bylaw.

7. LATECOMER CHARGES

(a) The Developer covenants and agrees that it will not apply for nor enter into any latecomer agreements with the Township with respect to the Works and the Developer hereby releases and discharges the Township, its officers, employees, servants and agents and covenants and agrees to indemnify and save harmless the Township, its officers, employees, servants and agents from and against all damages, losses, costs, actions, causes of action, claims, demands and expenses (including legal fees and litigation) which may arise or accrue to any person, firm or corporation against the Township, its officers, employees, servants and agents for which the Township, its officers, employees, servants and agents may pay, incur, sustain or be put to by reason of the application of Section 507 of the Local Government Act as amended from time to time to the Works.

8. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

(a) all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

(b) all expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

9. MUNICIPAL COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee of $15,000 for the preparation, registration and administration of this Agreement.

10. NOTICES

(a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail,

postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer at the following address:

Beedie (29th Street) Holdings Ltd.
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

and to the Township as follows:

The Corporation of the Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1
Attention: Manager of Development Engineering

Or such change of address as the Township has, by written notification, forwarded to the other parties.

(b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i) if delivered, on the date of delivery; or
ii) if mailed, then on the fifth (5^{th}) day after the mailing thereof.

11. BINDING ON SUCCESSORS

(a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

(b) The Developer shall not assign or transfer their interest in this Agreement without the prior written consent of the Township which consent may be arbitrarily withheld.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior Agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

13. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

14. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

(a) Schedule "A" – List of Benefiting Parcels
(b) Schedule "B" – Map of Benefiting Area
(c) Schedule “C” – Description of the Works

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY	SIGNED BY:	)
		)
	_____	)
		)
	In the presence of:	)
	(witness):	)
	Signature _____	)
	Name _____	)
	Address _____	)
	Occupation _____	)
FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY	SIGNED BY DIRECTOR, COMMUNITY DEVELOPMENT for and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY	)
	_____	)
	DIRECTOR, COMMUNITY DEVELOPMENT	)
		)
	SIGNED BY TOWNSHIP CLERK for and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY	)
	_____	)
	TOWNSHIP CLERK	)
		)
	In the presence of:	)
	(as to both Township signatures)	)
	_____	)
	Name:	)
	Address:	)
	Occupation:	)

SCHEDULE "A"
LIST OF BENEFITING PARCELS

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
1	004-009-649	26010 30A AVE	LT 32, SEC 24, TWP 10, NWD, PL NWP50170	1.90
2	004-009-657	26074 30A AVE	LT 33, SEC 24, TWP 10, NWD, PL NWP50170	2.00
3	012-265-748	26090 30A AVE	LT 8, SEC 24, TWP 10, NWD, PL NWP1590	3.83
4	025-635-557	26162 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL BCP5008	0.00
5	025-635-565	26260 30A AVE	LT 2, SEC 24, TWP 10, NWD, PL BCP5008	0.94
6	012-265-781	26264 30A AVE	LT 10, SEC 24, TWP 10, NWD, PL NWP1590	1.02
7	030-770-441	26316 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL EPP89117	0.00
8	009-088-059	26328 30A AVE	LT 20, SEC 24, TWP 10, NWD, PL NWP29151	0.00
9	009-088-067	26340 30A AVE	LT 21, SEC 24, TWP 10, NWD, PL NWP29151	0.00
10	002-178-753	26354 30A AVE	LT 22, SEC 24, TWP 10, NWD, PL NWP29151	0.00
11	009-116-249	26368 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL NWP22319	0.00
12	003-539-024	26388 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL NWP22319	0.00
13	012-265-837	3025 264 ST	SEC 24, TWP 10, NWD, PL NWP1590	0.00
14	030-770-459	N/A	LT 2, SEC 24, TWP 10, NWD, PL EPP89117	0.78
15	025-454-455	2947 264 ST	LT 1, SEC 24, TWP 10, NWD, PL BCP527	0.00
16	012-265-934	2931 264 ST	LT 12, SEC 24, TWP 10, NWD, PL 1590	0.97
17	000-599-182	2883 264 ST	LT 85, SEC 24, TWP 10, NWD, PL NWP65018	0.86
18	002-351-005	26292 29 AVE	LT 81, SEC 24, TWP 10, NWD, PL NWP60103	0.85
19	000-599-140	26331 28 AVE	LT 83, SEC 24, TWP 10, NWD, PL NWP65018	0.00
20	008-028-206	26291 28 AVE	LT 31, SEC 24, TWP 10, NWD, PL NWP44992	0.00

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
21	002-351-030	26245 28 AVE	LT 82, SEC 24, TWP 10, NWD, PL NWP60103	0.00
22	001-017-799	26225 28 AVE	LT 1, SEC 24, TWP 10, NWD, PL NWP68906	0.67
23	002-350-955	26244 29 AVE	LT 80, SEC 24, TWP 10, NWD, PL NWP60103	0.65
24	001-017-811	26224 29 AVE	LT 2, SEC 24, TWP 10, NWD, PL NWP68906	0.26
25	012-265-985	26195 28 AVE	SEC 24, TWP 10, NWD, PL NWP1590	0.75
26	012-266-094	26141 28 AVE	SEC 24, TWP 10, NWD, PL NWPNWP1590	1.55
27	012-266-124	26103 28 AVE	SEC 24, TWP 10, NWD, PL NWPNWP1590	1.14
28	000-558-486	26081 28 AVE	LT 77, SEC 24, TWP 10, NWD, PL NWP55388	0.95
29	005-308-640	26035 28 AVE	LT 76, SEC 24, TWP 10, NWD, PL NWP55388	0.99
30	005-308-704	2880 260 ST	LT 78, SEC 24, TWP 10, NWD, PL NWP55388	0.92
31	005-308-739	2888 260 ST	LT 79, SEC 24, TWP 10, NWD, PL NWP55388	0.97

Map Id	Folio	Net Developable Area (Ha)
1	280711008	1.897
2	280712007	1.999
3	280811114	3.824
4	759216056	EXCLUDED
5	759216065	0.933
6	281011003	1.024
7	769320030	EXCLUDED
8	281114009	EXCLUDED
9	281115008	EXCLUDED
10	281111002	EXCLUDED
11	281112001	EXCLUDED
12	281113000	EXCLUDED
13	281111119	EXCLUDED
14	769320049	0.784
15	758833024	EXCLUDED
16	281311117	0.971
17	281411027	0.855
18	281513006	0.848
19	281411009	EXCLUDED
20	281511008	EXCLUDED
21	281514005	EXCLUDED
22	281611007	0.678
23	281512007	0.650
24	281611016	0.266
25	281711113	0.745
26	281811112	1.555
27	281911111	1.140
28	281913002	0.946
29	281912003	0.987
30	281914001	0.924
31	281915000	0.969
SUB-TOTAL		21.995



SCHEDULE "B"
MAP OF BENEFITING AREA

DWA ROADWORKS CATCHMENT AREAS
SCHEDULE "B"

LEGEND
- EXCLUDED LANDS
- FRONT ENDER'S LAND
- BENEFITING LANDS

SCALE: 1:5000
DATE: 2024-01-25

DATA IS BASED ON THE TOWNSHIP OF LANGLEY GEOSOURCE DATABASE. THE INFORMATION WAS COMPILED IN SUPPORT OF THE DCCFA AND DWA AGREEMENTS. THE ACCURACY OF THIS INFORMATION SHOULD ONLY BE RELIED FOR THESE AGREEMENTS. FURTHER CONSULTING SHOULD BE COMPLETED FOR ANY DETAILED SITE ANALYSIS.

PROFESSIONAL ENGINEER
L. E. LUM
43905
BRITISH COLUMBIA
25 January 2024
Permit to Practice # 1001018

APLIN MARTIN
2000 - 2448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

G.1

SCHEDULE "C"
DESCRIPTION OF THE WORKS

Highways Works consisting of road widening, intersection improvements including traffic signal installation at 264 Street and 29 Avenue and fire signal at 264 Street and 30A Avenue, having an estimated construction cost of $2,659,974.56.

In accordance with accepted design drawings prepared by Ministry of Transportation and Infrastructure, dated December 6, 2023, as follows:

- Drawing Number R1-1096 - Sheets 1 to 31, and;

In accordance with accepted design drawings prepared by DMD & Associates Electrical Consultants Ltd., dated November 29, 2023, as follows:

- Drawing Number TE-23040-001 - Sheets 1 to 3
- Drawing Number TE-23041-001 - Sheets 1 to 2

DCC ID	Description	Location
18 R 302	Traffic Signal/Intersection Improvements	264 Street and 29 Avenue
18 R 303	Fire Signal	264 Street and 30A Avenue

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800 AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924 AMENDMENT (1180863 BC LTD.) BYLAW NO. 5971

EXPLANATORY NOTE

Bylaw No. 5971 amends the Central Gordon Estate Neighbourhood Plan by redesignating properties at 20370 and 20392 – 73A Avenue to Low Density Apartment (1.4 FSR), increasing the permitted density to 1.85 FSR and increasing the permitted height to five storeys to facilitate development of two apartment buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012
NO. 4924 AMENDMENT (1180863 BC LTD.) BYLAW NO. 5971

A Bylaw to amend Central Gordon Estate Neighbourhood Plan Bylaw No. 4924.

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 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".

2. The "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" as amended is further amended by:

   a) Adding the following bullet point after the last bullet point in Section 3.4.1.7:

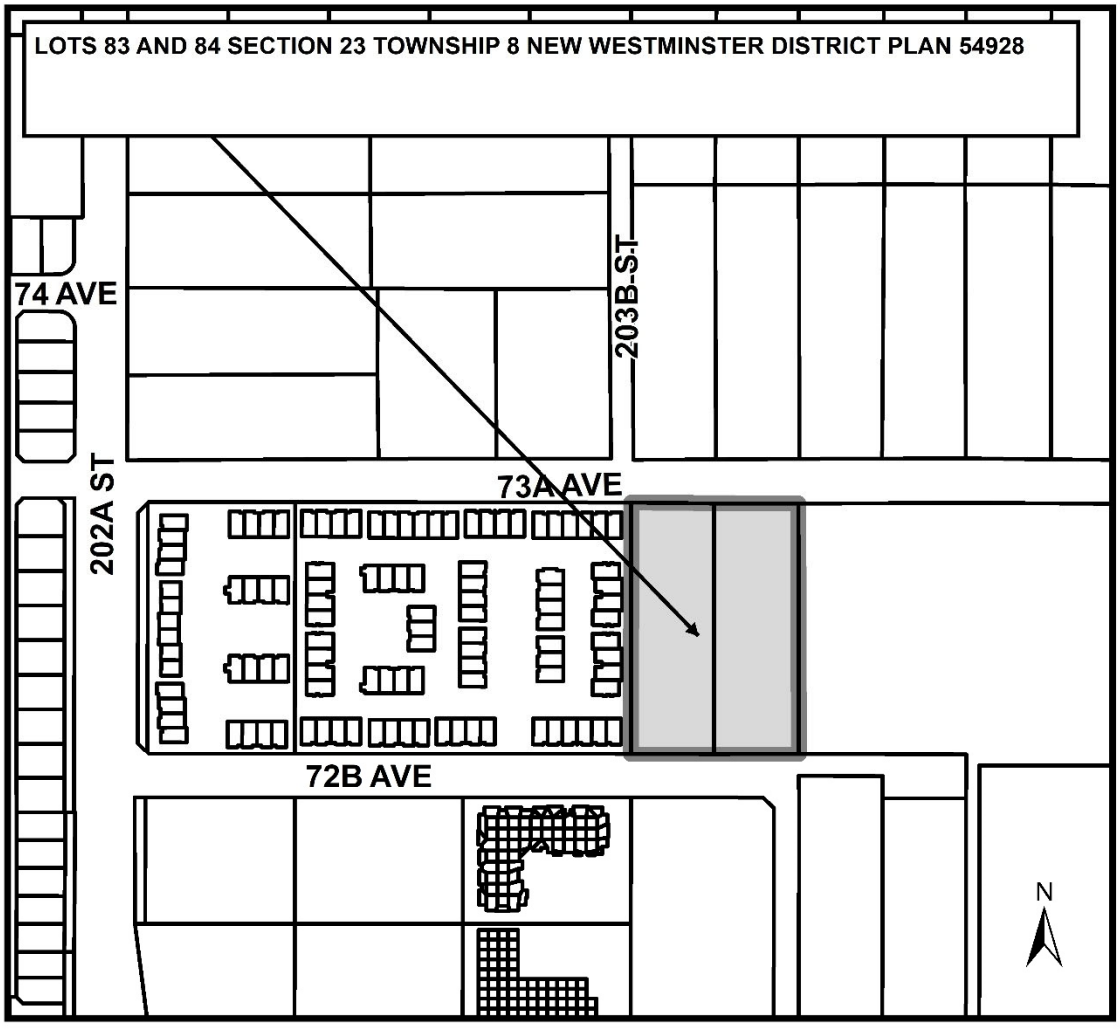
      - Notwithstanding the above, the maximum permitted residential density for lands legally described as Lots 83 and 84 Section 23 Township 8 New Westminster District Plan 54928 shall be 1.85 FSR and the maximum permitted height shall be five storeys.

   b) By amending Map 1 to change the land use designation for the lands to "Low Density Apartment (1.4 FSR)" for the areas shown on Schedule "A" attached to and forming part of this Bylaw.

READ A FIRST TIME the	29	day of	January	, 2024
READ A SECOND TIME the	29	day of	January	, 2024
PUBLIC HEARING HELD the	12	day of	February	, 2024
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5971



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1180863 BC LTD.) BYLAW NO. 5972

EXPLANATORY NOTE

Bylaw No. 5972 rezones approximately 0.89 ha (2.2 ac) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1180863 BC LTD.) BYLAW NO. 5972

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 (1180863 BC Ltd.) Bylaw No. 5972".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 150" after the words "Comprehensive Development Zone CD-149"
   b. Adding to Section 110 after the words "CD-149" the words "CD-150 – 6000 m²"
   c. By adding after Sections 1049 "Comprehensive Zone CD-149" the following as Section 1050 "Comprehensive Development Zone CD-150"

1050 **COMPREHENSIVE DEVELOPMENT ZONE CD-150**

Uses Permitted

1050.1 In the CD-150 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*

Density

1050.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-150 shall not exceed 1.85 FSR.

1050.3 **Lot Coverage**

Buildings and *structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1050.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4 metres from any *lot line*.

Height of Buildings and Structures

1050.5 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 four

storeys except for the portion of the *building* fronting 72B Avenue where the maximum *height* shall be five *storeys* as shown in Section 1050.11. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1050.6 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

1050.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1050.8 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

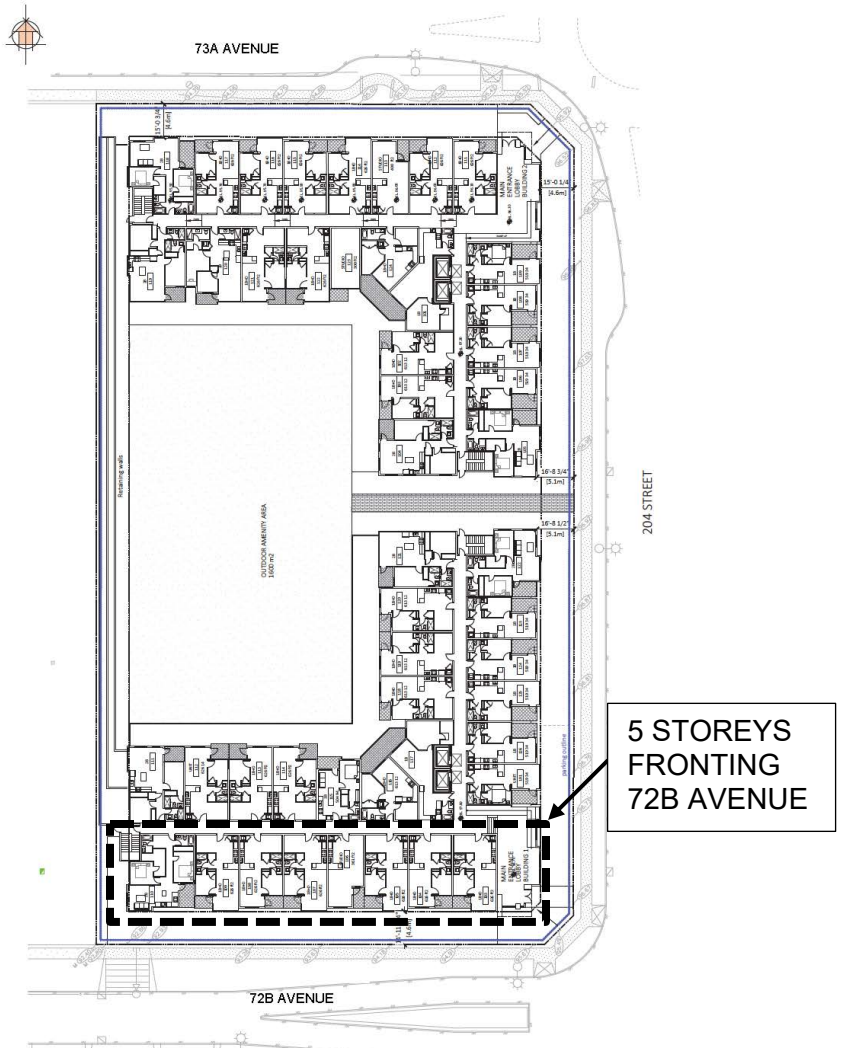
1050.9 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

1050.10 **Development Permit Requirements**

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

1050.11 **Overall Development Plan**

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



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

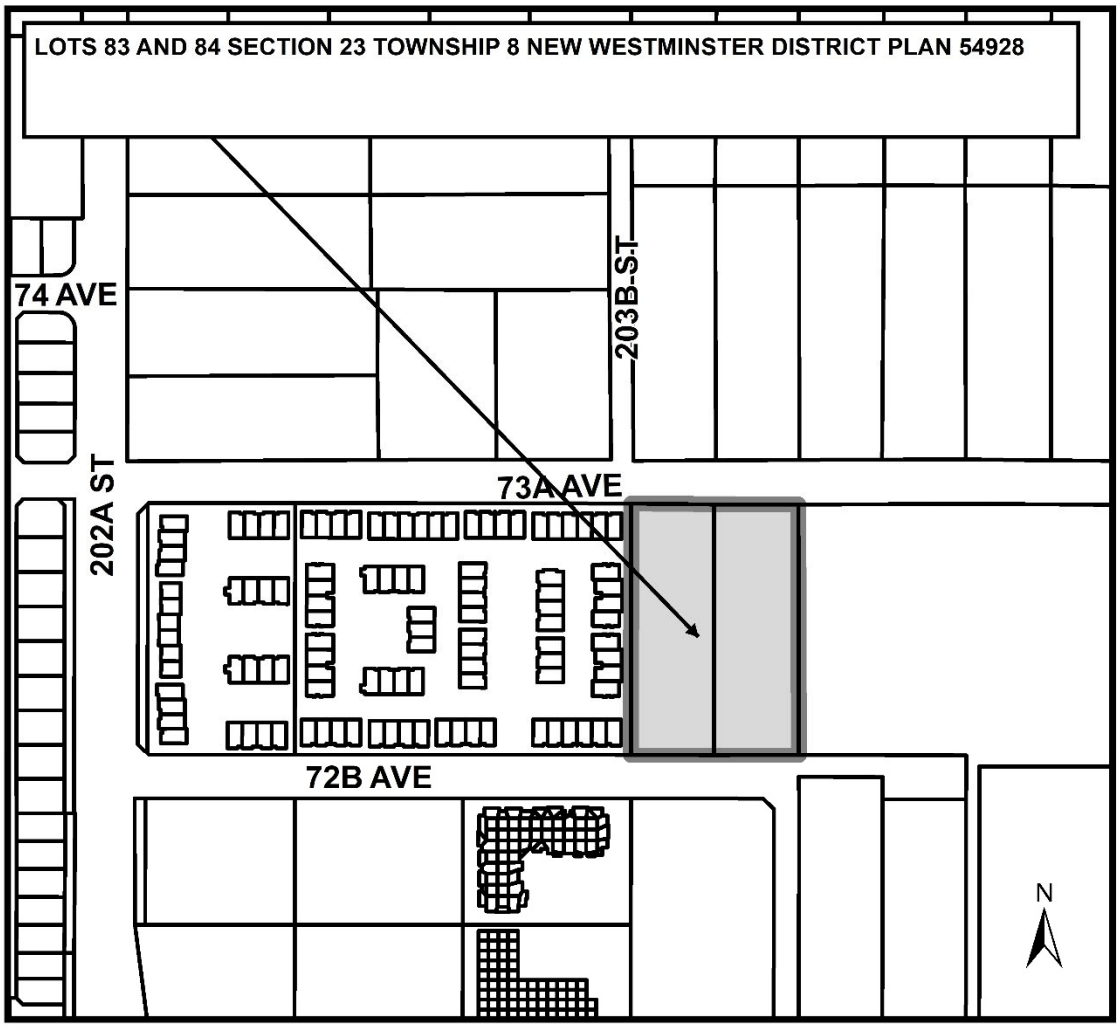
   Lots 83 and 84 Section 23 Township 8 New Westminster District Plan 54928

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-150.

READ A FIRST TIME the	29	day of	January	, 2024
READ A SECOND TIME the	29	day of	January	, 2024
PUBLIC HEARING HELD the	12	day of	February	, 2024
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5972



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 - REGULAR MEETING	**REPORT:**	24-13
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0185
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100273 (1180863 BC LTD. / FLAT ARCHITECTURE INC. / 20370 AND 20392 – 73A AVENUE)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 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.

RECOMMENDATION SUMMARY:

That Council abandon Bylaw No. 5622, give first and second reading to Bylaws No. 5971 and 5972 subject to nine (9) development prerequisites being satisfied prior to final reading of Bylaw No. 5972 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

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

EXECUTIVE SUMMARY:

Flat Architecture Inc. has applied on behalf of the owner to rezone approximately 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 in two buildings.

In July 2020, Council gave third reading to Rezoning Bylaw No. 5622 to facilitate development of 72 apartment units and 16 townhouse units on the subject site. The proponent indicates that "based on marketing input" the proposal has been revised. Accordingly, the current proposal requires the previous rezoning bylaw to be abandoned.

The subject site is currently designated Townhouse in the Central Gordon Estate Neighbourhood Plan which allows up to 40 UPA and 4-storey height if underground parking is provided. To accommodate the proposed development, the applicant has applied to amend the Central Gordon Estate Neighbourhood Plan by redesignating the subject site to Low Density Apartment (1.4 FSR), increasing the permitted density in the designation to 1.85 FSR and increasing the permitted height to 5-storeys for a portion of one of the proposed buildings fronting 72B Avenue

on a site-specific basis. Additionally, the application proposes to rezone the site to Comprehensive Development Zone CD-150.

As the proposed development generally supports objectives in the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan including locating higher densities near arterial roads and transit routes, staff recommend that Council consider the neighbourhood plan amendments and rezoning request, subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5971 and Rezoning Bylaw No. 5972.

REFERENCE:

Agent:	Flat Architecture Inc. 209, 6321 King George Boulevard Surrey BC V3X 1G1
Owner:	1180863 BC Ltd. 7695 – 211B Street Langley BC V2Y 0K7
Legal Description:	Lots 83 and 84 Section 23 Township 8 New Westminster District Plan 54928
Location:	20370 and 20392 – 73A Avenue
Area:	0.89 ha (2.20 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-150
Central Gordon Estate Neighbourhood Plan (existing):	Townhouse (15 – 40 UPA);
Central Gordon Estate Neighbourhood Plan (proposed):	Low Density Apartment (1.4 FSR / four-storeys) with site-specific amendment to accommodate a 1.85 FSR and a five-storey height on a portion of a building fronting 72B Avenue

BACKGROUND/HISTORY:

- The subject site is currently zoned Suburban Residential Zone SR-2, designated Multi Family in the Willoughby Community Plan and designated Townhouse (15 – 40 UPA) in the Central Gordon Estate Neighbourhood Plan.
- In July 2020, Council gave third reading to Rezoning Bylaw No. 5622 to facilitate development of 72 apartment units and 16 townhouse units on the subject site. The proponent indicates that "based on marketing input" the proposal has been revised to include an amendment to the Central Gordon Estate Neighbourhood Plan to increase the permitted density and height to accommodate two 4-storey apartment buildings on the site, with the portion of the building fronting 72B Avenue proposed to be 5-storeys.

DISCUSSION/ANALYSIS:

- The application proposes two apartment buildings comprising 205 units and a density of 1.85 FSR.
- To facilitate the development, the applicant has applied to amend the Central Gordon Estate Neighbourhood Plan by increasing the permitted density (from 40 UPA to 1.85 FSR) and height (from 4-storeys to 5-storeys) on the subject site.
- Staff do not object to the proposed amendments as the current designation permits apartments and the increase in height is limited to one street frontage.

Adjacent Uses:

	Existing Use	Latimer / Central Gordon Estate / Smith Neighbourhood Plan Designation	Existing Zoning
North:	73A Avenue, beyond which are suburban single-family lots	Single Family (8 UPA)	Suburban Residential Zone SR-2
South:	Unopened road dedication (72B Avenue) beyond which is an apartment site currently under construction	Low Density Apartment (1.4 FSR)	Comprehensive Development Zone CD-132
East:	Metro Vancouver water reservoir	Smith View Park	Suburban Residential Zone SR-2
West:	A townhouse site	Townhouse (15 – 40 UPA)	Comprehensive Development Zone CD-124

Central Gordon Estate Neighbourhood Plan Amendments:

- The subject site is currently designated Townhouse in the Central Gordon Estate Neighbourhood Plan which allows up to 40 UPA and 4-storey height if underground parking is provided.
- The proponent has applied to amend the land use to Low Density Apartment (1.4 FSR) with a site-specific provision to permit up to 1.85 FSR (noting 1,346 m² of road dedication along the east portion of the site) and a height of 5-storeys for a portion of one of the proposed buildings fronting 72B Avenue.
- The proposed amendments to the Central Gordon Estate Neighbourhood Plan take into account the proposed form, required road dedications and provision of design flexibility for a future development permit application.

Zoning Amendment:

- Bylaw No. 5972 proposes to rezone the site to new Comprehensive Development Zone CD-150, which permits apartment uses at 1.85 FSR with a maximum height of 4- and 5-storeys.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-150 zoning in terms of siting, site coverage, height, use and density.

Development Permits:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan. At this time, the proponent is not electing to advance a development permit with the application.
- Should Council advance the plan amendment and rezoning application, a future form and character development permit application that will further inform the final proposed density will be processed for Council consideration for the proposal.

Community Amenity Contributions:

- Recognizing that major OCP land use amendments for residential developments may result in potential increases in land value, Council adopted amendments to the CAC policy in December 2022 and February 2023.
- Section 5.2.(g) of the Community Amenity Policy indicates that for an application that includes an increase in the residential density beyond that established in the plan, an additional $25 / ft² target contribution for apartment uses (6-storeys or less) is applicable, in addition to the base contribution. The proposed plan amendment results in an additional 25,022.33 ft² of achievable floor space, resulting in a total contribution of $2,880,558.25 as outlined in the below table.

	Count	**Rate**	**Total**
Low Rise Apartments (6 storeys or less)	205	$11,000.00	$2,255,000.00
ft² exceeding Central Gordon Estate Neighbourhood Plan	25,022.33 ft²	$25 / ft²	$625,558.25
Total			**$2,880,558.25**

Tree Protection / Replacement:

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

Significant Trees on Site	**Significant Trees Retained**	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
1	0	66	66	15	81

Detailed Tree Management and Landscape plans for onsite areas will be provided in conjunction with a future development permit application.

Policy Considerations:

The proposed Central Gordon Estate Neighbourhood Plan amendment and rezoning application facilitate the development of approximately 205 apartment units.

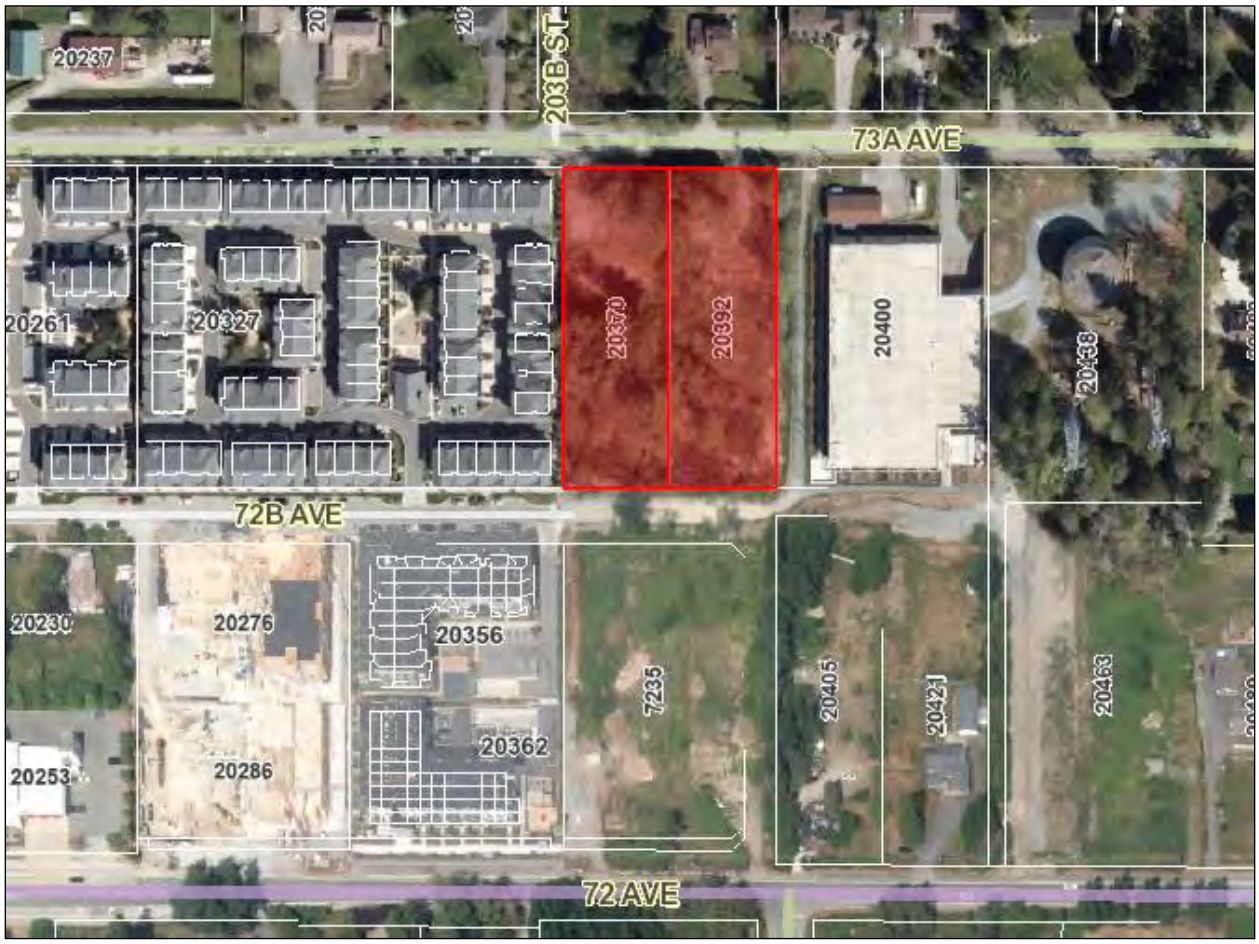
In staff's opinion, the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5971 and 5972 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing for Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5971 and Rezoning Bylaw No. 5972.

Respectfully submitted,

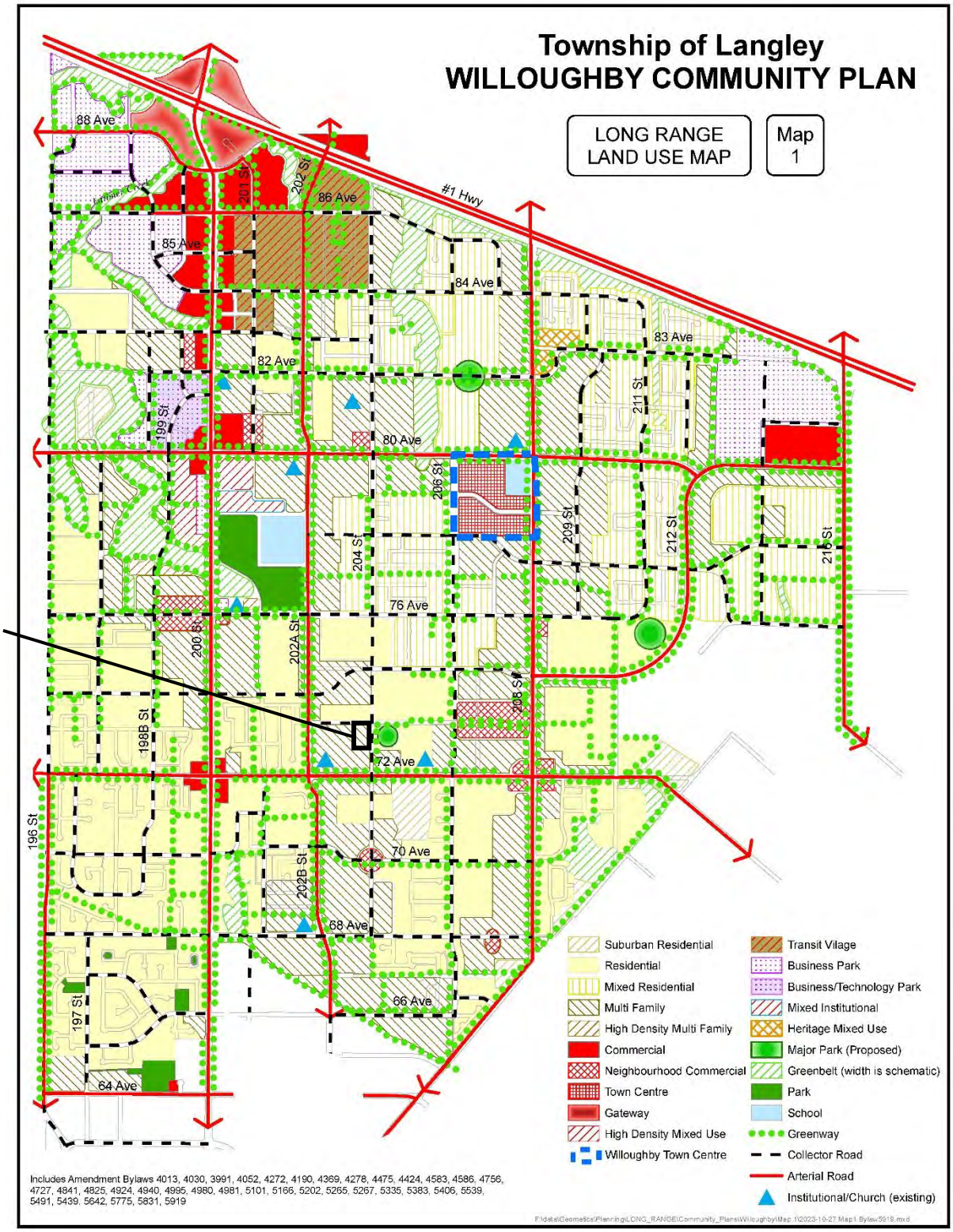
Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

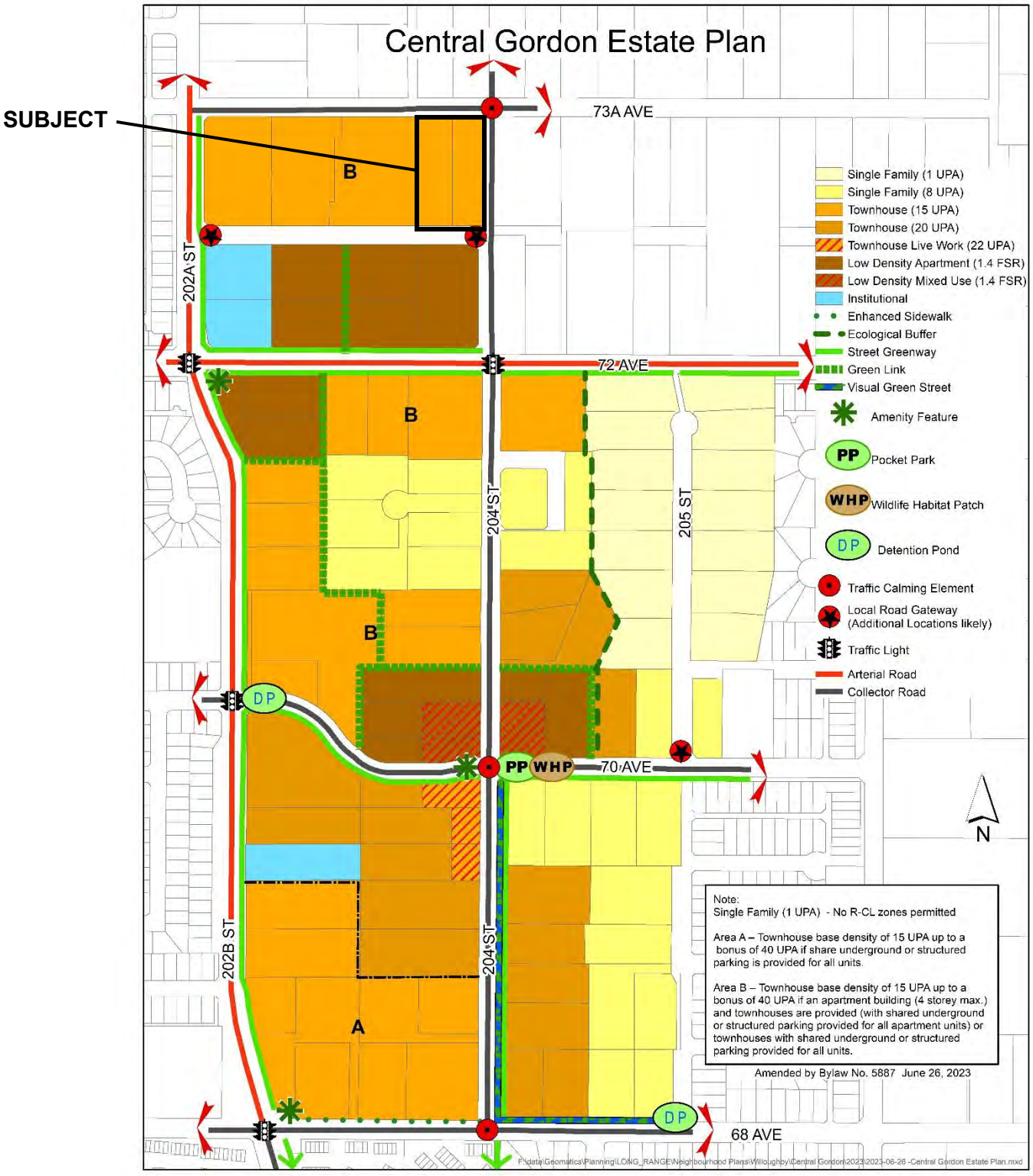
ATTACHMENT A Maps and Graphics

ATTACHMENT A



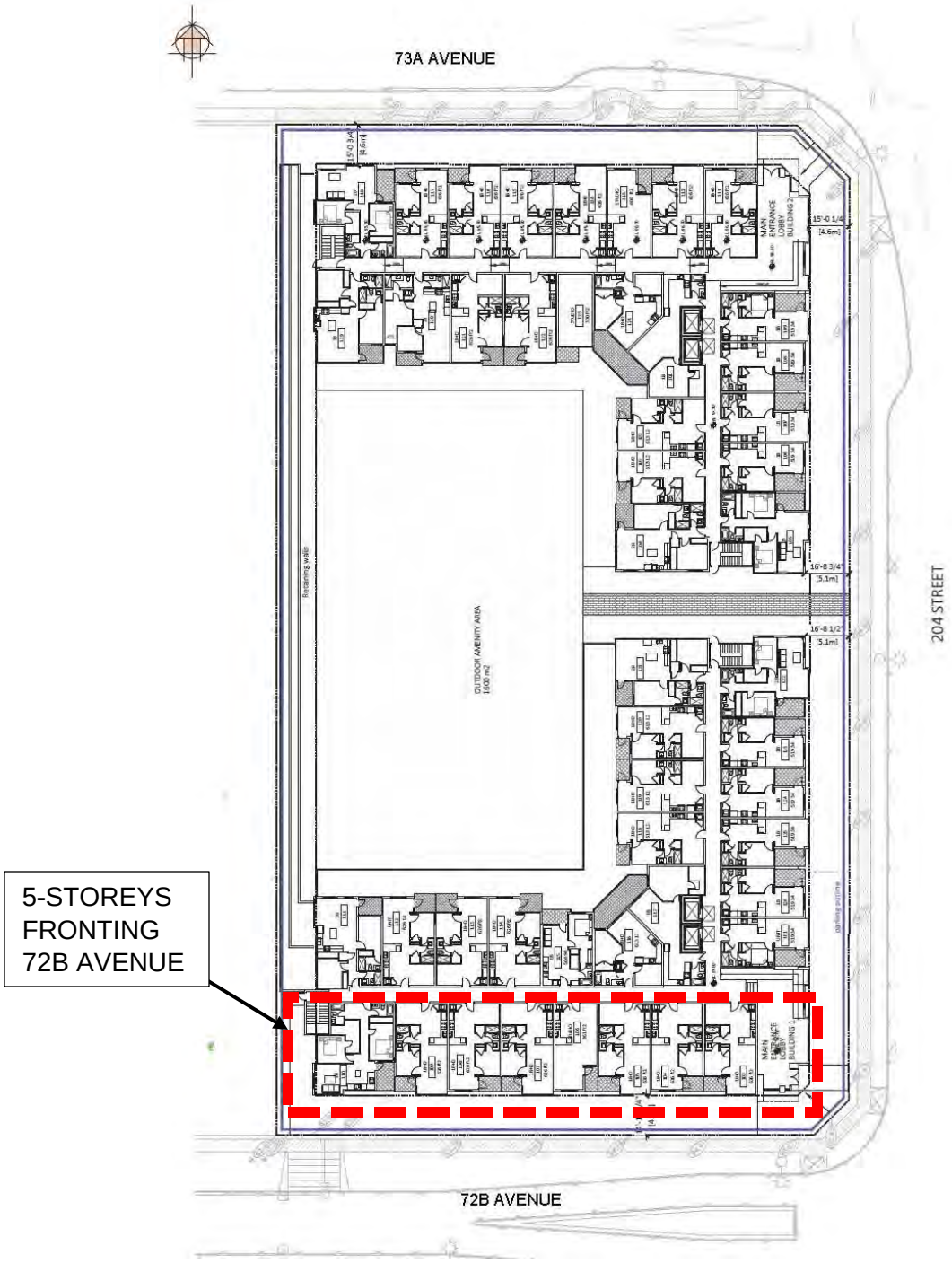
AERIAL PHOTO


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919


Central Gordon Estate Plan
SUBJECT
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
B
A
DP
PP
WHP
N
Single Family (1 UPA)
Single Family (8 UPA)
Townhouse (15 UPA)
Townhouse (20 UPA)
Townhouse Live Work (22 UPA)
Low Density Apartment (1.4 FSR)
Low Density Mixed Use (1.4 FSR)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Note:
Single Family (1 UPA) - No R-CL zones permitted
Area A – Townhouse base density of 15 UPA up to a bonus of 40 UPA if share underground or structured parking is provided for all units.
Area B – Townhouse base density of 15 UPA up to a bonus of 40 UPA if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.
Amended by Bylaw No. 5887 June 26, 2023
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Central Gordon\2023\2023-06-26 -Central Gordon Estate Plan.mxd



ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – PROVIDED BY APPLICANT

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	12	day of	February	, 2024
READ A SECOND TIME the	12	day of	February	, 2024
READ A THIRD TIME the	12	day of	February	, 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 Construction footprint less than 100 m^2 to a maximum of $10,000 Construction footprint between 100 and 150 m^2 to a maximum of $15,000 Construction footprint greater than 150 m^2 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)	Building Envelope, Driveway or Septic Field Conflicts	$100
	Trees that are inappropriate for their species, size or location	$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	12	day of	February	, 2024
READ A SECOND TIME the	12	day of	February	, 2024
READ A THIRD TIME the	12	day of	February	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (ESSENCE PROPERTIES (JERICHO CROSSING) INC.) BYLAW NO. 5864

EXPLANATORY NOTE

Bylaw No. 5864 rezones land located at 19925 and 19957 – 78B Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-181 to permit a comprehensive development consisting of 371 apartment units and 3,042 m^2 (32,749 ft^2) of ground floor commercial space in four 6-storey buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ESSENCE PROPERTIES (JERICHO CROSSING) INC.) BYLAW NO. 5864

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 (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5864".

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-181" after the words "Comprehensive Development Zone CD-180"
   (2) Adding to Section 110.1 after the words "CD-180" the words "CD-181 – 1.4 ha"
   (3) Adding after Section 1080 "Comprehensive Development Zone CD-180" the following as Section 1081 "Comprehensive Development Zone CD-181"

1081 **COMPREHENSIVE DEVELOPMENT ZONE CD-181**

Uses Permitted

1081.1 In the CD-181 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) *group children's day care* subject to Section 1081.3
4) *residential uses* subject to Section 1081.2
5) *commercial uses* subject to Section 1081.3
6) offices subject to Section 1081.3

Residential Uses

1081.2 *Apartment* units are permitted in the residential buildings and above the ground floor of the mixed-use buildings as indicated in Section 1081.13.

Commercial / Office Uses

1081.3 *Commercial uses, group children's day cares and* office *uses* are permitted on the ground floor of the mixed-use buildings as indicated in Section 1081.13

Density

1081.4 The maximum *floor space ratio* of lands zoned CD-181 shall not exceed 1.75.

Lot Coverage

1081.5 *Lot coverage* of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1081.6 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1081.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with and not exceed 6 storeys. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is less.

Subdivision Requirements

1081.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1081.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1081.10 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

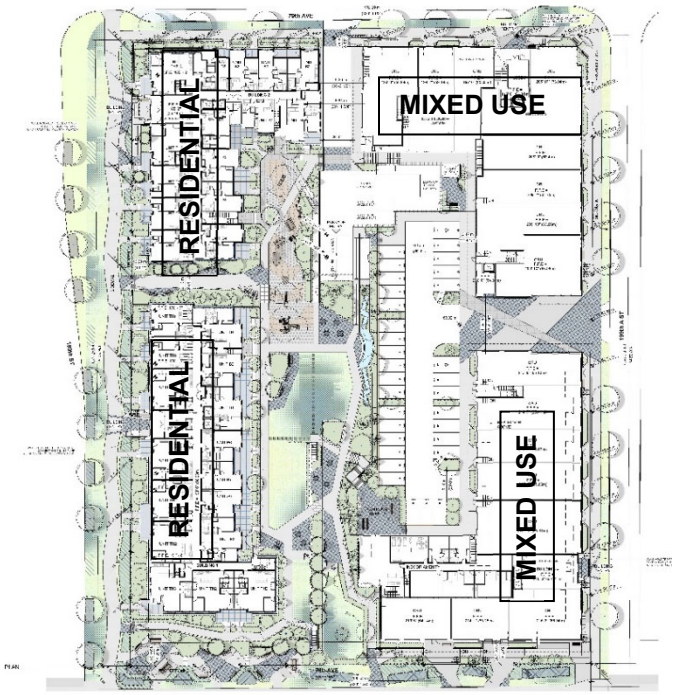
1081.11 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1081.12 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Site Plan

1081.13 Development in this zone shall conform substantially with the site plan as shown below:



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

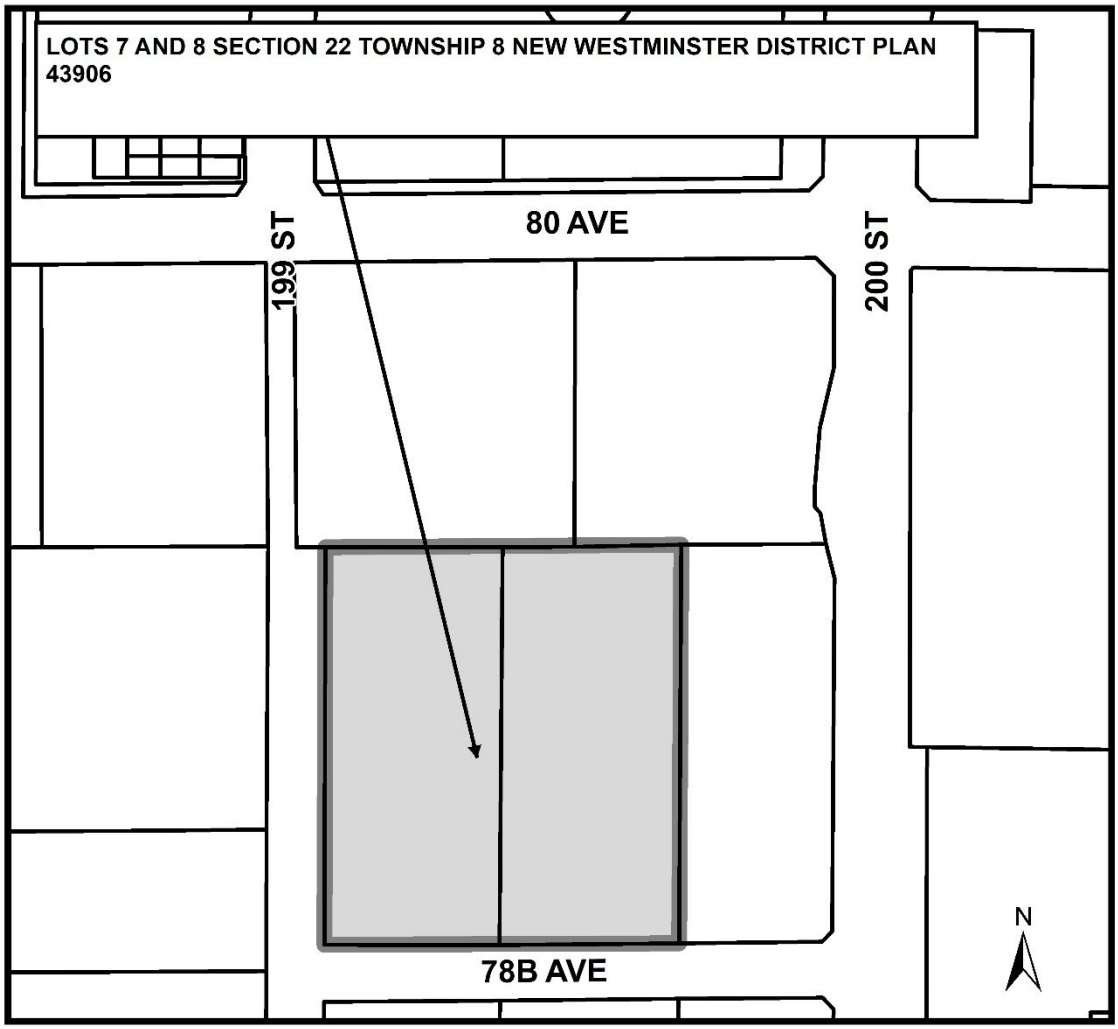
Lots 7 and 8 Section 22 Township 8 New Westminster District Plan 43906

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-181.

NOTICE WAS ADVERTISED the	6 and 13	day of	April	, 2023
READ A FIRST TIME the	17	day of	April	, 2023
READ A SECOND TIME the	17	day of	April	, 2023
READ A THIRD TIME the	17	day of	April	, 2023
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5864



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

Development Permit No. 101244

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

1. NAME: Essence Properties (Jericho Crossing) Inc.

   ADDRESS: 118, 3950 – 191 Street
   Surrey BC V3Z 0Y6

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: Lots 7 and 8 Section 22 Township 8 New Westminster District Plan 43906

   CIVIC ADDRESS: 19925 and 19957 - 78B Avenue

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

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

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

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

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

   This permit is not a building permit.

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

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

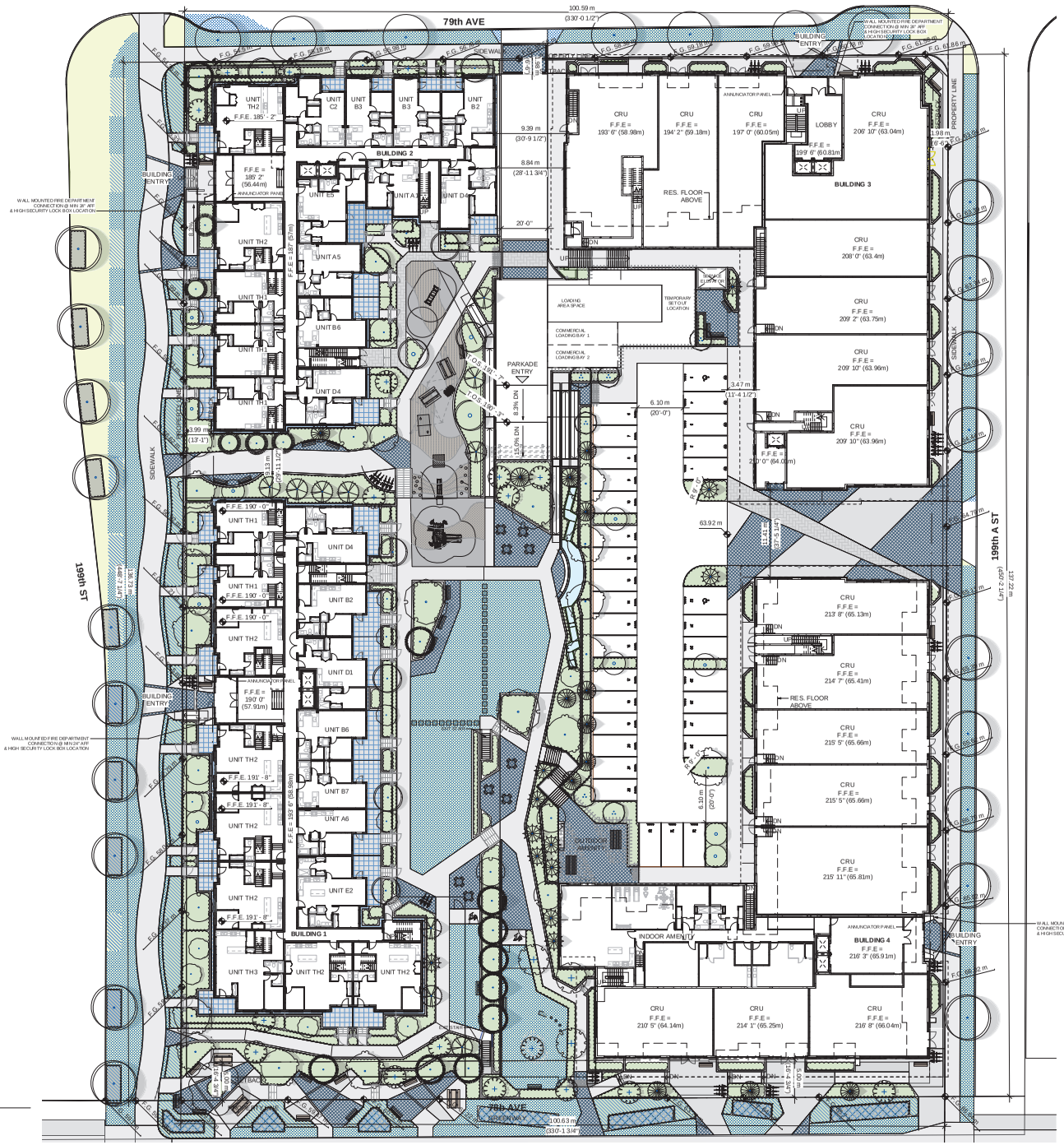
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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

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

Attachments:

Schedule A	Architectural Drawings
Schedule B	Landscaping Drawings



1 SITE PLAN
1 : 250

N

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SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
MW/KC	RC
SCALE: 1:250	PROJECT NO.: 702

SHEET: SITE PLAN

SCHEDULE A

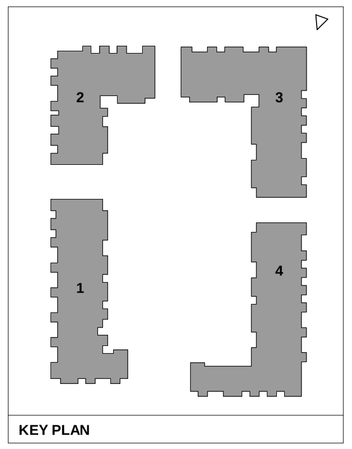
I.2

REV NO.:

SHEET NO.: A1.00



VIEW FROM CORNER OF 199A STREET & 79 AVENUE - LOOKING SOUTH-WEST



KEY PLAN

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LANGLEY, BC

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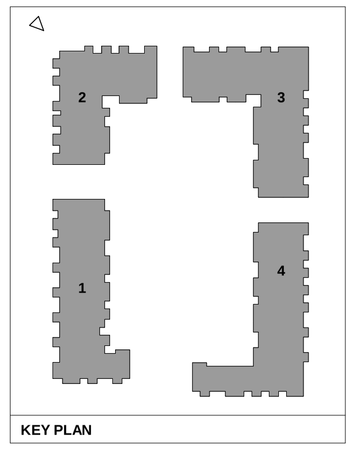
SHEET TITLE:

3D PERSPECTIVES

REV. NO.:	SHEET NO.:
	A0.01



VIEW FROM CORNER OF 199 STREET & 79 AVENUE - LOOKING SOUTH-EAST



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TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP	RC
SCALE:	PROJECT NO.: 702

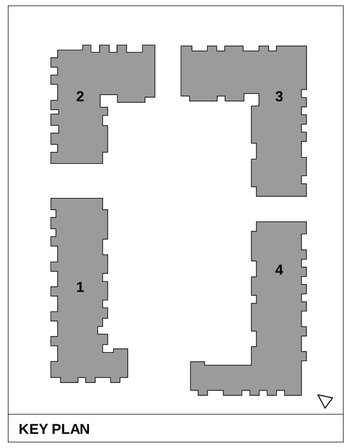
SHEET TITLE:

3D PERSPECTIVES

REV. NO.:	SHEET NO.:
	A0.02



VIEW FROM CORNER OF 199A STREET & 78B AVENUE (GREENWAY) - LOOKING NORTH-WEST



KEY PLAN

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ESSENCE PROPERTIES

PROJECT:

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19925 & 19957
78B AVE.
LANGLEY, BC

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SCALE:	PROJECT NO.: 702

SHEET TITLE:

3D PERSPECTIVES

REV. NO.:

SHEET NO.:

A0.03



OVERALL 3D VIEW FROM 199A STREET (HIGH STREET)



OVERALL 3D VIEW FROM 199 STREET

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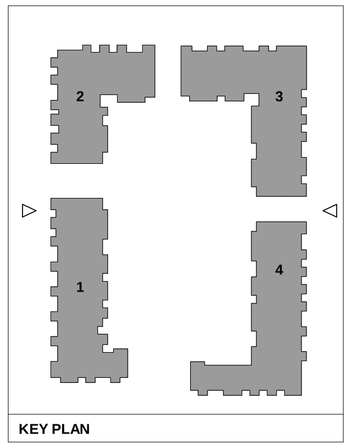
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ESSENCE PROPERTIES

PROJECT:

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19925 & 19957
78B AVE.
LANGLEY, BC

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WN/RP	RC
SCALE:	PROJECT NO.: 702

SHEET TITLE:

3D PERSPECTIVES

REV. NO.:

SHEET NO.:

A0.04

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	
B	ALUMINUM SIDING 4" LIGHT NATIONAL WALNUT	
C	HARDIE SIDING 5 1/4" JAMES HARDIE SIDING - ARCTIC WHITE	
D	HARDIE SIDING 5 1/4" JAMES HARDIE SIDING - IRON GRAY	
E	HARDIE PANEL HARDIE - SMOOTH REVEAL PANEL WITH SURROUND TRIM - ARCTIC WHITE	
F	HARDIE PANEL HARDIE - SMOOTH REVEAL PANEL WITH SURROUND TRIM - IRON GRAY	
G	METAL PANEL ALUMINUM IRON GRAY	
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME	
J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN	
K	ARCHITECTURAL CONCRETE SMOOTH FINISH	
L	LONG BOARD BEAM FINS/LOUVERS LIGHT NATIONAL WALNUT	
M	VINYL SOFFITS WHITE VINYL	
N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT	
O	DOOR PAINTED - IRON GRAY	
P	WINDOWS & DOORS COMMERCIAL STD. BLACK PRE-FINISHED ALUMINUM FRAME	
Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT	



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PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

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SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

MATERIAL BOARD

I.2

REV. NO.:

SHEET NO.:

A4.00



1 BUILDING 1 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 1 SOUTH ELEVATION
1/8" = 1'-0"

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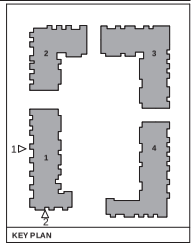
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SEAL:

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



KEY PLAN

CICCOZZI ARCHITECTURE

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ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 1 ELEVATIONS

I.2

REV NO.:

SHEET NO.: A4.01



1 BUILDING 1 EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 1 NORTH ELEVATION
1/8" = 1'-0"

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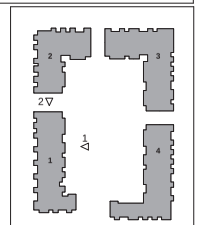
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SEAL:

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	I	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
J	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



KEY PLAN

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

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HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

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SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 1 ELEVATIONS

I.2

REV NO.:

SHEET NO.:

A4.02



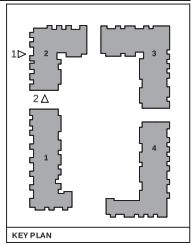
1 BUILDING 2 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



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SHEET TITLE:

BUILDING 2 ELEVATIONS

I.2

REV. NO.:

SHEET NO.:

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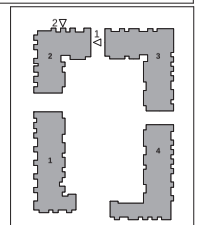
1 BUILDING 2 EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 2 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

- A — PACIFIC ART STONE: CHARCOAL, METRO BRICK
- B — ALUMINUM SIDING: LIGHT NATIONAL WALNUT
- C — HARDIE SIDING: JAMES HARDIE - ARCTIC WHITE
- D — HARDIE SIDING: JAMES HARDIE - IRON GRAY
- E — HARDIE PANEL: JAMES HARDIE - ARCTIC WHITE
- F — HARDIE PANEL: JAMES HARDIE - IRON GRAY
- G — METAL PANEL: PAINTED - IRON GRAY
- H — BALCONIES & RAILINGS: STD. BLACK, SIDE MOUNTED ALUMINUM POST
- I — WINDOWS & DOORS RESIDENTIAL: STD. BLACK, PRE-FINISHED VINYL FRAME
- J — GLASS SPANDREL: BM - 2134-30 - IRON MOUNTAIN
- K — ARCHITECTURAL CONCRETE: SMOOTH FINISH
- L — LONGBOARD PRIVACY BEAM FINS/LOUVRE: LIGHT NATIONAL WALNUT
- M — VINYL SOFFITS: WHITE VINYL
- N — LONGBOARD SOFFITS: LIGHT NATIONAL WALNUT
- O — DOOR: PAINTED - IRON GRAY
- P — WINDOWS & DOORS COMMERCIAL: STD. BLACK, PREFINISHED ALUMINUM FRAME
- Q — LONGBOARD LINK & LOCK PRIVACY SCREEN: LIGHT NATIONAL WALNUT



KEY PLAN

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19925 & 19957
78B AVE.
LANGLEY, BC

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BUILDING 2 ELEVATIONS

I.2

REV NO.:

SHEET NO.: A4.04



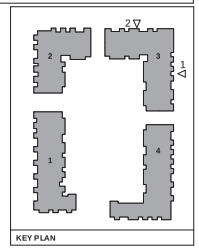
1 BUILDING 3 EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 3 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



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DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 3 ELEVATIONS

I.2

REV. NO.:

SHEET NO.: A4.05



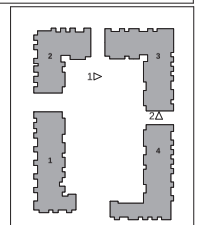
1 BUILDING 3 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 3 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



KEY PLAN

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REVISION:

NO.:	DATE:	DESCRIPTION:

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2021.04.09	ISSUED FOR DP
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2022.11.24	RE-ISSUED FOR DP

SEAL:

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 3 ELEVATIONS

I.2

REV. NO.:

SHEET NO.: **A4.06**



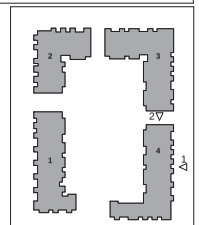
1 BUILDING 4 EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 4 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

- A — PACIFIC ART STONE: CHARCOAL, METRO BRICK
- B — ALUMINUM SIDING: LIGHT NATIONAL WALNUT
- C — HARDIE SIDING: JAMES HARDIE - ARCTIC WHITE
- D — HARDIE SIDING: JAMES HARDIE - IRON GRAY
- E — HARDIE PANEL: JAMES HARDIE - ARCTIC WHITE
- F — HARDIE PANEL: JAMES HARDIE - IRON GRAY
- G — METAL PANEL: PAINTED - IRON GRAY
- H — BALCONIES & RAILINGS: STD. BLACK, SIDE MOUNTED ALUMINUM POST
- J — WINDOWS & DOORS RESIDENTIAL: STD. BLACK, PRE-FINISHED VINYL FRAME
- J — GLASS SPANDREL: BM - 2134-30 - IRON MOUNTAIN
- K — ARCHITECTURAL CONCRETE: SMOOTH FINISH
- L — LONGBOARD PRIVACY BEAM FINS/LOUVRE: LIGHT NATIONAL WALNUT
- M — VINYL SOFFITS: WHITE VINYL
- N — LONGBOARD SOFFITS: LIGHT NATIONAL WALNUT
- O — DOOR: PAINTED - IRON GRAY
- P — WINDOWS & DOORS COMMERCIAL: STD. BLACK, PREFINISHED ALUMINUM FRAME
- Q — LONGBOARD LINK & LOCK PRIVACY SCREEN: LIGHT NATIONAL WALNUT



KEY PLAN

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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

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2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 4 ELEVATIONS

I.2

REV. NO.:

SHEET NO.: **A4.07**



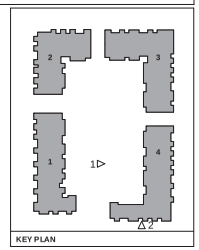
1 BUILDING 4 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



KEY PLAN

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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 4 ELEVATIONS

I.2

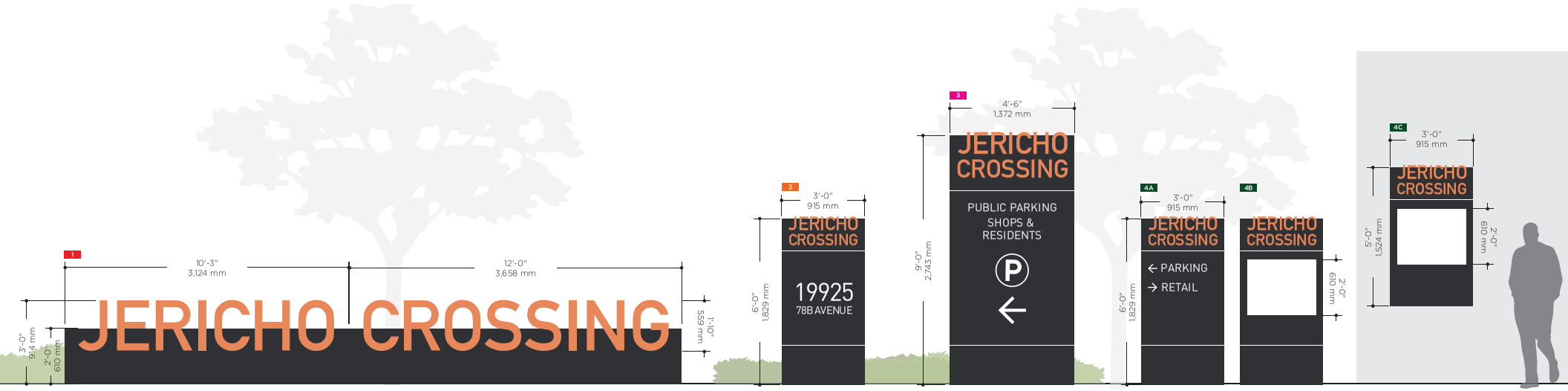
REV NO.:

SHEET NO.: **A4.08**

1.1 ST OVERVIEW 1 OF 3

A cohesive "family" of Sign Types, scaled appropriately for the intended user/function. The Sign Types proposed for the overall Jericho Crossing site are summarized as per below:

ELEVATIONS ARE FOR REFERENCE ONLY.



1 **ST 1: GATEWAY SIGN**

SIZE: Max. O.A. 22'-3" W x 3'-0" H

DESCRIPTION: Single-sided main gateway sign with individual painted aluminum dimensional letters, illuminated with external LED uplight bar.

2 **ST 2: BUILDING ID**

SIZE: Max. O.A. 3'-0" W x 6'-0" H

DESCRIPTION: Internally-illuminated freestanding sign panel painted dark grey, individual painted aluminum dimensional letters, with 1/2" raised applied thick dimensional acrylic letters painted white. Sign panel is sleeved over and secured to internal support frame.

3 **ST 3: PRIMARY DIRECTIONAL**

SIZE: Max. O.A. 4'-6" W x 9'-0" H

DESCRIPTION: Internally-illuminated freestanding sign panel painted dark grey, individual painted aluminum dimensional letters, with 1/2" raised applied thick dimensional acrylic letters painted white. Sign panel is sleeved over and secured to internal support frame.

4A **ST 4A: SECONDARY DIRECTIONAL**

SIZE: Max. O.A. 3'-0" W x 6'-0" H

DESCRIPTION: Non-illuminated or Illuminated freestanding sign panel painted dark grey, individual painted aluminum dimensional letters with reflective white cutout vinyl directional graphics/text. Sign panel is sleeved over and secured to internal support frame.

4B **ST 4B: SECONDARY DIRECTORY WITH MAP**

SIZE: Max. O.A. 3'-0" W x 6'-0" H

DESCRIPTION: Non-illuminated or Illuminated freestanding sign panel painted dark grey, individual painted aluminum dimensional letters with reflective white cutout vinyl directional graphics/text. Map graphics digitally printed first surface with polycarbonate film overlay applied to sign facesign panel is sleeved over and secured to internal support frame.

4C **ST 4C: WALL MAP ID**

SIZE: Max. O.A. 3'-0" W x 5'-0" H

DESCRIPTION: Non-illuminated sign panel painted dark grey, individual painted aluminum dimensional letters with reflective white cutout vinyl directional graphics/text, map graphics digitally printed first surface with polycarbonate film overlay applied to sign face, mounted to wall.



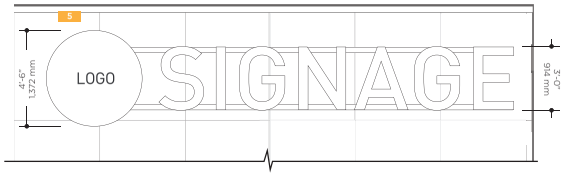
1 SIGN TYPE OVERVIEW 1 OF 3
G.1 SCALE: 1:40

CLIENT NAME. Essence Properties
FILE NAME. 22003 Essence Living Jericho Crossing 1.1 ST Overview 1 of 3.ai
DATE. 2022-04-01
PROJECT. 22003
DRAWN BY. KO
REVIEW BY. NC

1.2 ST OVERVIEW 2 OF 3

A cohesive "family" of Sign Types, scaled appropriately for the intended user/function. The Sign Types proposed for the overall Jericho Crossing site are summarized as per below:

ELEVATIONS ARE FOR REFERENCE ONLY.







5 **ST 5: ANCHOR TENANT SIGN**

SIZE: Max. 4'-6" Logo H x 3'-0" H Text Ht , length varies to suit entrance width

DESCRIPTION: Dimensional aluminum channel letters and logo with returns painted silver to match natural anodized aluminum, with acrylic face internally illuminated with 5000K LEDs. Mounted to glazed building fascia with 3" x 3" integrated aluminum raceways to conceal electric supply, painted to match architectural finish.

9A **ST 9A: ADDRESS BUILDING ID**

SIZE: Max. 1'-6" H

DESCRIPTION: Non-illuminated dimensional 1/4" thick acrylic letters painted white to match natural anodized aluminum, applied to glazing above entrances where applicable with double-sided adhesive. Vinyl cutout patches on reverse side of glazing to conceal adhesive from view.

9B **ST 9B: TENANT ADDRESS**

SIZE: Max. 6" H

DESCRIPTION: Non-illuminated dimensional 1/4" thick acrylic letters painted silver to match natural anodized aluminum, applied to glazing above entrances where applicable with double-sided adhesive. Vinyl cutout patches on reverse side of glazing to conceal adhesive from view.

6 **ST 6: FASCIA SIGN**

SIZE: Max. 3'-0" H Logo Ht x 2'-0" H Text Ht, length varies to suit entrance width

DESCRIPTION: Dimensional painted aluminum channel letters and logo with acrylic face and face-applied vinyl (where required), internally illuminated with 5000K LED. Mounted to building fascia with integral metal raceways painted silver to match base building architectural finish, with electrical supply concealed, TBC.

7 **ST 7: CANOPY TENANT SIGN BAND**

SIZE: Max. 2'-6" H Logo Ht x 1'-6" H Text Ht, length varies to suit entrance width

DESCRIPTION: Dimensional aluminum channel letters and logo with returns painted silver to match natural anodized aluminum, with acrylic face internally illuminated with 5000K LEDs. Attached to 3" x 3" extruded aluminum raceway and suspension frame to conceal electric supply, painted to match canopy finish, suspended underneath building canopy.

8 **ST 8: TENANT BLADE SIGN**

SIZE: Max. 3'-0" W x 1'-5" H

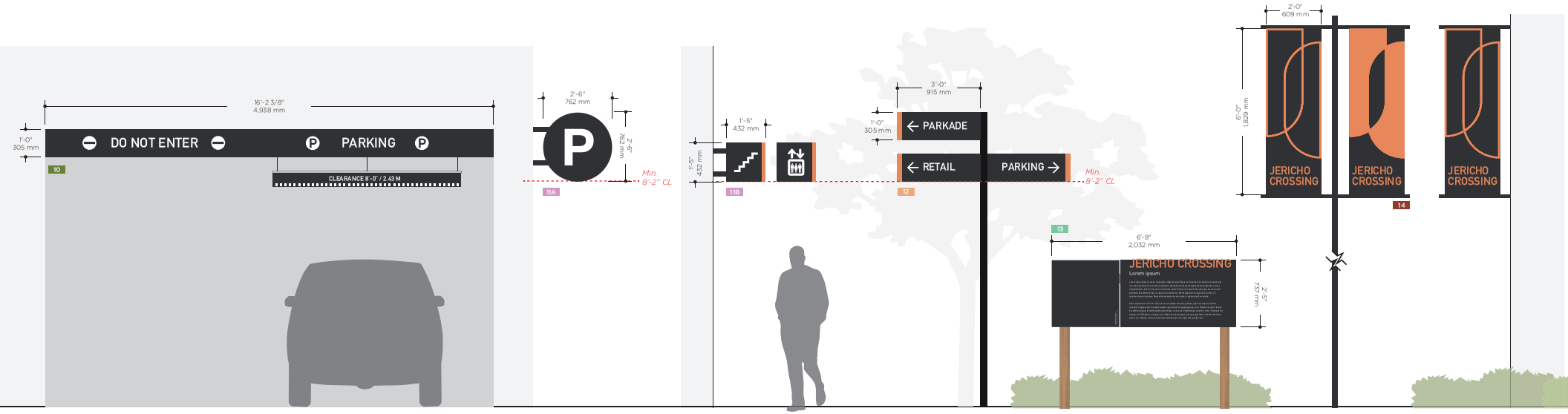
DESCRIPTION: Double-sided, painted aluminum sign cabinet with push-thru tenant logo and text, mounted under building canopy.

1 SIGN TYPE OVERVIEW 2 OF 3
1:2 SCALE: 1:70

1.3 ST OVERVIEW 3 OF 3

A cohesive "family" of Sign Types, scaled appropriately for the intended user/function. The Sign Types proposed for the overall Jericho Crossing site are summarized as per below:

ELEVATIONS ARE FOR REFERENCE ONLY.



10 **ST 10: PARKADE ENTRANCE ID**

SIZE: Max. 1'-0" H panel, length varies to suit entrance width

DESCRIPTION: Non-illuminated sign panel painted dark grey, with white acrylic push-thru lettering and graphics and face-applied colour vinyl. Clearance panel painted black with face-applied white cutout vinyl text and graphics, suspended below sign panel.

11A **ST 11A: PROJECTED 'P' SIGN**

SIZE: Max. 2'-6" W x 2'-6" H

DESCRIPTION: Double-sided aluminum sign panel with faces painted dark grey, with 1" thick white push-thru acrylic pictogram illuminated with 5000K LEDs, on a 2" square aluminum mounting frame painted to match architectural finishes, attached securely to vertical column or building facade.

11B **ST 11B: PROJECTED SIGN (STAIR/ELEVATOR)**

SIZE: Max. 1'-5" W x 1'-5" H

DESCRIPTION: Double-sided aluminum sign panel with faces painted dark grey with accent colour, 1" thick white push-thru acrylic pictogram, mounted on a 2" square aluminum frame painted to match architectural finishes, attached securely to vertical column or building facade.

12 **ST 12: FINGERBOARD DIRECTIONAL**

SIZE: Max. 3'-0" W x 1'-0" H

DESCRIPTION: Non-illuminated sign post painted dark grey with accent colour, with face-applied vinyl graphics applied to alternating faces. Concealed mounting brackets support painted sign blades with face-applied vinyl graphics and text.

13 **ST 13: INTERPRETATIVE INFO SIGN**

SIZE: Max. 6'-8" W x 2'-5" H

DESCRIPTION: Single-sided, interpretive graphics and texts, printed on HPL and secured to painted aluminum panel with internal support, with intergrated wood posts into landscape architecture.

14 **ST 14: BANNER SIGN**

SIZE: Max. 2'-0" W x 6'-0" H

DESCRIPTION: Thick exterior-grade double-sided banners with digitally printed graphics on both sides and pockets to suit. Tenant locations to suit tenant brand identity & colours. Non-tenant locations to feature Jericho Crossing branding. Mounted to building with support brackets painted to match base building architectural finishes.

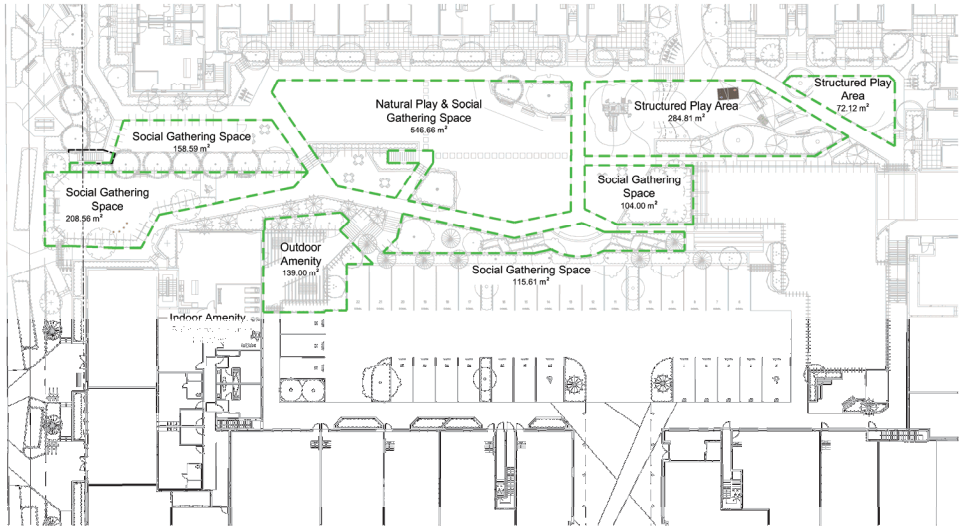
1 / 1.3 SIGN TYPE OVERVIEW 3 OF 3
SCALE: 1:40

JERICHO CROSSING
EXTERIOR SIGN PROGRAM - CONCEPT

CLIENT NAME. Essence Properties
FILE NAME. 22003 Essence Living Jericho Crossing 1.3 ST Overview 3 of 3.ai
DATE. 2022-02-17
PROJECT. 22003
DRAWN BY. KO
REVIEW BY. NC

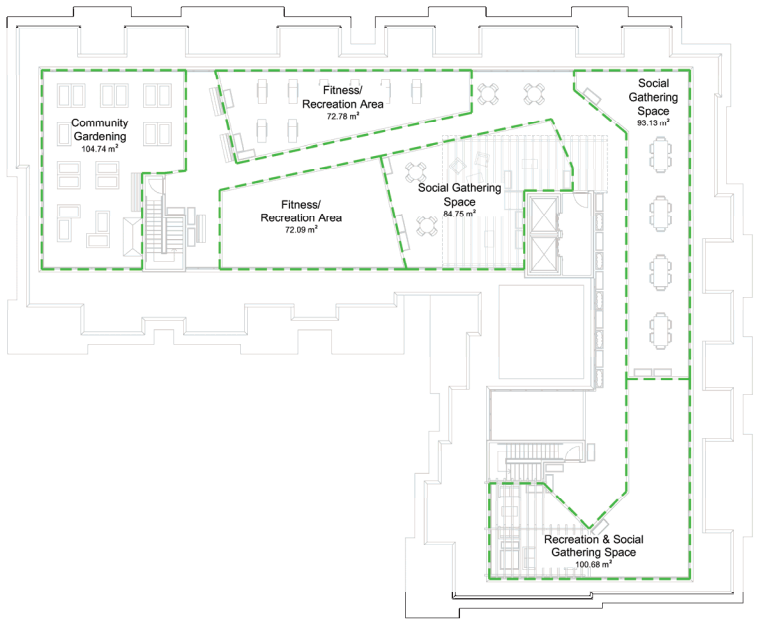
SCHEDULE B

L-02C - BUILDING 2
L-02F - BUILDING 2 ROOFTOP
L-02B - BUILDING 1
L-02D - BUILDING 3
L-02E - BUILDING 4
199 Street
199A Street
79 Ave
78E Greenway - To be developed in future to maintain existing access to properties along 78E Ave
ON-SITE TREE SCHEDULE
NORTH
OVERALL SITE PLAN
DP2021-01
L-2.1
VDZ+A
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
604-882-0024
www.vdz.ca
Project:
Hudson Square - Phase 1
REVISIONS TABLE FOR DRAWINGS
REVISIONS TABLE FOR SHEET



1 COURTYARD AREA

Total Courtyard Outdoor Amenity Area: 1,839.28 m²
(not including indoor Amenity Area)



2 BUILDING 2 - ROOFTOP AREA

Total Rooftop Amenity Area: 528.16 m²
Total Amenity Area: 2,158.44

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 06-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Checked: JW
Approved:
Stamp:
Original Sheet Size:

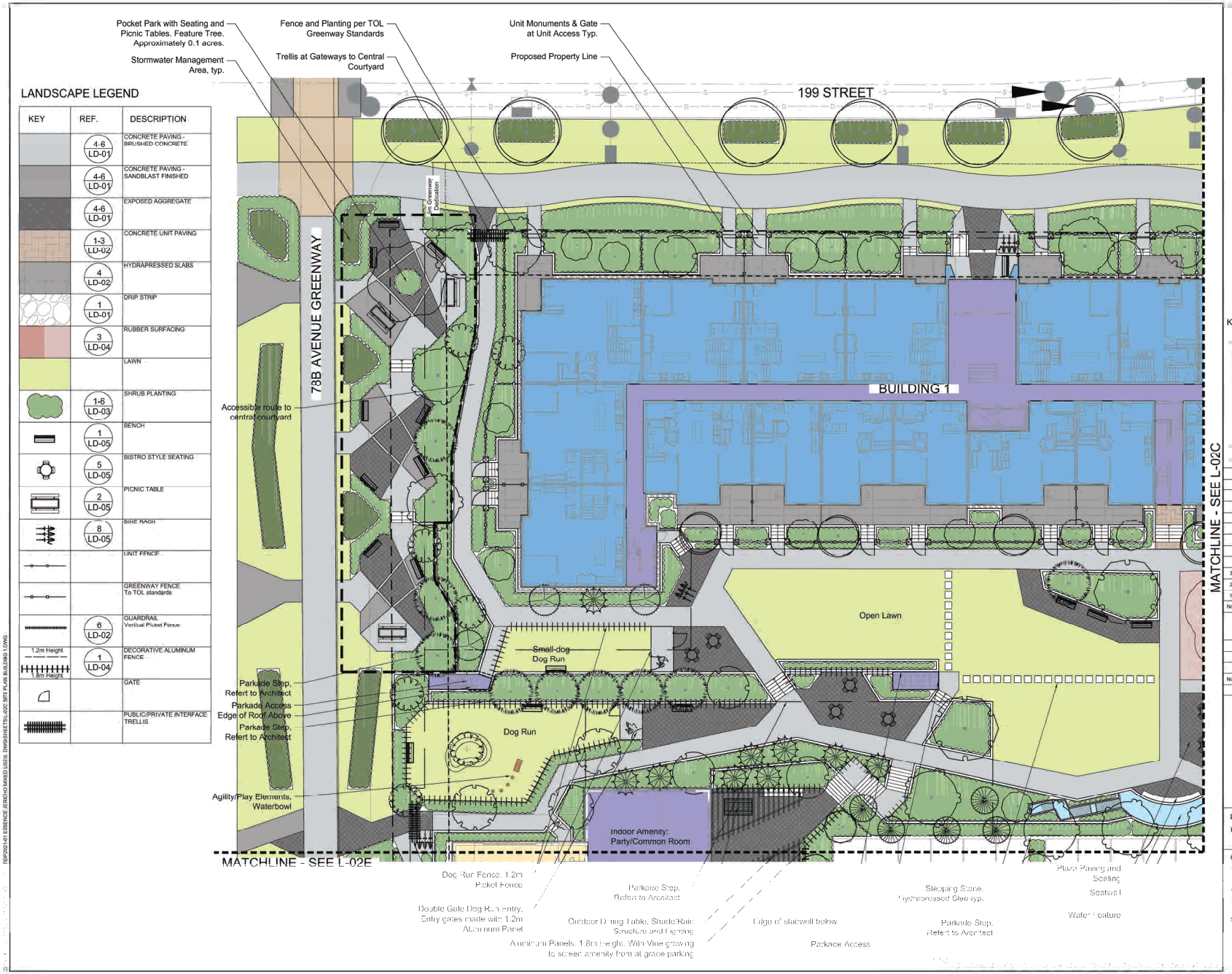
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Drawing Title: AGE FRIENDLY AMENITY AREA

VDZ Project #: DP2021-01

Drawing #: L-21A

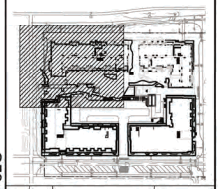
I:\PERMIT\ACTIVE\DP2021-01 ESSENCE JERICHO MIXED USE\0. DWG\SHEETS\L-02A OVERALL SITE PLAN.DWG



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4-6 LD-01	CONCRETE PAVING - BRUSHED CONCRETE
	4-6 LD-01	CONCRETE PAVING - SANDBLAST FINISHED
	4-6 LD-01	EXPOSED AGGREGATE
	1-3 LD-02	CONCRETE UNIT PAVING
	4 LD-02	HYDRAPRESSED SLABS
	1 LD-01	DRIP STRIP
	3 LD-04	RUBBER SURFACING
		LAWN
	1-6 LD-03	SHRUB PLANTING
	1 LD-05	BENCH
	5 LD-05	BISTRO STYLE SEATING
	2 LD-05	PICNIC TABLE
	8 LD-05	BIKE RACK
		UNIT FENCE
		GREENWAY FENCE To TOL standards
	6 LD-02	GUARDRAIL Vertical Picket Fence
1.2m Height / 1.8m Height	1 LD-04	DECORATIVE ALUMINUM FENCE
		GATE
		PUBLIC/PRIVATE INTERFACE TRELLIS

Key Map (NTS)



No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV

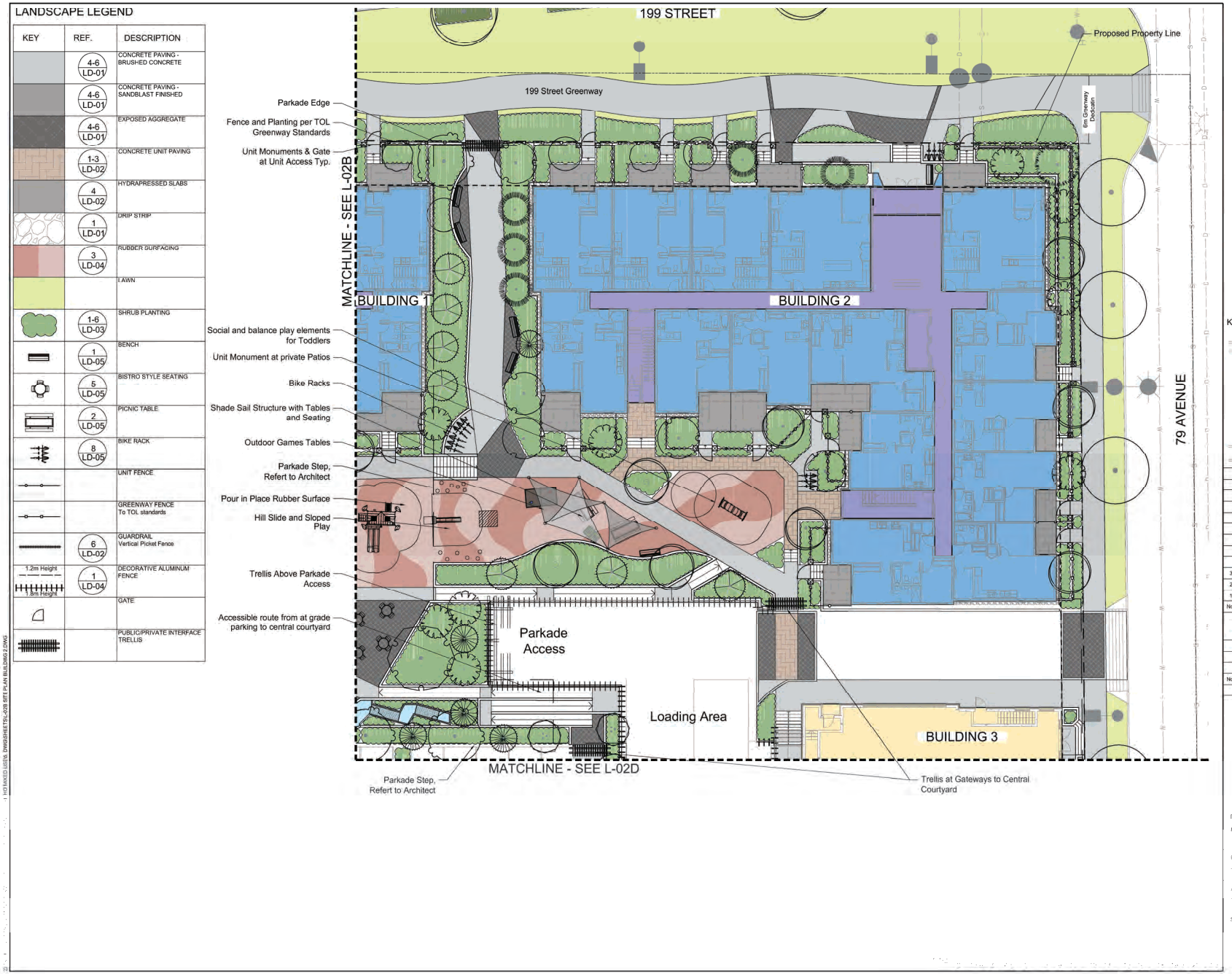
Checked:

Stamp:

VDZ Project #: DP2021-01

Drawing Title: SITE PLAN BUILDING 1

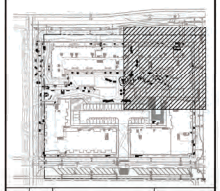
Drawing #: L-02B



VDZ+A
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Fort Langley, BC | Vancouver, BC
V1M 2R8| V5T 3J7
www.vdz.ca 604-882-0024

Key Map (NTS)



No.	By:	Description	Date
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2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

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No.	By:	Description	Date

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Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Design: DV
Reviewed: DV
Scale: 1:100

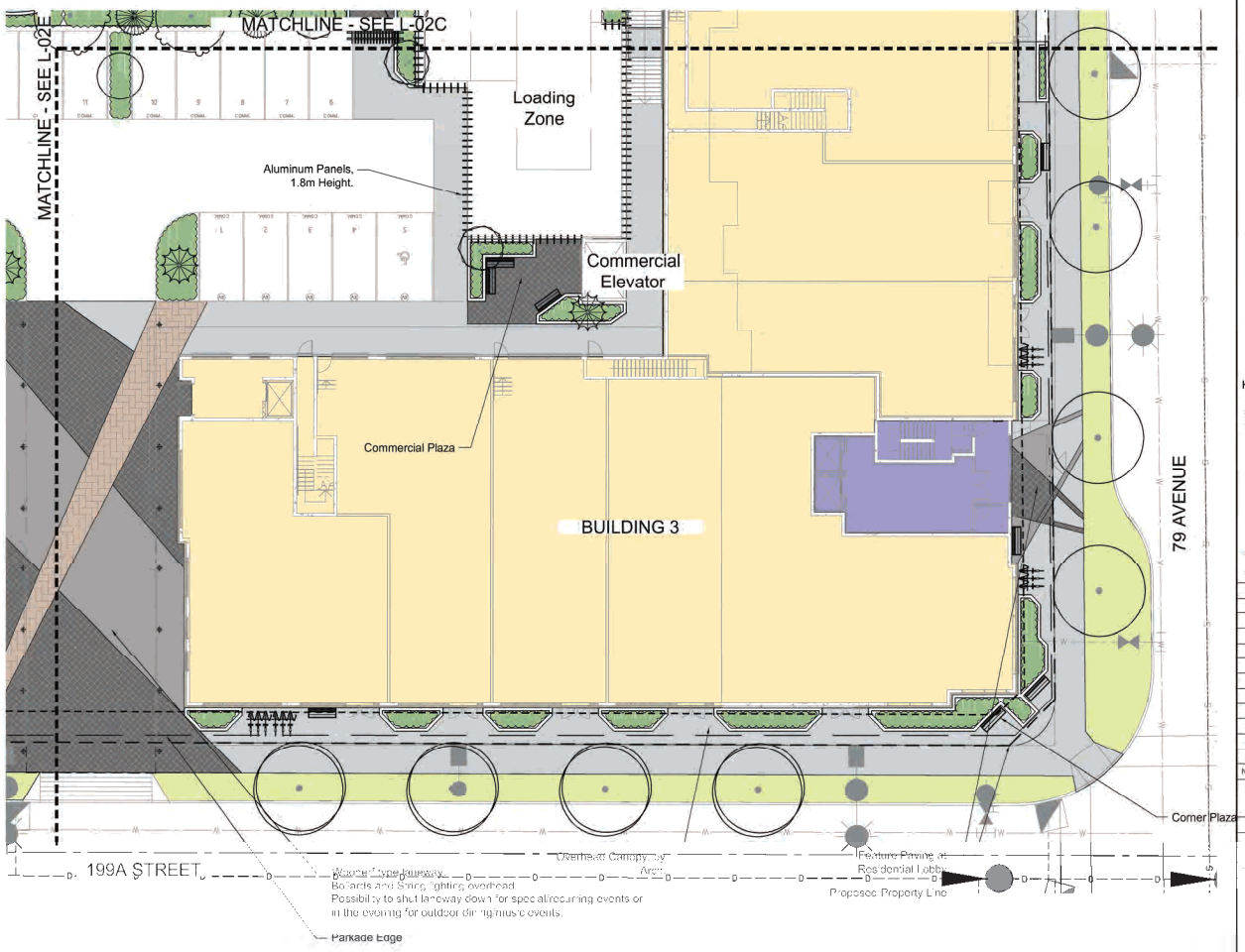
Drawing Title: SITE PLAN BUILDING 2

VDZ Project #: DP2021-01

Drawing #: L-02C

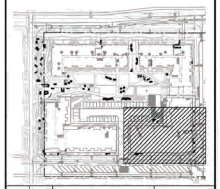
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KEY	REF.	DESCRIPTION
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	4-6 LD-01	CONCRETE PAVING - SANDBLAST FINISHED
	4-6 LD-01	EXPOSED AGGREGATE
	1-3 LD-02	CONCRETE UNIT PAVING
	4 LD-02	HYDRAPRESSED SLABS
	1 LD-01	DRIP STRIP
	3 LD-04	RUBBER SURFACING
		LAWN
	1-6 LD-03	SHRUB PLANTING
	1 LD-05	BENCH
	5 LD-05	BISTRO STYLE SEATING
	2 LD-05	PICNIC TABLE
	8 LD-05	BIKE RACK
		UNIT FENCE
		GREENWAY FENCE To TOL standards
	6 LD-02	GUARDRAIL Vertical Picket Fence
1.2m Height / 1.8m Height	1 LD-04	DECORATIVE ALUMINUM FENCE
		GATE
		PUBLIC/PRIVATE INTERFACE TRELLIS



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Key Map (NTS)



No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

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REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Design: DV
Reviewed: SW
Scale: 1:150

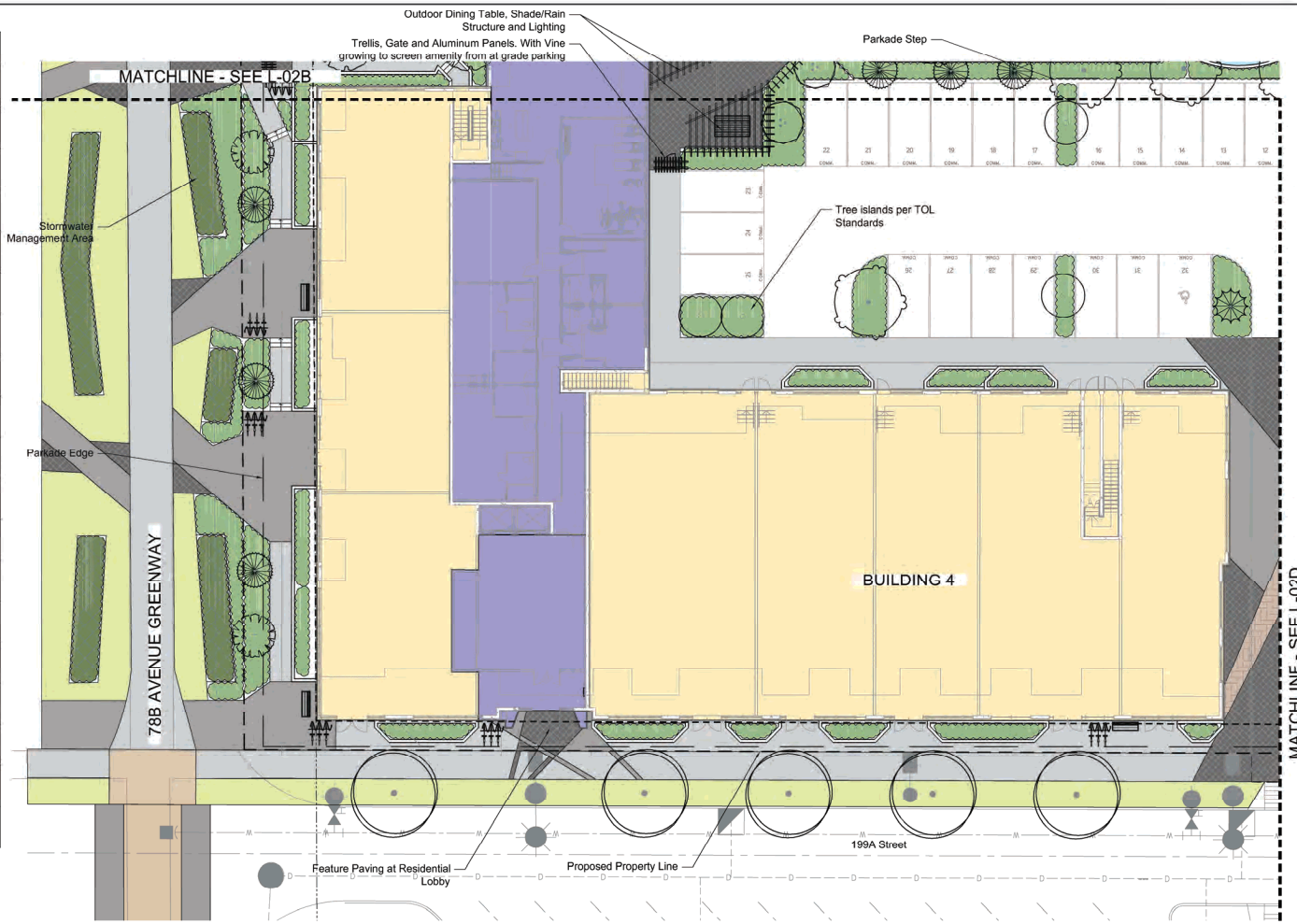
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VDZ Project #: DP2021-01

Drawing #: L-02D

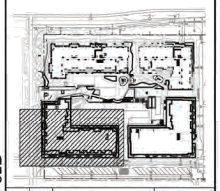
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4-6 LD-01	CONCRETE PAVING - BRUSHED CONCRETE
	4-6 LD-01	CONCRETE PAVING - SANDBLAST FINISHED
	4-6 LD-01	EXPOSED AGGREGATE
	1-3 LD-02	CONCRETE UNIT PAVING
	4 LD-02	HYDRAPRESSED SLABS
	1 LD-01	DRIP STRIP
	3 LD-04	RUBBER SURFACING
		LAWN
	1-6 LD-03	SHRUB PLANTING
	1 LD-05	BENCH
	5 LD-05	BISTRO STYLE SEATING
	2 LD-05	PICNIC TABLE
	8 LD-05	BIKE RACK
		UNIT FENCE
		GREENWAY FENCE To TOL standards
	6 LD-02	GUARDRAIL Vertical Picket Fence
1.2m Height / 1.8m Height	1 LD-04	DECORATIVE ALUMINUM FENCE
		GATE
		PUBLIC/PRIVATE INTERFACE TRELLIS



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REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Design: DV
Reviewed: DV
Approved: DV
Scale: 1:200

Drawing Title: SITE PLAN BUILDING 4

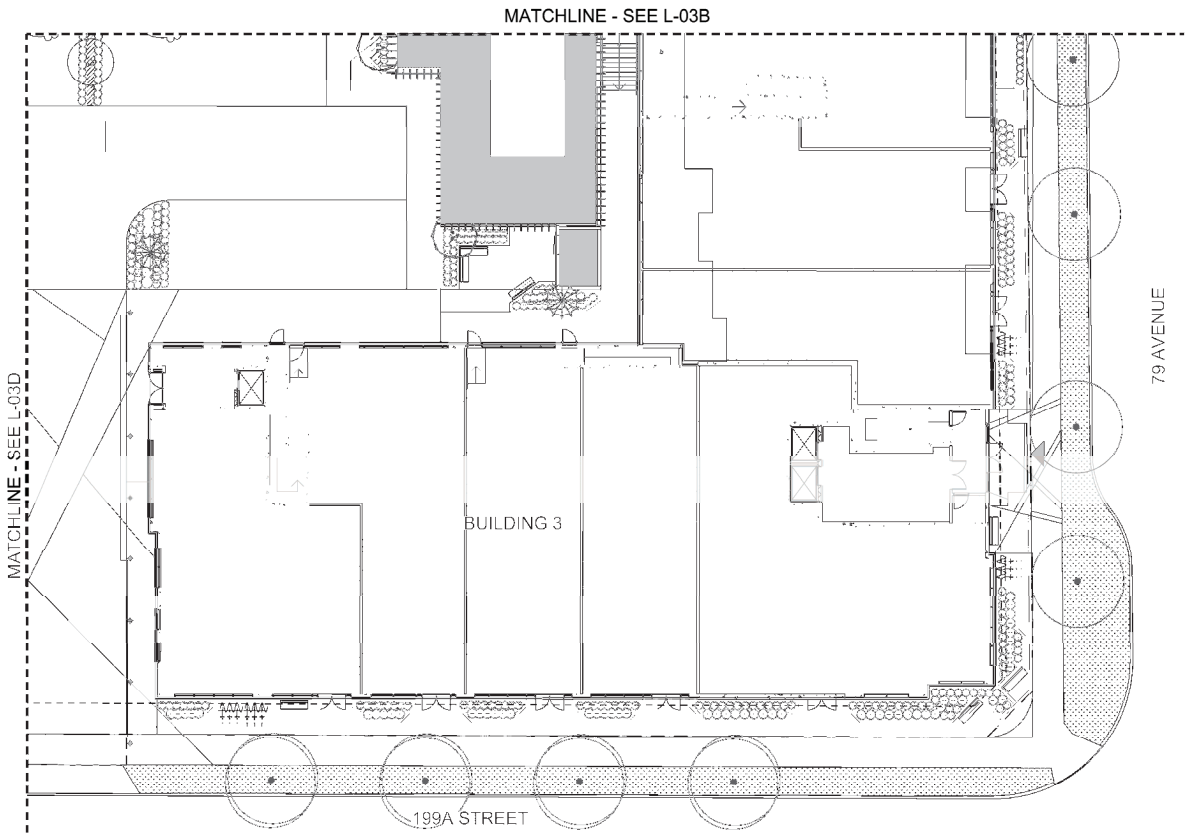
VDZ Project #: DP2021-01

Drawing #: L-02E

I:\PROJECTS\2021\DP2021-01 HUDSON\DRAWINGS\SHEETS\L-02E SITE PLAN BUILDING 4.DWG

PLANTING PLAN BUILDING 1
NORTH
DP2021-01
L-2A
VDZ+A
Project:
Hudson Square - Phase 1
Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3
No. By: Description Date
REVISIONS TABLE FOR SHEET
199 STREET
BUILDING 1
BUILDING 4
78B Pedestrian Greenway
MATCHLINE - SEE L-03D
MATCHLINE - SEE L-03B

L-03B
DP2021-01
NORTH
PLANTING PLAN BUILDING 2
VDZ+A
Project
Harvest Square - Phase 1
Essence Properties
Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3
Key Map
79 AVENUE
199 STREET
BUILDING 2
BUILDING
MATCHLINE - SEE L-03C
MATCHLINE - SEE L-03A
PLANT SCHEDULE
SHRUBS
BOTANICAL / COMMON NAME
CONT
SPACING
QTY
PERENNIAL



PLANT SCHEDULE

2022-11-29 11:46

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ac	Azalea japonica 'Hino Crimson' / Hino Crimson Azalea	#2	0.5m	90
Aw	Azalea japonica 'Hino White' / Hino White japanese Azalea	#2	0.5m	148

PERENNIAL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY

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Key Map N.T.S

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 06-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: Scale:
By:

Approved:
By:

Reviewed:

Date:

Scale:

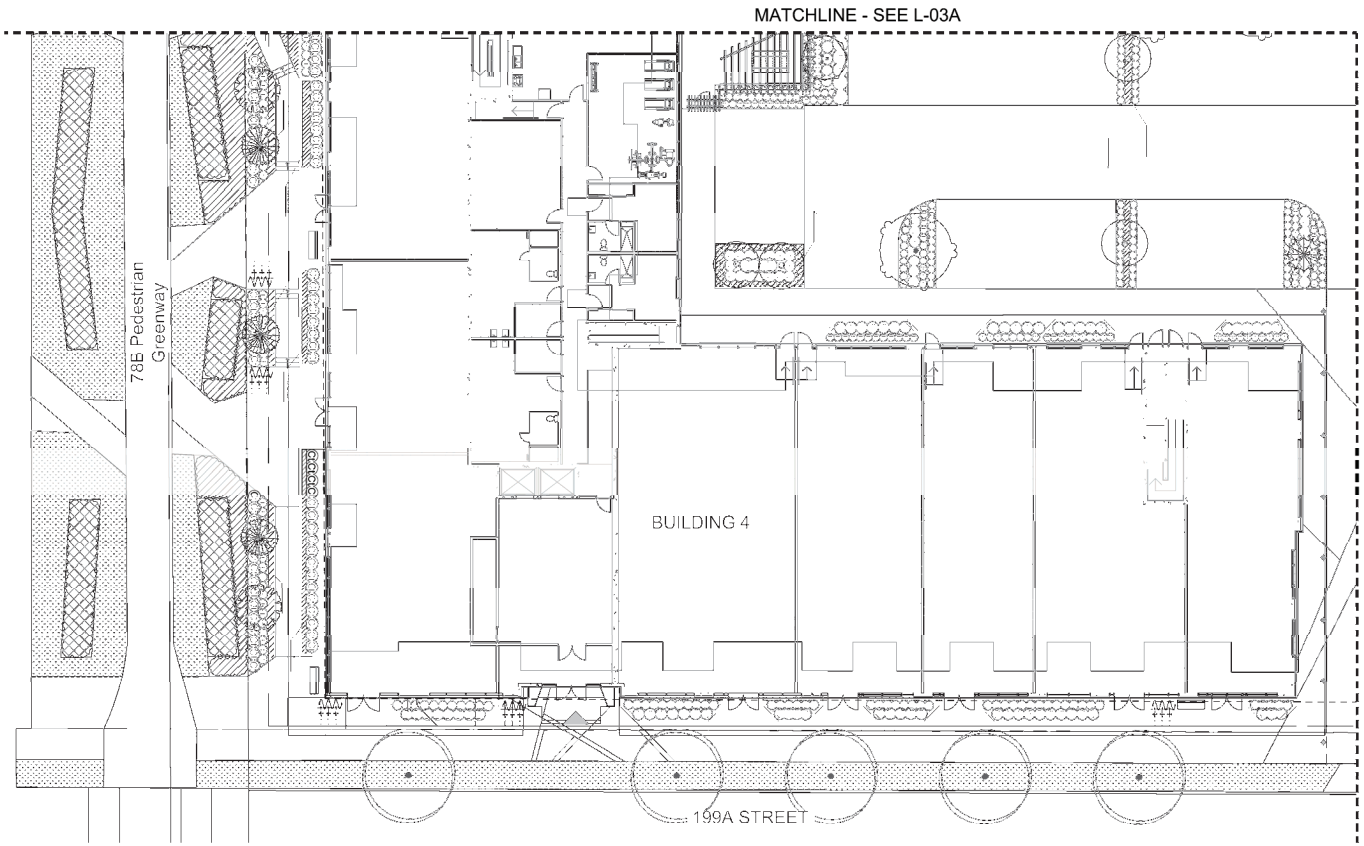
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Drawing No.: L-03C

VDZ Project #: DP2021-01

Drawing Title: PLANTING PLAN BUILDING 3

NORTH



PLANT SCHEDULE

2022-11-29 11:46

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ac	Azalea japonica 'Hino Crimson' / Hino Crimson Azalea	#2	0.5m	90
Aw	Azalea japonica 'Hino White' / Hino White japanese Azalea	#2	0.5m	148

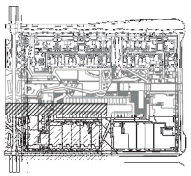
PERENNIAL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY

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Key Map N.T.S



REVISIONS AND ISSUANCES

REVISIONS TABLE FOR SHEET

Project:
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TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: Design:
DV

Reviewed:
DV

Approved:
DV

Revision:

Date:

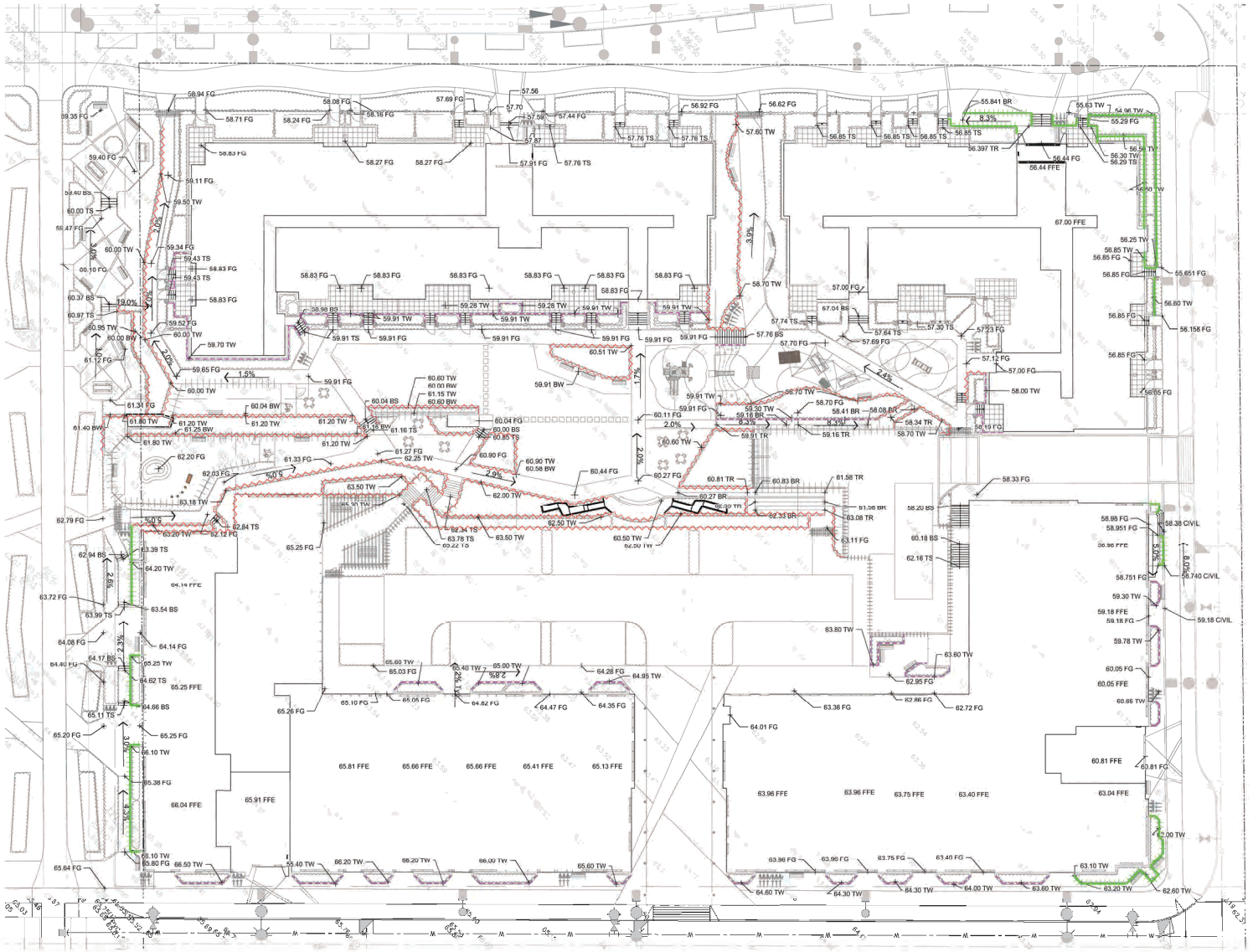
Scale:
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Drawing No.
L-03D

VDZ Project #
DP2021-01

HUDSON

Drawing Title
PLANTING PLAN BUILDING 4



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Project:
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TOL#: 06-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Design:
Checked: JW
Approved: MVDZ
Original Sheet Size: 24"x36"
Scale: 1:250

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Drawing Title: GRADING PLAN

VDZ Project #: DP2021-01

Drawing #: L-04

I:\HD MIXED USE\0. DWG\SHEETS\L-04 GRADING PLAN.DWG
PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2021-01

LANDSCAPE LIGHTING LEGEND

KEY	REF.	DESCRIPTION
		RECESSED WALL LIGHT
		BOLLARD LIGHT
		STEP LIGHT
		OVERHEAD STRING LIGHT
		GATE LIGHT
		FEATURE DOWN LIGHT
		POLE LIGHT

Notes:
1. Lighting to be as specified or approved equals.
2. Final Lighting plans to be coordinated with Electrical Consultant
3. Light spacing shown conceptually, final spacing to be confirmed with Electrical Consultant to achieve desired light levels.
4. Extents of cast light shown conceptually, exact extents to be determined by Electrical Consultant.
5. All Lights to be dark-sky compliant.



Recessed Wall Light / Step Light



Overhead String Light



Feature Down Light



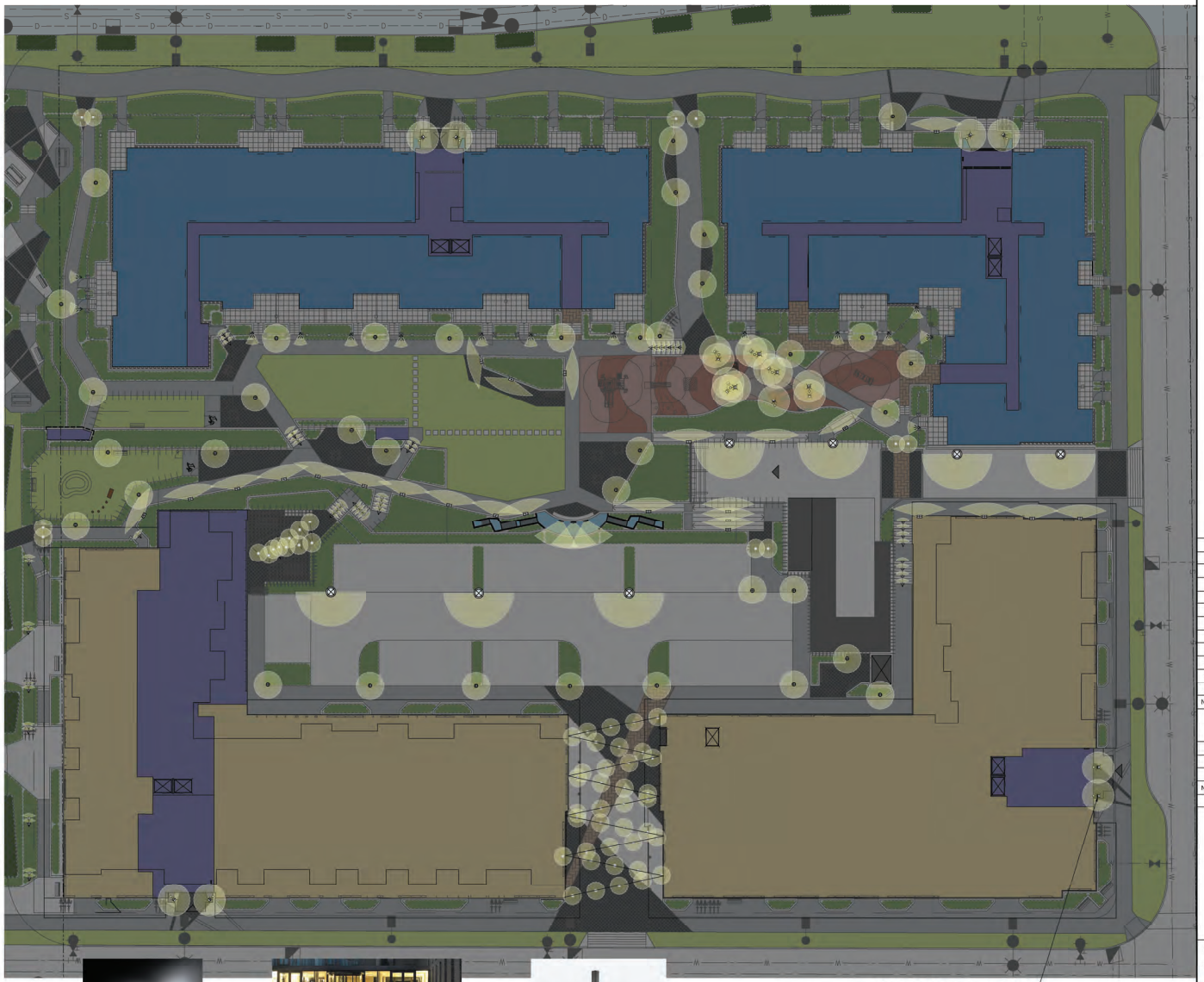
Gate Light



Bollard Light



Pole Light



1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

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No.	By:	Description	Date
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Project:
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TOL#: 06-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
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V2Y 1S3

Drawn: DV
Checked: JW
Approved: MVDZ
Scale: 1:250
Stamp:
Original Sheet Size: 24"x36"

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NORTH

Drawing Title: LIGHTING PLAN

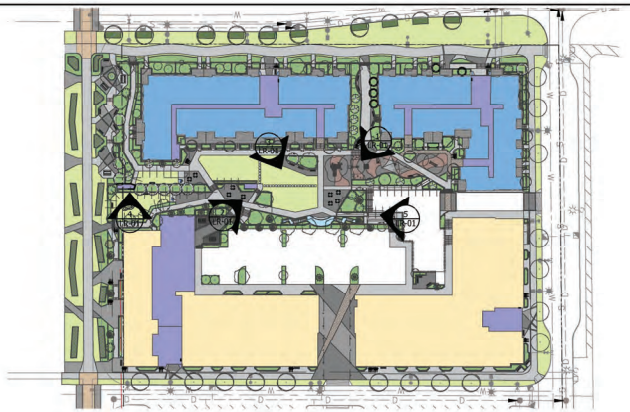
VDZ Project #: DP2021-01

Drawing #: L-15

PROJECTS\20\DEVELOPMENT PERMIT\ACTIVE\DP2021-01 ESSENCE JERICHO MIXED USE\5. DWG\SHEETS\L-04 LIGHTING PLAN.DWG



1 LANDSCAPE RENDERING 1 - PLAYGROUND AREA 1
NTS





2 LANDSCAPE RENDERING 2 - OUTLOOK
NTS



3 LANDSCAPE RENDERING 3 - PLAYGROUND AREA 2
NTS



4 LANDSCAPE RENDERING 4 - DOG PARK
NTS



5 LANDSCAPE RENDERING 5 - ACCESSIBLE ACCESS
NTS

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Notes:
1. Renderings created to convey the intended form and character of the spaces. Final selection of elements may differentiate from what is shown.

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Checked: JW
Approved: MVDZ
Stamp:
Original Sheet Size: 24"x36"
Scale: 1:300

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NORTH

Drawing Title: LANDSCAPE RENDERS

VDZ Project #: DP2021-01

Drawing #: L2.01

J:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2021-01 ESSENCE JERICHO MIXED USE\3. DWG\SHEETS\L-R-01 LANDSCAPE RENDERS.DWG





Aluminum Panels
Height Varies (1.2m Height for Dog Run Entry, 1.8m Height for Parking Lot Screening)
Colour: TBD
Pattern: Fusion

Manufacturer: Maglin
maglin.com
Note: or approved equal

1 ALUMINUM SCREEN
Scale NTS



Toddler Play Area

Social, Balance and Exploration Elements
Poor in Place Rubber Surfacing

Colour TBD

2 TODDLER PLAY ELEMENTS
Scale NTS



Childrens Play Area

Sloped Play/Climbing Elements
Poor in Place Rubber Surfacing

Colour TBD

3 SLOPE PLAY ELEMENTS
Scale NTS



Childrens Play Area

Hillslide Elements
Poor In Place Rubber Surfacing

Colour TBD

4 HILL SLIDE
Scale NTS



Outdoor Fergeson Table/Games Tables

Colour: TBD
Finish: TBD

Manufacturer: Sanderson Concrete
Note: or approved equal

5 OUTDOOR GAMES TABLES
Scale NTS



Water Feature

Climber/Cascading Elements with Pools
Feature Boulders
Finish: Dark Brick Veneer
Integrated Lighting

6 WATER FEATURE PRECEDENT
Scale NTS



Shade Sails

Colour TBD
Finish TBD

7 SHADE SAIL PLAZA
Scale NTS



8 OPEN LAWN AND CIRCULATION
Scale NTS

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No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
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REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

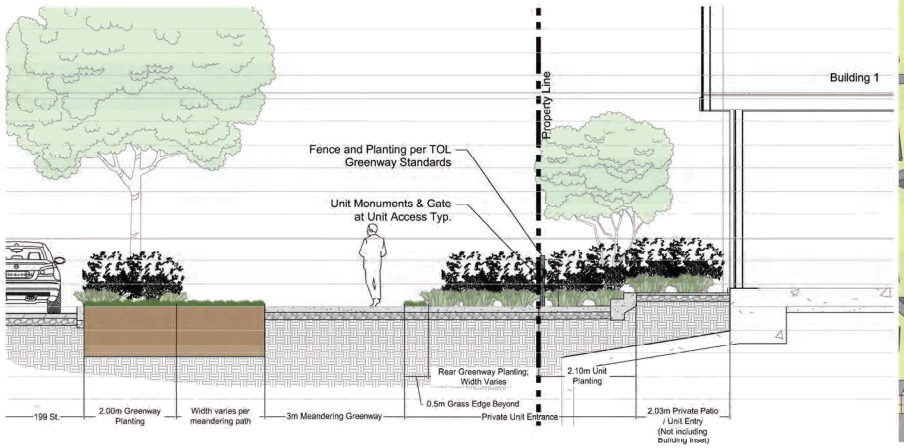
Drawn: DV
Design: DV
Reviewed: DV
Approved: DV
Date: 2021-04-09
Scale: 1:1
Version: 3

Drawing Title: DETAILS

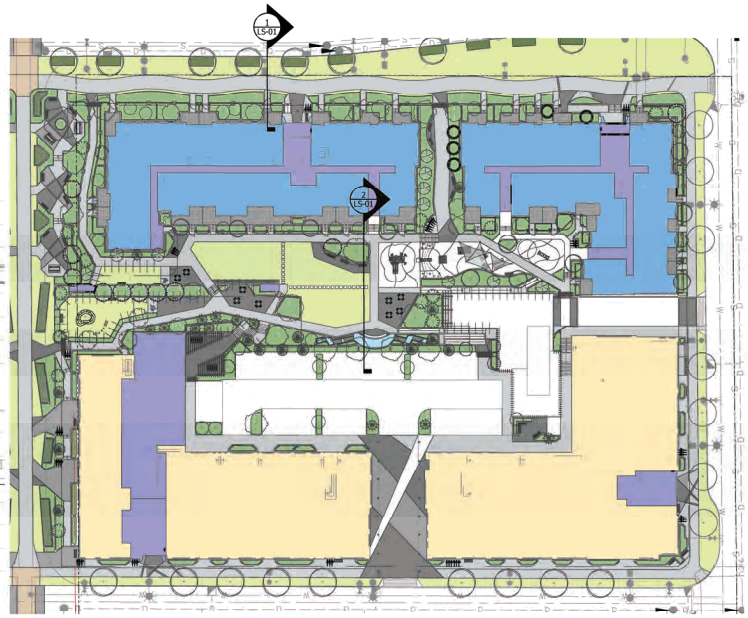
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Drawing #: L2.04

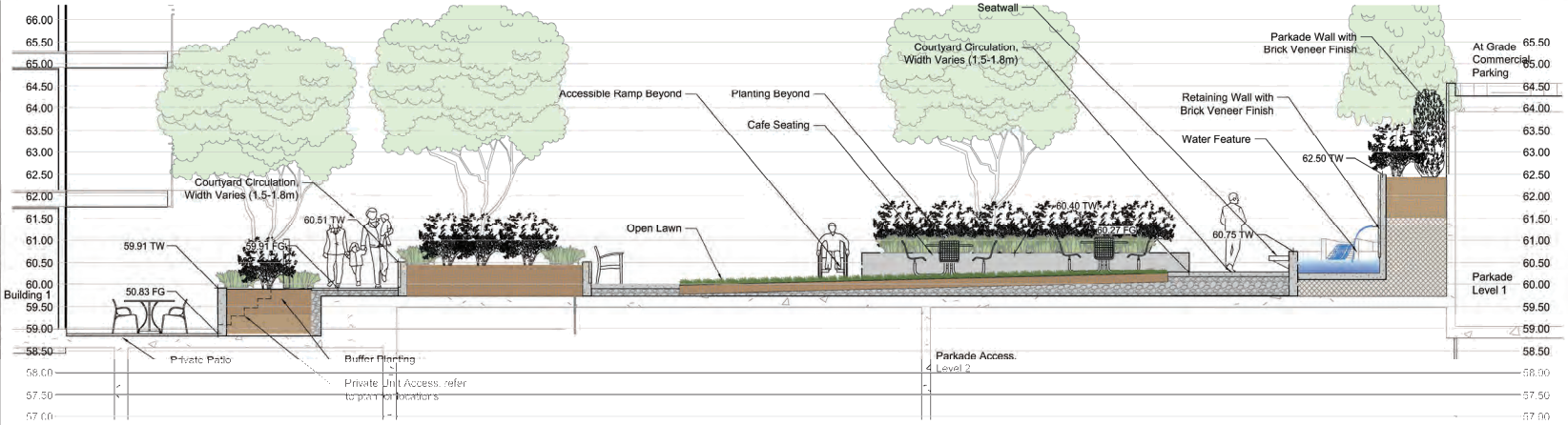
HD MIXED USE\L DWG\SHEETS\LD-04 DETAILS.DWG



1 199ST GREENWAY FRONTAGE
Scale 1:50



0 KEYPLAN
Scale 1:500



2 CENTRAL COURTYARD SECTION/ELEVATION 1
Scale 1:50

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REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

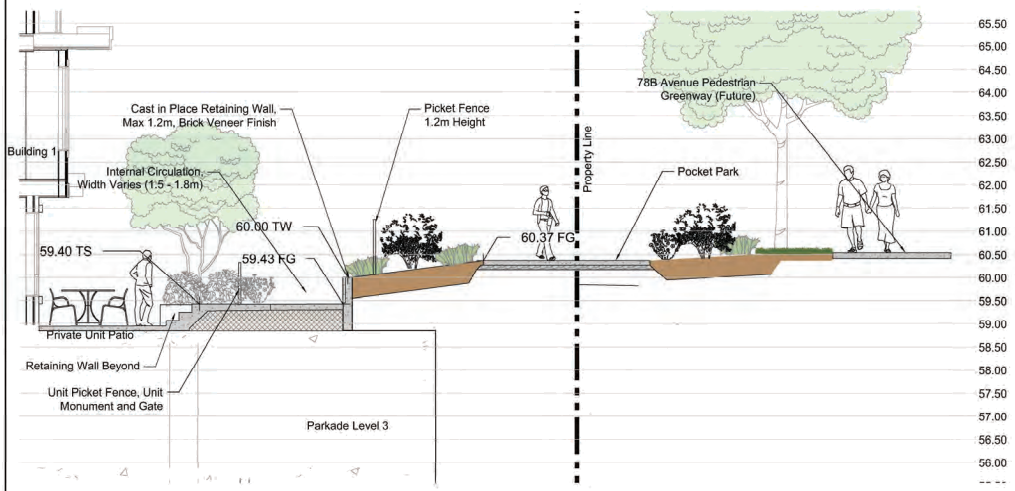
Drawn: DV
Stamp:

Drawing Title: LANDSCAPE SECTIONS

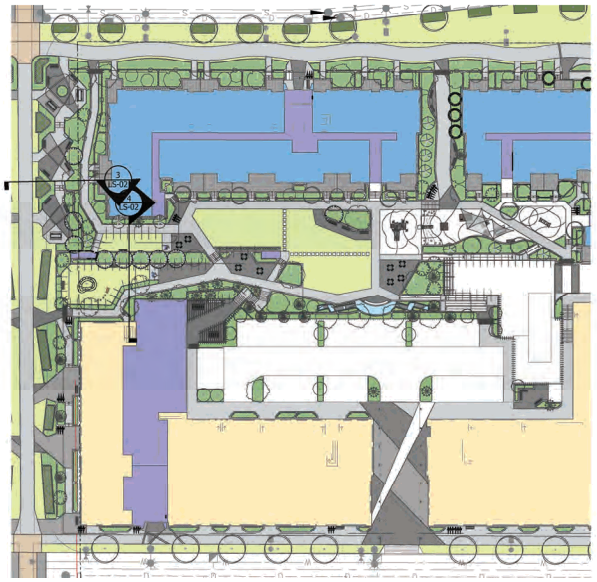
VDZ Project #: DP2021-01

Drawing #: L2.01

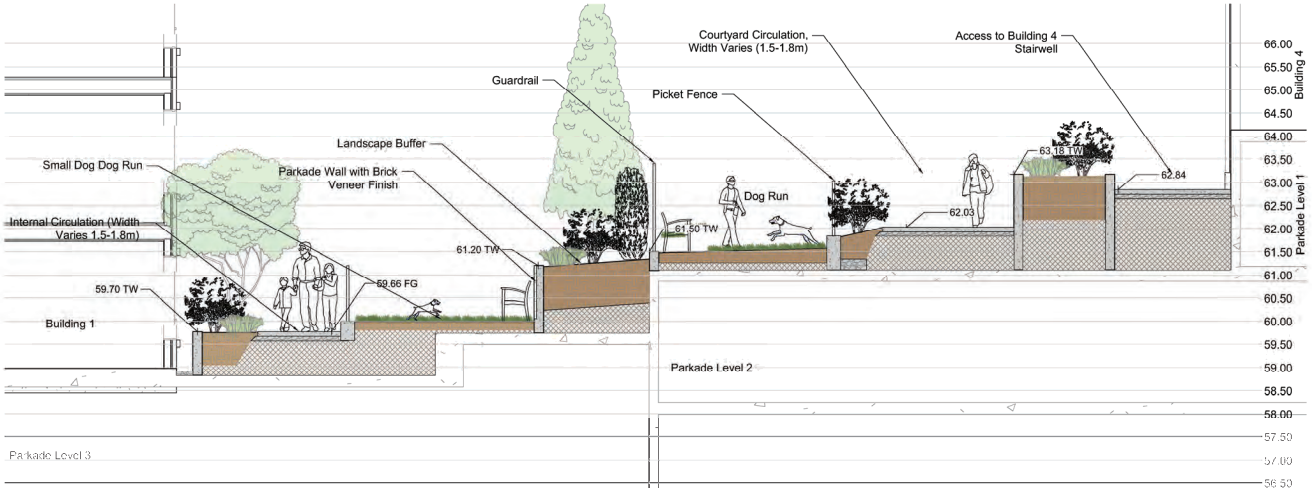
I:\ESSENCE_JERICHO MIXED USE\0_DWG\SHEETS\SECTIONS.DWG



3 78B GREENWAY FRONTAGE
Scale 1:50



0 KEYPLAN
Scale 1:500



4 CENTRAL COURTYARD SECTION 2
Scale 1:50

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V2Y 1S3

Drawn: DV

Stamp:

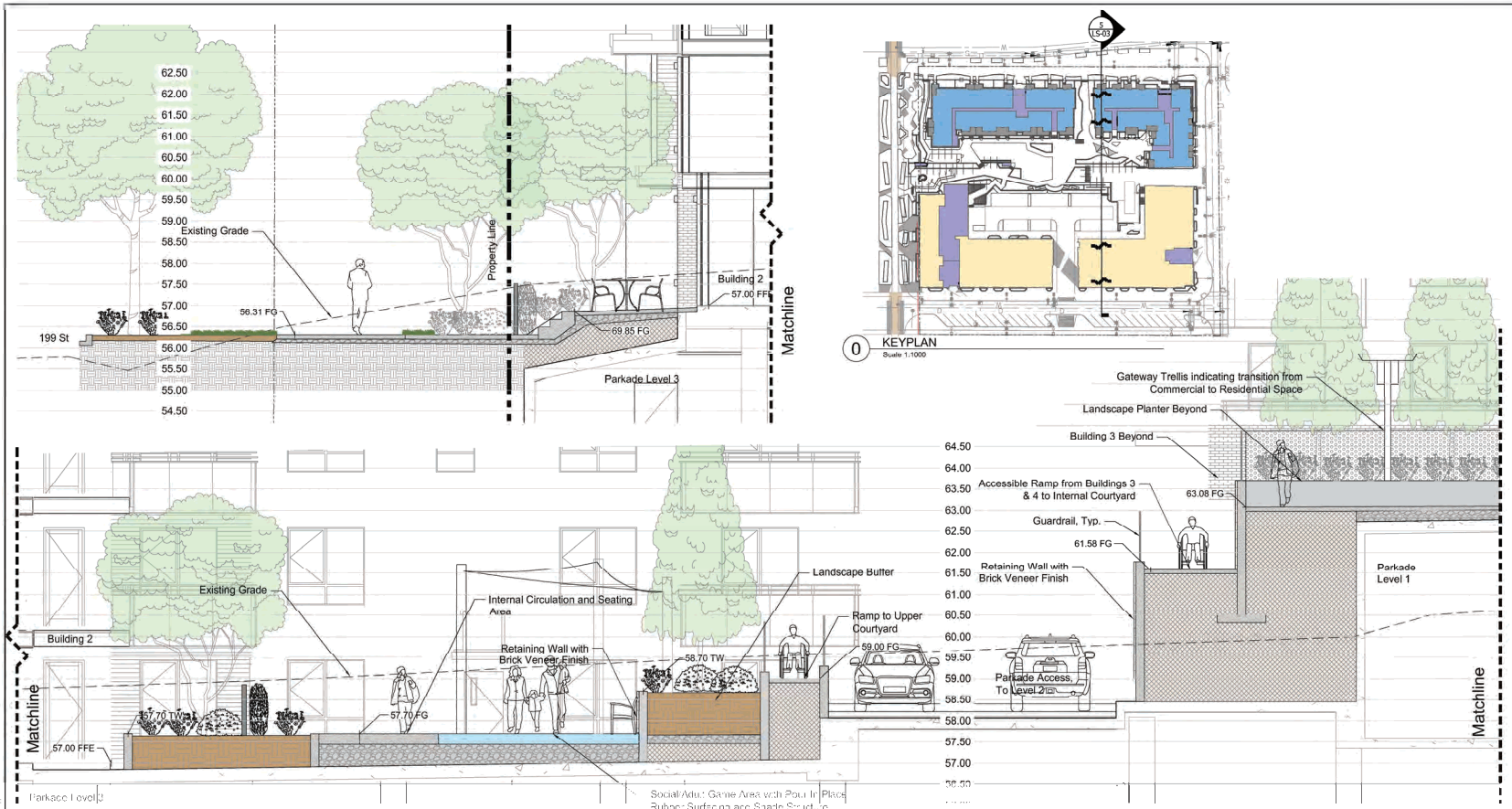
Drawing Title: LANDSCAPE SECTIONS

VDZ Project #: DP2021-01

Drawing #: L2.02

ALL REZONING DRAWINGS MUST BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT

S:\ENCE_JERICHO MIXED USE\0_DWG\SHEETS\L5-02 LANDSCAPE SECTIONS.DWG



5 EAST/WEST SITE SECTION

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3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 06-22-0103

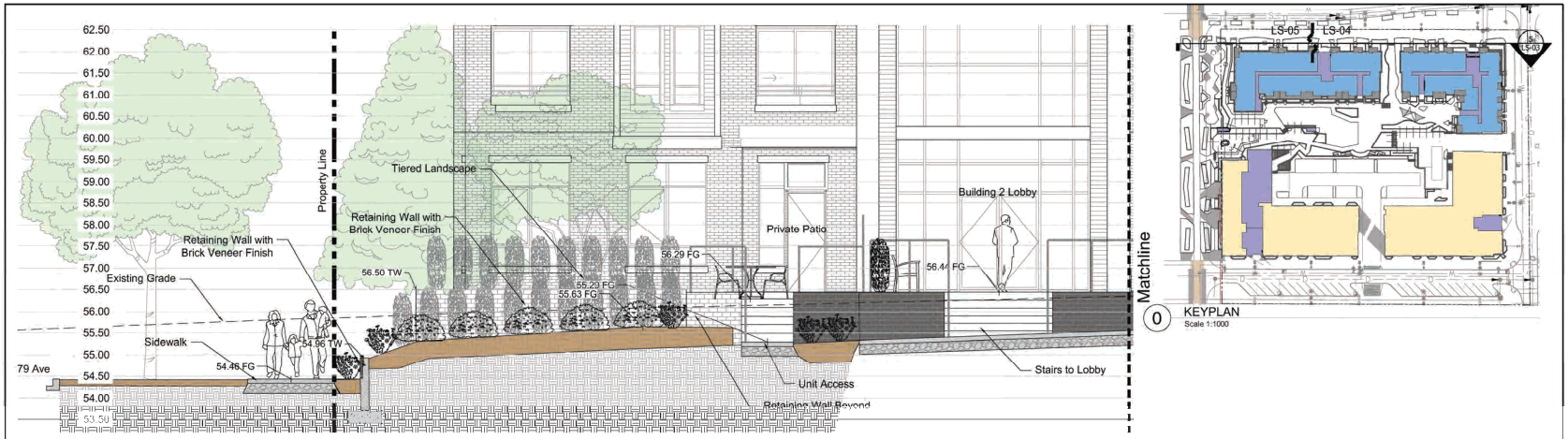
Essence Properties

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19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

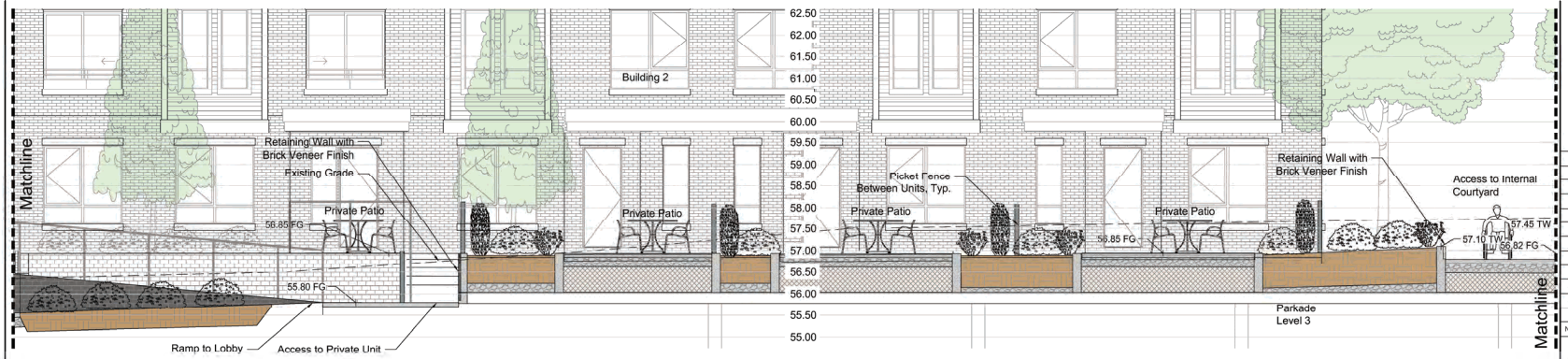
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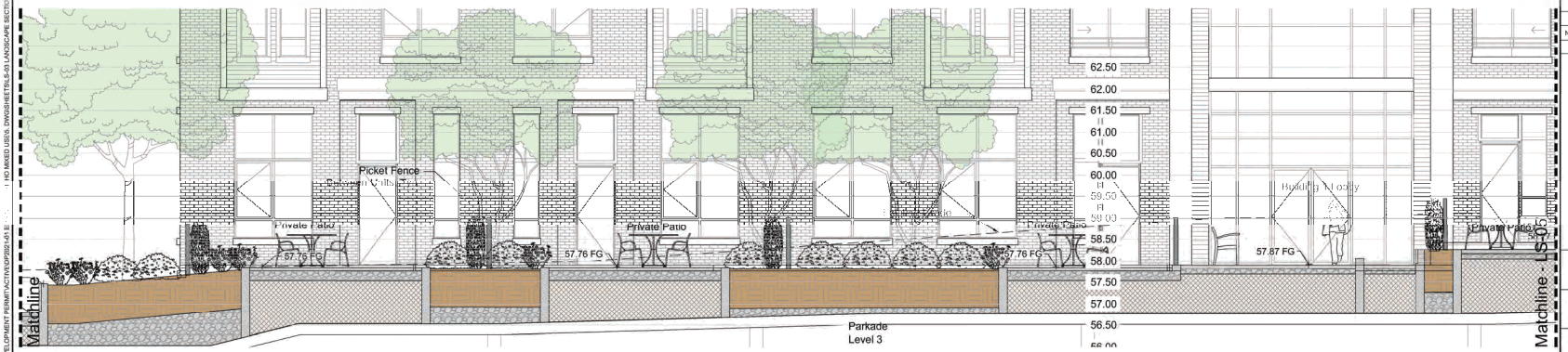
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VDZ Project #: DP2021-01
Drawing #: L2.03

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0 KEYPLAN
Scale 1:1000





6 NORTH/SOUTH SITE SECTION/ELEVATION

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC V1M 2R8 | Vancouver, BC V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
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REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

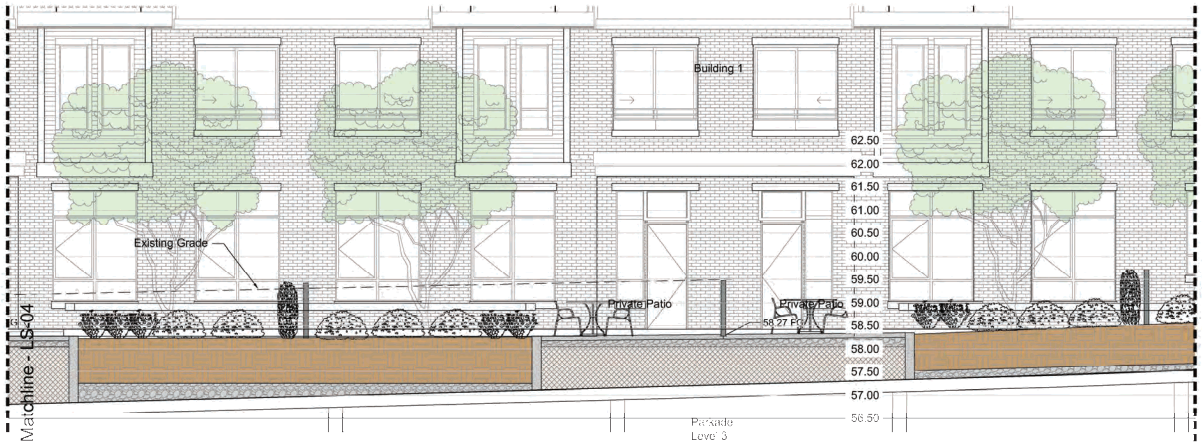
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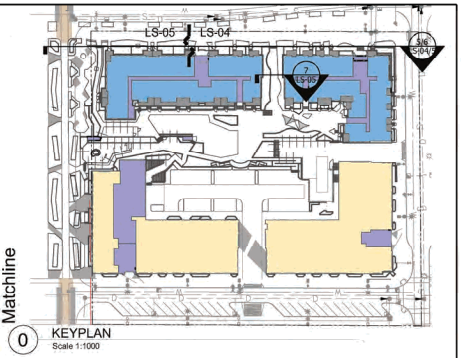
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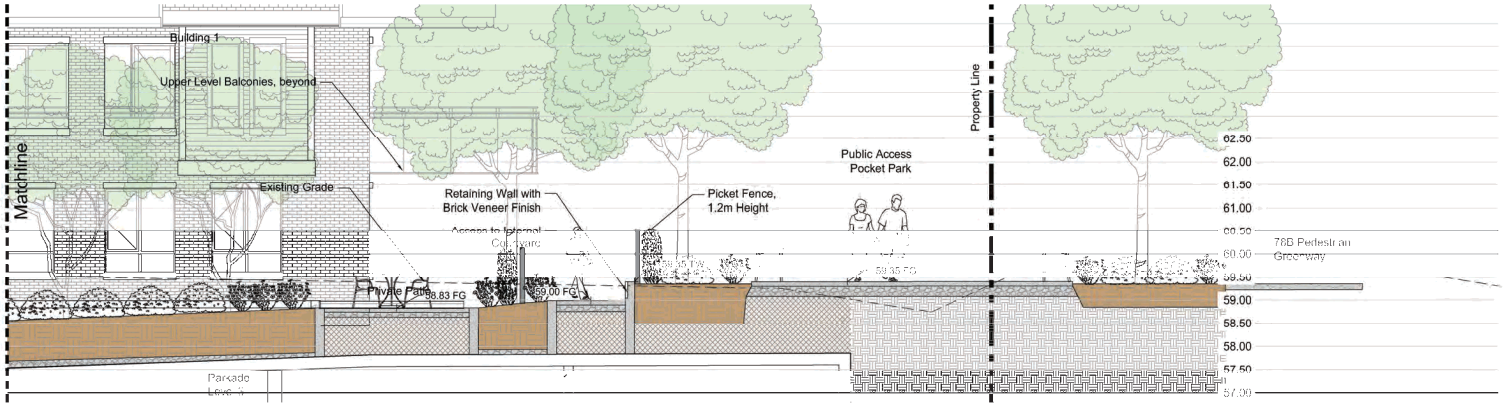
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VDZ Project #: DP2021-01

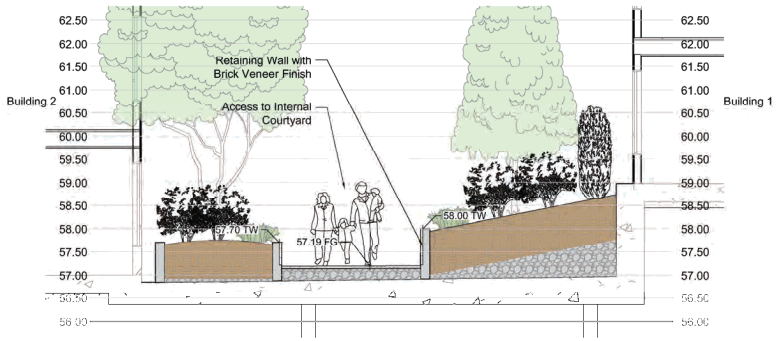
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6 NORTH/SOUTH SITE SECTION/ELEVATION (continued from LS-04)
Scale 1:50



7 SECTION BETWEEN BUILDING 1 & 2
Scale 1:50

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
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Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
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Approved:
Stamp:
Original Sheet Size:

Drawing Title: LANDSCAPE SECTIONS
VDZ Project #: DP2021-01
Drawing #: LS-05

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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:

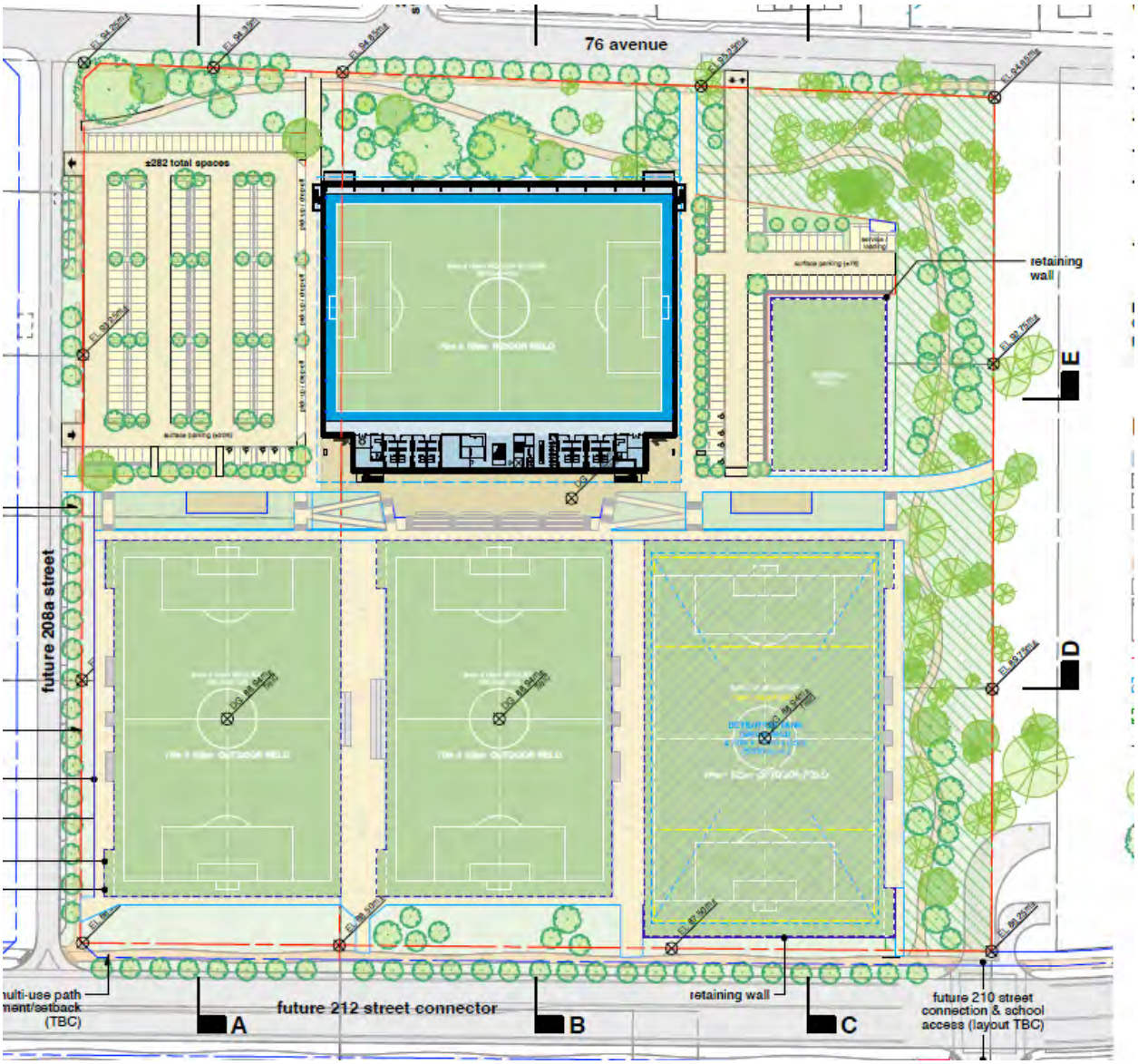
- off-site utilities allowance of $1M for BC Hydro, Fortis, and other utilities (included in total above).
- a Detention Facility to serve not only the site detention needs but upstream detention needs for the neighbourhood to the west is included on the site. As this neighbourhood facility is planned 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.

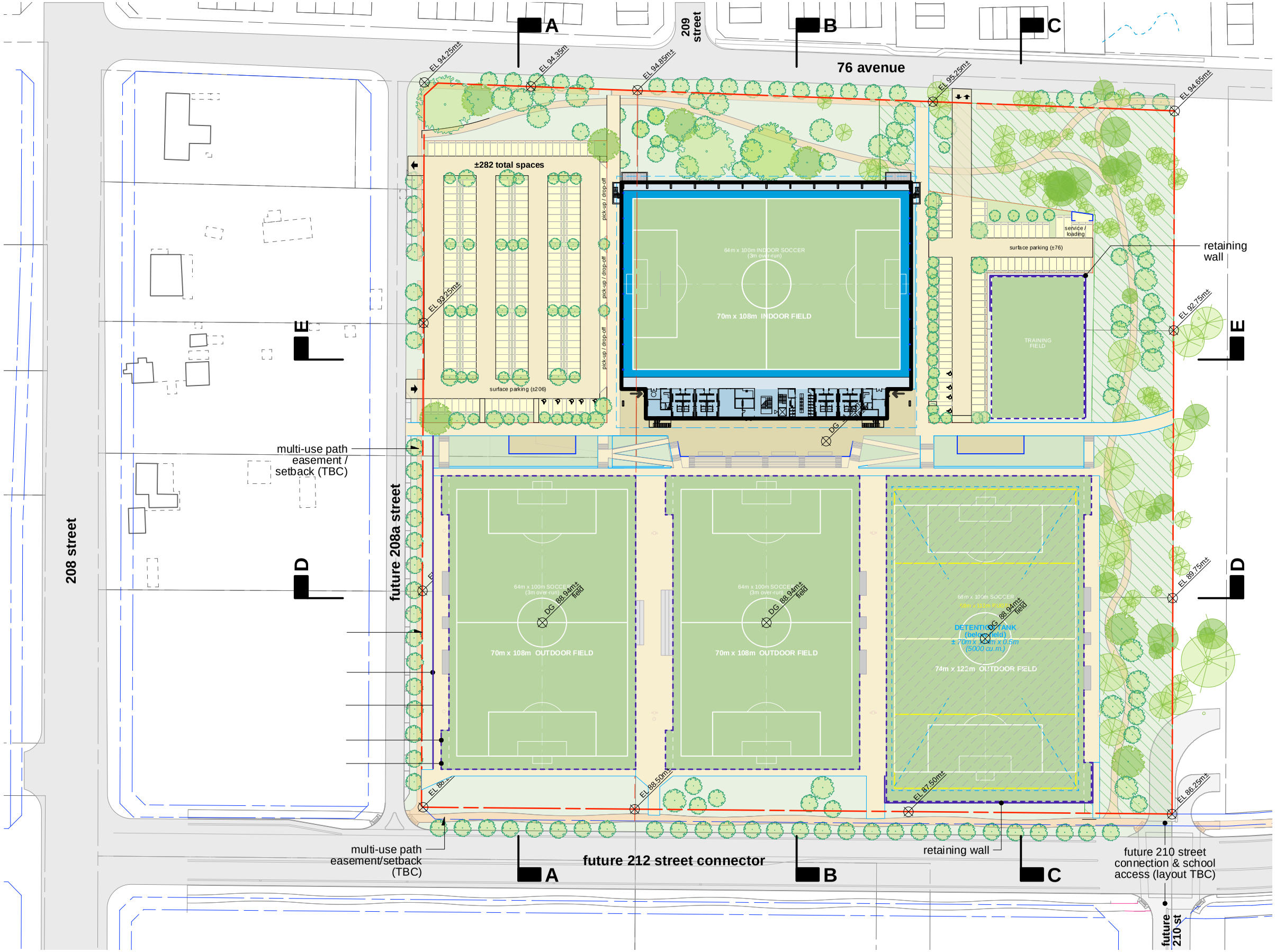
Respectfully submitted,

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

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

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** FEBRUARY 12, 2024

FROM: ENGINEERING DIVISION **FILE NO:** 5280-14

SUBJECT: 2023 SOIL DEPOSIT PERMIT AND STOP WORK ORDER STATISTICS

The purpose of this memorandum is to provide Mayor and Council with statistical information, as previously directed by Council, related to the number and locations of soil deposit permits, and stop work orders on an annual basis.

The information provided includes both Agricultural Land Reserve (ALR) and non-Agricultural Land Reserve (non-ALR) properties but does not include any permit extensions that may have been obtained.

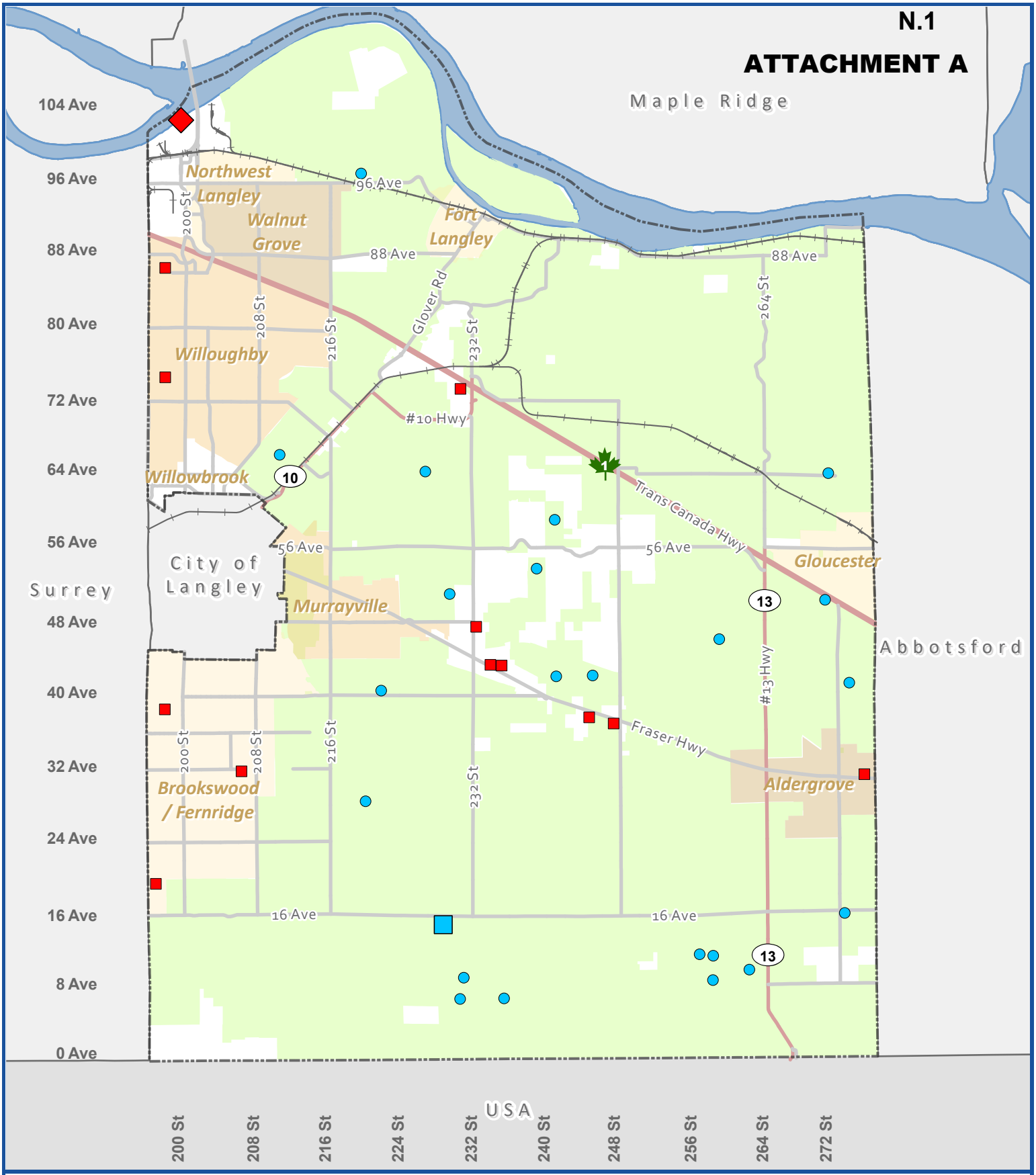
The following table summarizes the number of Township soil deposit permits and stop work orders issued in 2023:

	Permits - Volume Less Than or Equal to 600m^3	Permits - Volume More Than 600m^3	Soil Deposit Permits Issued	Stop Work Orders
ALR	22	1	23	56
Non-ALR	12	1	13	14
Total	**34**	**2**	**36**	**70**

ATTACHMENT A 2023 Soil Deposit Permits – Distribution Map

ATTACHMENT B 2023 Stop Work Orders – Distribution Map

ATTACHMENT A



2023 - Soil Deposit Permits

Township of Langley BC
Est. 1873

Printed Date: Wednesday, January 10, 2024

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

0 2.5 5 Km

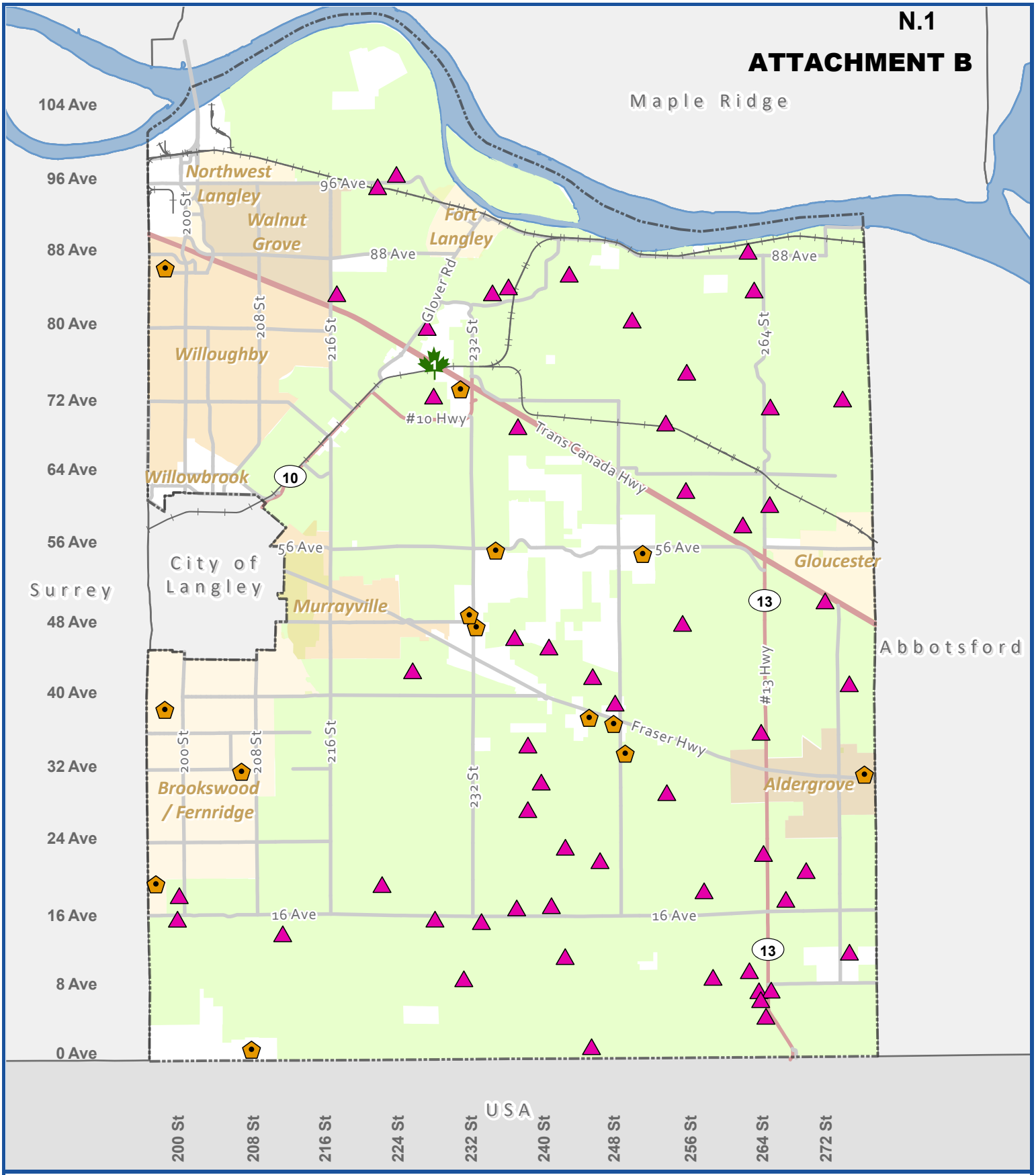
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- In ALR, less than 600m³ (22)
- Non ALR, more than 600m³ (1)
- Non ALR, less than 600m³ (12)

N

Path: N:\Maps\Standard Maps\Engineering\Misc\Eng_Soil_Deposits\2024_ArcGIS_Pro\2024_ArcGIS_Pro.aprx

ATTACHMENT B



2023 - Soil Stop Work Orders Issued

Township of Langley BC

Est. 1873

Printed Date: Tuesday, January 09, 2024

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

0 2.5 5 Km

Legend

- Soil Stop Work Order - In ALR (56)
- Soil Stop Work Order - Not in ALR (14)

N

Path: N:\Maps\Standard Maps\Engineering\Misc\Eng_Soil_Deposits\2024_ArcGIS_Pro\2024_ArcGIS_Pro.aprx

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 26, 2024
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	5370-25-001
SUBJECT:	CLEAN UP LANGLEY DAY COMMUNITY EVENT		

The purpose of this memorandum is to inform Mayor and Council that Clean Up Langley Day is scheduled to take place on April 13, 2024, between 9:00am and 2:00pm.

Clean Up Langley Day encourages families, community groups, individuals, and businesses to come together and show their community pride by picking up litter from local streets, trails, and parks. Volunteers are invited to participate either by hosting a location for a cleanup that other community members can attend, joining an existing cleanup, or conducting their own private cleanup.

During the last event in 2023, approximately 233 people volunteered to clean up areas of the Township. On the day of the event, 12 community cleanups took place resulting in 500 kg (1,100 lbs) being removed from local streets, sidewalks, and parks.

For this year's event, as with previous years, staff will support volunteers by providing safety information, cleanup supplies, and pickup of the bags of litter. The Township's residential waste collection contractor has offered to collect and dispose of the waste from the various cleanup locations.

Volunteers will be encouraged to share their cleanups on social media using the hashtag #CleanUpLangleyDay.

Mayor and Council are invited to participate in this clean up event to help beautify Langley, protect the environment, and promote active volunteerism in our community.

To sign up or for more information, residents can visit tol.ca/cleanup.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 26, 2024
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	5225-07-03
SUBJECT:	2024 FRASER RIVER SPRING FRESHET NOTIFICATION		

The purpose of this memorandum is to inform Mayor and Council that a postcard will be mailed to over 300 residents who reside within the Fraser River flood plain. The postcard provides information regarding the 2024 Fraser River Spring Freshet and encourages residents to take time during the Emergency Preparedness Week, scheduled for the first week of May, to be prepared in case of an emergency.

The Township has a comprehensive Flood Response Plan that is updated based on prior years' experiences and includes regular dike inspections and monitoring of the water levels provided by federal and provincial agencies. The Plan considers the readings at the Mission Gauge to determine the threat of flooding and action that should be taken by those potentially impacted.

The February 1, 2024, Snow Survey and Water Supply Bulletin issued by the province states that due to the extremely low snow conditions, a below normal spring freshet flood hazard is expected this season.

Nonetheless, residents in the floodplain are reminded to have a plan in place which includes arranging to stay with family or friends, having emergency kits packed with clothes, medication and other necessities, ensuring a meeting place has been established if families are not together if an evacuation is ordered, and making provision for pets and livestock.

ATTACHMENT A 2024 Fraser River Spring Freshet Notification

ATTACHMENT A

Township of Langley
Est. 1873

20338 - 65 Avenue
Langley BC V2Y 3J1

Notification of 2024 Fraser River Spring Freshet

You are receiving this notification because you are the registered owner of a property located within the Fraser River flood plain.

Each year, municipalities bordering the Fraser River prepare for the possibility that accumulation of melting snow and significant rain events could cause rising water levels during spring freshet. Similarly, it is important that residents and private property owners are also prepared.

You are encouraged to take the time during Emergency Preparedness Week scheduled for the first week of May to become better prepared.

Name 1
Name 2
Mailing Address

Engineering Division

Township of Langley
Est. 1873

Know The Risks
Make A Plan
Create An Emergency Kit

Local Information: tol.ca/floodresponse
Subscribe: tol.ca/enews
Social: @Langley Township
Questions: 604.532.7300 or opsinfo@tol.ca

Other Resources:
BC River Forecast Centre: bcrfc.env.gov.bc.ca/warnings
BC Emergency Info: emergencyinfobc.gov.bc.ca
Government of Canada: getprepared.gc.ca

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 26, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-23-156
SUBJECT:	GLOVER ROAD PEDESTRIAN PLAZA UPDATE		

The purpose of this memorandum is to inform Mayor and Council of the results of recent engagement activities conducted with businesses on Glover Road between Mary Avenue and Mavis Avenue regarding the Glover Road Pedestrian Plaza (the Plaza) as requested by Council at its October 23, 2023, Regular Meeting.

The Plaza, funded in-part through the Government of Canada's Healthy Communities Initiative and constructed in August 2022, re-purposed two on-street parking stalls on the east side of Glover Road north of Mary Avenue into a new wheelchair and stroller accessible community space. The plaza was designed as a temporary measure to enhance the streetscape and provide additional amenities to pedestrian and cyclist traffic adjacent to businesses on Glover Road. It was designed by a Fort Langley-based firm and utilized sustainable materials, sourced locally where possible.

In December 2023, staff prepared a short, targeted survey for business owners whose businesses are located between Mary Avenue and Mavis Avenue on Glover Road (the Plaza block). Staff undertook the following as part of engagement with local business:

- Staff visited all businesses located on the plaza block on December 12, 2023, in-person.
- Where staff were unable to talk to a business owner, a card with information pointing to the online survey was left with business employees.
- In total, over 30 cards were distributed.
- Due to low survey participation after the initial engagement, staff followed up with phone calls to businesses in early January 2024.

To date, the Township has received seven responses to the survey. The following summarizes the responses received:

- Business owners who responded to the targeted survey largely expressed a negative impression of the project and do not support the plaza in remaining in place through 2024.
- Of the seven respondents, one strongly supports the plaza remaining, one somewhat does not support the plaza remaining, and five strongly do not support the plaza remaining in place through 2024.

- Six of the seven responding business owners mentioned parking constraints as a key concern regarding the project and would prefer the space to be returned to its original two parking stalls.
- Several respondents mentioned the noise and potential danger associated with adjacent vehicle traffic.

The October 23, 2023 “Connected Communities Pilot Project Update and Next Steps” memo is attached for Council’s information. The post installation surveys conducted indicated strong public support for the plaza and a positive experience from users. Respondents also supported the Township implementing additional public plaza spaces in other neighbourhoods. As the plaza repurposed two on-street parking spaces, there was some negative feedback from businesses near the plaza area.

Based upon the negative feedback from six of the seven respondents to the December 2023 survey of local businesses, staff will remove the plaza area unless otherwise directly by Council.

Alternatively, if desired, Council can direct staff to retain the plaza area for the remainder of 2024 and for staff to provide a further update in late 2024 or early 2025.

ATTACHMENT A October 23, 2023 Memo to Council

Township of Langley
Est. 1873

ATTACHMENT A

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 23, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-23-156
SUBJECT:	CONNECTED COMMUNITIES PILOT PROJECT UPDATE AND NEXT STEPS		

The purpose of this memorandum is to provide Mayor and Council an update on the Connected Communities Pilot Project endorsed by Council in July 2021 pursuant to obtaining 100% grant funding by TransLink, ICBC and the Community Foundation of Canada. The scope of work included installation of delineators along 96 Avenue, Telegraph Trail and Glover Road as well as a pedestrian plaza on Glover Road in Fort Langley.

Delineator Impacts

After installation of the delineators, the following feedback was received:

- vehicle travel lane widths were perceived to be narrow
- accommodation of emergency vehicle access
- restriction of turn movements at driveways and intersections
- distracting glare from the delineators
- maintenance of the paved shoulder such as street sweeping and snow clearance
- a greater level of separation from adjacent traffic
- a perceived reduction in vehicle travel speeds
- safety concerns with parking cars on Glover Road during an upcoming event

To address these concerns staff undertook the following:

- confirmed lane widths met Transportation Association of Canada (TAC) guidelines
- adjusted delineators to create longer emergency pullout areas
- adjusted delineators at driveways and intersections
- ordered specialized equipment to undertake maintenance
- removed the delineators on Glover Road prior to the event taking place
- executed snow clearing operations during Winter 2022/2023 successfully

Pre and post installation data was collected with the following results:

Location	Pre- and Post-Installation Vehicle Data			
	Traffic Volume (veh/day)	**Mean Speed (km/h)**	**85th Percentile Speed (km/h)**	**Dates**
96 Ave between 222 St and Billy Brown Rd	6,467	63.2	73.4	Sep 21-28, 2022
	7,295	65.0	73.8	Aug 17-24, 2023
Location	**Pre- and Post-Installation Active Transportation Data**			
	Bicycles	**Pedestrians**	**E-Kick Scooters**	**Dates (12-Hour Count: 7AM -7PM)**
96 Ave and 216 St	135	7	N/A	Sat Oct 15, 2022
	46	14	N/A	Tue Oct 18, 2022
	186	24	1	Sat Aug 12, 2023
	93	9	0	Thu Aug 10, 2023

- the 85-percentile speed and mean speed are similar
- traffic volumes increased by 13%
- on a Saturday, the number of cyclists increased by 38%
- on a weekday, the number of cyclists increased by 102%
- pedestrian activity increased on weekends

Collision Data Review

ICBC collision data for 96 Avenue between 2019 and 2021 was reviewed and determined there was a total of 71 collisions. One collision involved a cyclist and no collisions involved pedestrians. Most collisions were rear end or single vehicle collisions with some sideswipe, conflicted or side impact collisions. Severity of collision determined that 14-29% of collisions resulted in injuries. The remaining 58 - 86% of collisions were property damage only.

A weighted measure of the severity of collisions, the Collision Severity Index (CSI), was calculated using 2019 to 2021 data. The CSI ranged from 2.2 to 4.8 which is significantly less than the CSI of 8.0 for provincial rural two lane undivided arterial roads. ICBC collision data from 2023 is currently unavailable. However, staff contacted the RCMP who advised they recorded three collisions on this corridor up to date and none of them involved cyclists or pedestrians.

Further Considerations

The project resulted in increased active transportation usage with some challenges, such as:

- the area behind the delineators accumulating debris
- specialized equipment required for maintenance was unavailable until recently
- training crews to operate the specialized equipment is in progress
- difficulty for drivers to gauge where pullout areas are located while driving at higher speeds
- the condition of the delineators has deteriorated faster than anticipated

Next Steps

As the delineators have resulted in negative public feedback with no substantive changes to travel speeds, unless otherwise directed by Council, staff will be removing the delineators in the coming weeks as resources and priorities allow.

Alternatively, due to the positive impact the delineators have had on active transportation usage, if directed by Council, staff can extend the pilot project for another year with the following changes being implemented:

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

Pedestrian Plaza in Fort Langley

The Glover Road Pedestrian Plaza was opened for public use in August 2022 after consultation with local businesses. Staff incorporated design elements preferred by the community and worked with a Fort Langley firm to develop the plaza design. The plaza, which is located on two repurposed parking stalls, provides publicly accessible seating, tables, shading in the summer and planters to encourage increased pedestrian activity next to businesses in the heart of Fort Langley. Ten new Fort Langley community bicycle racks were also installed nearby to provide secure bicycle parking to visitors and to promote cycling to the plaza and to Fort Langley.

Following the installation of the plaza, a public survey was accessible online and advertised through Township social media and other corporate communications channels. Of the over 70 responses received, three quarters of respondents reported that they stayed longer than originally planned in Fort Langley because of their visit to the pedestrian plaza indicating a possible economic benefit to local businesses. The majority of survey respondents agreed that the plaza enhances the sense of community, is visually appealing, increases opportunity for socializing and interactions, and encourages active travel (such as walking and cycling). Nine out of ten survey respondents reported being satisfied or very satisfied when asked about their overall experience of the pedestrian plaza.

In September 2023, the plaza became host to Music on the Plaza, a weekly series of musical acts performing Saturday afternoons organized by the Arts and Culture team. Performances to date have yielded positive feedback from the public. Staff onsite during the events have reported that the event has drawn many passersby into the space to sit, listen, clap and sing along to the music. Initial feedback collected during the first two events has shown strong support for continuing to use the space for arts and culture programming and have indicated that respondents support the Township building more public plaza spaces like this one in other neighbourhoods.

Based on the positive feedback from the community, staff will be extending the pilot project for the pedestrian plaza until the end of 2024, unless otherwise directed by Council.

Township of Langley

Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, February 7, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
R. Adron, Community Co-Chair
Councillor M. Kunst, Council Co-Chair
Councillor B. Martens, Council Co-Chair

R. Genberg, M. Gill, B. Mason, F. Pepin, T. Quiring, and T. Taylor

Staff:
S. Mikicich, Manager, Community Planning and Major Projects
A. Reeve, Planner
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
February 7, 2024

Moved by T. Taylor,
Seconded by M. Gill,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the February 7, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
January 3, 2024

Moved by T. Quiring,
Seconded by T. Taylor,
That the Heritage Advisory Committee adopt the minutes of the January 3, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

2. Heritage Advisory Committee – Closed Meeting January 3, 2024

Moved by T. Quiring,
Seconded by B. Mason,
That the Heritage Advisory Committee adopt the minutes of the January 3, 2024 Closed meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Kunst reported that Council approved the Heritage Advisory Committee 2024 Work Plan.

2. Report from Manager, Community Planning and Major Projects

S. Mikicich introduced new staff rep, A. Reeve. He noted that she will be working on a Heritage Information, Education and Awareness Program, based on the directions of the former Task Force and will be attending HAC meetings going forward.

He commented on the passing of HAC member, M. de Little, who was on the committee from January 2022 to December 2023.

He further provided the following updates:

St. Alban's Church, 3758-248 Street

- S. Mikicich and F. Pepin are going to meet with the Phelps Society (owners) to discuss the future of the property as the Society is facing challenges with the ongoing conservation and management of this heritage site.

Medd Residence, 23048-64 Avenue

- This property is currently listed for sale, and was illustrated as one example of Langley's vulnerable heritage buildings. While it is noted as an historic siteon the Township's Heritage Inventory, it has not been formally recognized via listing on the Community Heritage Register, nor does it have any legal protection. The Committee will be reviewing the use of the Inventory and Register as planning and recognition tools as part of its 2024 Work Plan.

D. REPORTS

Heritage Tourism

- Staff met with Tourism Langley to understand how heritage was being promoted through local tourism efforts. While the Heritage Strategy speaks to the value of heritage as a potential economic driver, no formal initiatives have been pursued to date. Moving forward, there are opportunities for collaboration in leveraging community appreciation for heritage and promoting tourism in Langley.

Heritage BC Legacy Fund Program

- The Legacy Fund guidelines and policies for 2024 were distributed, noting that the intake period for grant applications is March 8 to April 12, 2024.

3. Heritage Curator's Report

No report.

4. Heritage Review Panel

No report.

5. Pioneer Recognition Planning Committee Report

R. Genberg reported that the event will take place on June 8, 2024, during Senior's Week. The overall theme for future events will be "Memories", and the event in 2024 will focus on Trains. Discussion ensued and the committee commented that they would like to see the history of trains in Langley be the focus, not just trains in general. It was suggested that memorabilia from the CN Station could be displayed, and the video "Wheels of Time" could be shown. An historical perspective on transportation in Langley was also suggested, from early railways that opened up the community to 'SkyTrain', which will soon becoming to Langley soon.

It was further suggested to ask a reporter from the local newspaper to do an article about the event and to list all of the pioneers in the article.

6. Museum Advisory Group Report

F. Pepin reported that the museum is continuing to work on construction deficiencies.

E. CORRESPONDENCE

F. 2024 WORK PROGRAM

1. Committee Liaison Appointments

PIONEER RECOGNITION PLANNING COMMITTEE

R. Genberg stated she was willing to serve as the committee liaison to the Pioneer Recognition Planning Committee for 2024.

MOTION
Moved by T. Quiring,
Seconded by T. Taylor,
That the Heritage Advisory Committee endorse the appointment of R. Genberg as the committee liaison to the Pioneer Recognition Planning Committee for the year 2024.
CARRIED

2. 2024 HAC Work Plan

The approved Work Plan was provided for information.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that they are waiting for a quote to remove the metal roof on the Old Yale Barn before they can begin installing a new roof.

He reported that he attended a meeting with representatives from the Royal BC Museum (one of several meetings being held across the province) to discuss whether the aging building should be restored or rebuilt.. The current building was constructed on a major fault line and basement is prone to flooding due to the low site elevation. The archives are being moved to a location in Oak Bay. There was discussion about moving the museum to Vancouver or spreading it out throughout the province. The overall consensus was to leave it in Victoria as it is supported by significant tourism dollars.

MP John Aldag has asked for a meeting with F. Pepin to discuss preserving heritage in the Lower Mainland.

The Society will be hosting a Tea on February 25, 2024 at the National Historic Site in Fort Langley.

2. Alder Grove Heritage Society Update

T. Quiring reported that the museum had a water leak in January but nothing of historical value was damaged. All of the leaks and broken pipes have been

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

repaired and the museum opened again on February 4. The Society is liquidating the extra telephones in its collection and has also received a donation of 200-400 CDs of photos from the estate of H. Hunt. The photos will be digitized.

It was suggested to have a discussion regarding the local government's role in maintaining heritage buildings with tenants such as the Aldergrove Museum and CN Rail Station etc.

3. Heritage Week - February 19-25, 2024

The theme for Heritage Week is "Layer by Layer".

4. HAC Photo

A photo was taken for the Township website.

I. NEXT MEETING

Date: Wednesday, March 6, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by M. Gill,
Seconded by R. Ardron,
That the meeting terminate at 8:40pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair