REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, April 29, 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 – April 29, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held April 29, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 15, 2024

That Council adopt the Minutes of the Regular Council meeting held April 15, 2024.

2. Public Hearing Meeting – April 15, 2024

That Council adopt the Minutes of the Public Hearing meeting held April 15, 2024.

C. DELEGATIONS

1. Carol Paulson
Langley Sustainable Agriculture Foundation
File 0550-07

Request by Carol Paulson, Secretary/Treasurer, Langley Sustainable Agriculture Foundation, to appear before Council to provide an update on the successes of the Langley Learning Farm, located at the Derek Doubleday Arboretum.

C. DELEGATIONS

2. Marcel Sachse
Langley Sustainable Agriculture Foundation
File 0550-07

Request by Marcel Sachse, President, Langley Sustainable Agriculture Foundation, to appear before Council to provide an update on the progress of developments and successes at the Langley Learning Farm.

3. Patricia Wilson
MS Canada
File 0550-07

Request by Patricia Wilson, representing MS Canada, to appear before Council regarding MS Awareness Month.

D. PRESENTATIONS

1. Potential Upgrades to the Fraser River Presentation Theatre

Presentation by staff regarding potential upgrades to the Fraser River Presentation Theatre.

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

E. REPORTS TO COUNCIL

1. Change of Funding Sources
Report 24-79
File FIN 1700-80

That Council approve the changing of funding sources totaling $7,523,522 from the Capital Projects Reserve to the general Community Amenity Contribution (CAC) Fund as follows:

- Willoughby Community Centre – $2,000,000
- Smith Athletic Park – $1,260,000
- Yorkson Community Park – $3,000,000
- Noel Booth Community Park – $1,263,522

E. REPORTS TO COUNCIL

2. The Redwoods Golf Course Resident and Business Programs
Report 24-88
File MA 1810-01

That Council endorse the implementation of a 2024 Township of Langley Resident's Program and a 2024 Township of Langley Business Discount Program at The Redwoods Golf Course.

3. Fernridge Nature Park
Report 24-91
File FCP 6120-01

That Council direct staff to advance conceptual designs of a natural park on Township owned lands in the Fernridge Neighbourhood as identified in this report.

That Council authorize placement of native soil and topsoil on the identified park site to replace historically lost native soils and topsoil to allow naturalization and build up the site with a goal to create unique viewpoints in a nature park experience.

4. Child Care Facilities
Report 24-84
File FCP 6120-01

That Council direct staff to proceed with New Spaces Fund applications for Bell Park in Brookswood, Topham Park in Walnut Grove, and Aldergrove Athletic Park in Aldergrove.

That Council direct staff to report back with information on the caretaker home and duties at Yorkson Community Park in Willoughby and proceed with an application for Yorkson Community Park to the New Spaces Fund.

That Council direct staff to engage the YMCA BC as the potential non-profit operator for the Township of Langley-owned child care sites, as provided in this report.

5. Agricultural Land Commission Application No. 100433 (Gordon / 19636 – 8 Avenue)
Report 24-77
File CD 07-03-0020

That Council advise the Agricultural Land Commission that the subdivision application and road dedication submitted by Eleanor Wrigley on behalf of the owner for a property located at 19636 – 8 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

E. REPORTS TO COUNCIL

6. Agricultural Land Commission Application No. 100434
(1151138 BC Ltd. / 753 – 264 Street and
700 Block of 264 Street)
Report 24-78
File CD 10-01-0017

That Council advise the Agricultural Land Commission that the road dedication indicated in the subdivision application submitted by Sager Nairne LLP on behalf of the owner of the properties located at 753 – 264 Street and an adjacent parcel (Parcel Identifier 011-232-773) within the Agricultural Land Reserve complies with the Township's Zoning Bylaw and request consideration based on agricultural merits.

7. Temporary Use Permit Application No. 000011
(Priest / 27099 – 8 Avenue)
Report 24-76
File CD 13-07-0031

That Council consider Temporary Use Permit No. 000011 for property at 27099 – 8 Avenue to facilitate parking of commercial vehicles for a three (3) year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000011 for property located at 27099 – 8 Avenue for the following uses:

a. parking of commercial vehicles as indicated in Schedule "A".

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley's Director of Community Development Division:

a. Landscape area and screening provided in accordance with Schedule "B".
b. On-site landscaping being secured by a letter of credit.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
d. All outdoor storage areas being covered by a dust free surface.
e. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 with respect to driveway access and stormwater management requirements including drainage and grading.
f. Submission of an exterior lighting plan.
g. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

E. REPORTS TO COUNCIL

OR

That Council not authorize issuance of Temporary Use Permit No. 000011 for property located at 27099 – 8 Avenue.

8. 2024 Capital Improvement and Community Grants
Report 24-83
File CA 1850-20

That Council approve the distribution of $182,625 of grant funding as approved in the 2024 budget to grant applicants meeting the grant policy criteria.

That Council authorize $57,975 from the Council Contingency Fund for the remaining grant applicants which meet the grant policy criteria.

9. Transportation Asset Management Plan
Grant Funding
Report 24-94
File ENG 1855-35

That Council authorize a grant application to the Province of British Columbia's Infrastructure Planning Grant Program for $10,000 of funding towards the renewal of the 2009 Transportation Asset Management Plan.

That Council authorize a grant application to the Union of British Columbia Municipalities' Asset Management Planning Program for $25,000 of funding towards the renewal of the 2009 Transportation Asset Management Plan.

10. Capital Request - Telegraph Trail Corridor
Traffic Calming
Report 24-93
File ENG 5460-04

That Council authorize $103,600 from the Capital Projects Reserve to implement proposed traffic calming measures along the Telegraph Trail corridor.

That Council direct staff to forgo the community ballot and public consultation process in the Township Neighbourhood Traffic Policy and proceed directly to construction.

11. Addressing the Township's
Street Parking Challenges
Report 24-92
File ENG 5480-01

That Council direct staff to engage the services of a qualified consultant to undertake a parking study to review on-street parking management best

E. REPORTS TO COUNCIL

practices and development of a cash-in-lieu parking policy at an estimated cost of $75,000 with $37,500 to be funded from the Capital Projects Reserve and the remaining $37,500 from existing and available Transportation operating funding.

12. Capital Request – Shoreline Cleanup
25337 - 88 Avenue and 8834 - 252 Street
Report 24-86
File FCP 0810-30

That Council authorize the use of up to $1M from the Capital Projects Reserve for removal of the abandoned structures, vessels, and debris along the Fraser River shoreline of 25337 - 88 Avenue and 8834 - 252 Street.

That Council authorize staff to apply for grant funding from other levels of government to potentially cover or reduce the cost to the Township.

13. 204 Street from 73A Avenue to 72 Avenue
Report 24-90
File ENG 5260-26-01

That Council defer to the development process to construct missing roadway segments along 72B Avenue and 204 Street.

14. Capital Request - Jericho Booster Pump Station
Report 24-89
File ENG 5330-27-074

That Council authorize the use of an additional $1,980,000 of Water Development Cost Charges and $20,000 from the Water Capital Works Reserve for construction of the new Township Jericho Booster Pump Station.

15. Capital Request - 2024 TransLink Funding
Report 24-95
File ENG 1855-60-001

That Council authorize the use of $2,275,020 of Development Cost Charges, $1,449,963 of Capital Projects Reserve, and $105,000 of internal sources for 2024 TransLink Projects.

16. Ice and Dry Arenas Facility Project - CAC Funding
Report 24-87
File MA/FIN 0810-30

That Council identify and approve the Township of Langley's general Community Amenity Contributions, as they become available, as the

E. REPORTS TO COUNCIL

funding source for an amount of $80.944M for the Township's new Ice and Dry Arenas Facility Project.

That Council authorize staff to internally borrow funding from available reserves if general Community Amenity Contribution funds are not available when required, to be repaid as the CAC funds are received.

F. BYLAWS FOR FIRST READING

1. Booth, Fernridge and Rinn Neighbourhood Plans
Bylaw No. 6007
Bylaw No. 6008
Bylaw No. 6009
Bylaw No. 6010
Report 24-82
File BLSI LRP00014

That Council give first reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007.

That Council give first reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008.

That Council give first reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009.

That Council give first reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010.

That Council receive for information the updated Brookswood-Fernridge Amendments to the Community Amenity Contributions Policy #07-166.

That Council receive for information the updated Brookswood-Fernridge Greenway Amenity Policy #07-235.

That Council receive for information the updated Brookswood-Fernridge Arterial Road Completion Amenity Policy #07-236.

That Council consider that Booth Neighbourhood Plan Bylaw No. 6008, Fernridge Neighbourhood Plan Bylaw No. 6009, and Rinn Neighbourhood Plan Bylaw No. 6010 are consistent with the Township of Langley Financial Plan.

That Council consider that Booth Neighbourhood Plan Bylaw No. 6008, Fernridge Neighbourhood Plan Bylaw No. 6009, and Rinn Neighbourhood

F. BYLAWS FOR FIRST READING

Plan Bylaw No. 6010 are consistent with the Metro Vancouver Integrated Liquid Waste Water Resource Management Plan and Integrated Solid Waste and Resource Management Plan.

That Council authorize staff to schedule a Public Open House prior to a required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009; and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010.

That Council authorize staff to schedule the required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009; and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010.

That Council consider that the consultation process during preparation of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009; and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010 is consistent with Sections 475 and 476 of the Local Government Act and Council Consultation – Official Community Plan Policy 07-160.

That Council refer Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010 to relevant organizations and agencies as outlined in this report for comment.

Explanation – Bylaw No. 6007

Bylaw No. 6007 amends the Brookswood-Fernridge Community Plan by aligning the land use policies with the new regulations in the

F. BYLAWS FOR FIRST READING

Local Government Act (commonly known as Bill 44, 2023) to require local governments to provide small-scale, multi-unit housing options that are ground-oriented and compatible in scale and form within single-family neighbourhoods; and the revised Neighbourhood Plans for Booth, Fernridge and Rinn.

Explanation – Bylaw No. 6008

Bylaw No. 6008 amends the Langley Official Community Plan and Brookswood-Fernridge Community Plan by incorporating the Booth Neighbourhood Plan.

Explanation – Bylaw No. 6009

Bylaw No. 6009 amends the Langley Official Community Plan and Brookswood-Fernridge Community Plan by incorporating the Fernridge Neighbourhood Plan.

Explanation – Bylaw No. 6010

Bylaw No. 6010 amends the Langley Official Community Plan and Brookswood-Fernridge Community Plan by incorporating the Rinn Neighbourhood Plan.

G. BYLAWS FOR FIRST AND SECOND READING

1. Family-Friendly Policy - Exemptions
Bylaw No. 6015
Report 24-81
File BLSI LSP00009

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 6015.

That Council authorize staff to schedule a Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 6015.

Explanation – Bylaw No. 6015

Bylaw No. 6015 updates the housing policy in the Official Community Plan to include policy tools to encourage/increase the supply of rental housing.

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. 2024 Langley Annual Rates and Tax Collection Bylaw for Universal Services
Bylaw No. 6006
Report 24-80
File FIN 1700-80

That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw No. 6006.

Explanation – Bylaw No. 6006

Bylaw No. 6006 provides for the 2024 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the Community Charter. The Community Charter states that this bylaw must be adopted after adoption of the Five-Year Financial Plan and must be adopted by May 15th of each year.

Sections 233 to 236 of the Community Charter outline the process for establishing an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after specified tax due dates established by such bylaw.

2. Strategic Land Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6011
Report 24-96
File FIN 1760-20

That Council approve purchases of land using long-term debt as the main funding.

That Council give first, second and third reading to Strategic Land Loan Authorization Bylaw No. 6011 for the purpose of borrowing funds in the amount of $74,906,665 for the purchases of land within the 2024-2028 Capital Program repayable from parks DCC, roads DCC, and general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Strategic Land Loan Authorization Bylaw No. 6011 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, August 8, 2024 (the “Deadline”).

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per current bylaws and/or the Community Charter requirements.

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

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

Explanation – Bylaw No. 6011

Bylaw No. 6011 authorizes the Township of Langley to borrow $74,906,665 towards the estimated cost of the Strategic Land purchases.

I. BYLAWS FOR CONSIDERATION AT THIRD READING

J. BYLAWS FOR FINAL ADOPTION

1. Rezoning Application No. 100646
(1287539 BC Ltd. / Coastland Engineering /
6905 and 6947 - 205 Street)
Bylaw No. 5784
Report 22-51
File CD 08-14-0226

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1287539 BC Ltd.) Bylaw No. 5784".

Explanation – Bylaw No. 5784

Bylaw No. 5784 rezones properties located at 6905 and 6947 - 205 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A to accommodate a sixteen (16) lot residential subdivision.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 30, 2022 attached to the Bylaw have been satisfactorily addressed. Please also note that Council's January 29, 2024 resolution with regards to Bill 44 and in-stream development applications was considered with the proponent electing to proceed with a voluntary restrictive covenant to maintain single family form, character and use. The Public Hearing for the Bylaw was replaced by written submission with third reading given on June 13, 2022. In accordance with Council policy, staff advise that the Public Hearing for the Bylaw was held more than a year prior to the proposed final reading date. During this period, resolution of the development prerequisite items was on-going.

K. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has requested that the information Report 23-207 be brought back for discussion:

1. **Potential Upgrades to the Fraser River Presentation Theatre Report 23-207**
   File CA/FCP 0810-20

   That Council receive this report for information.

   Mayor Woodward's Recommended Motion:

   That Council approve $750,000 in funding from the Capital Projects Reserve and $350,000 pre-approved within 2025 Prior Year Surplus; and

   Direct staff to proceed with upgrades to the Fraser River Presentation Theatre as outlined within Report to Council 23-207, with 9 updated locations for senior staff instead of 11, in 2025.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the April 15, 2024 Closed Council meeting for public information:

1. **Acting Mayor Rotation**

   That Council update the current Acting Mayor rotation to the updated seating order.
   CARRIED

   Section 90(1) (a) Personnel

2. **Metro Vancouver Board Alternates**

   Council appoints Councillors vanPopta, Baillie and Rindt, in that order, as the Alternates to the Metro Vancouver First Director position held by Mayor Woodward; and

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

Council appoints Councillors Baillie, vanPopta, and Rindt, in that order, as the Alternates to the Metro Vancouver Board Second Director position held by Councillor Ferguson.
CARRIED

Section 90(1) (a) Personnel

O. FOR INFORMATION

1. **Operational Update #1 – 2024 Spring Freshet**
   Memorandum – Public Works Division
   File 5225-07-003

2. **Agricultural Land Commission Decisions First Quarter 2024 (January – March)**
   Memorandum – Community Development Division
   File 6635-01

3. **Willoughby Community Centre Project – Community Engagement**
   Memorandum – Corporate Projects Division
   File 0810-30

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

5. **Metro Vancouver – Presentation Request**
   File 0550-10

   Letter from Paul Henderson, General Manager, Solid Waste Services, Metro Vancouver, requesting to make a presentation to Council at the May 13, 2024 Regular Council meeting regarding new Langley and North Surrey recycling and waste centre depots.

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

6. **Laura Rinaldi**
   Save Your Skin Foundation
   File 0630-01

   Laura Rinaldi, Events and Initiatives Coordinator, Save Your Skin Foundation, requesting the month of May be proclaimed as Melanoma and Skin Cancer Awareness Month.

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

P. MOTIONS ARISING FROM INFORMATION

Q. OTHER BUSINESS

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

1. Additional Truck Parking in the Township of Langley

Whereas:

1. Trucks and efficient transport play a critical role in the national and local economy, ensuring the timely transportation and movement of goods throughout the region;

2. There is a significant regional shortage of industrial lands, including purpose-built truck parking, creating economic and everyday operations challenges for truckers leading to the proliferation of truck parking on agricultural and rural lands with the Agriculture Land Reserve; and

3. The Township of Langley Council wants to find solutions to address the issue of truck parking, while ensuring environmental protection and preserving rural lands, character and agricultural land for its intended purpose.

Therefore be it resolved that Council hereby directs staff to report to Council on: (1) options to increase the quantity of truck parking on urban, non-ALR lands, including within new or existing employment lands areas; (2) potential Township of Langley land that could serve as short-term truck parking facilities; and (3) review of the City of Surrey's Truck Parking Strategy with recommendations that may or may not be applicable within the Township of Langley; and further

That Mayor and Council write to: (1) the Minister of Agriculture to outline that it does not support changes to the Agricultural Land Commission or Agricultural Land Reserve Acts that would enable the unfettered expansion of industrial truck parks on agricultural lands; and (2) the Minister of Transportation and Infrastructure to request a regional solution to truck parking and that the industry problem can no longer be ignored.

2. Mayor's Task Force on the Langley Regional Airport

That Council authorize up to $25,000 in funding from the Airport Reserve in support of the Mayor's Task Force on the Langley Regional Airport.

Q. OTHER BUSINESS

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

3. Council Policy Amendment for Extraordinary Expenses

Be it resolved that Council hereby amends Council Renumeration Council Policy 01-017 to add additional Sections 3.3.2 and 3.3.3 as follows:

1. 3.3.2. Conferences and associated, permissible expenses are pre-approved and funded for events of the following organizations: Federation of Canadian Municipalities (FCM), Union of British Columbia Municipalities (UBCM) and the Local Government Management Association (LGMA); and

2. 3.3.3. Conferences and associated, permissible expenses that are not subject to Section 3.3.2 require prior approval of the Mayor and/or Council.

4. Chief Administrative Officer Retirement

Mayor and Council to present Mark Bakken, Chief Administrative Officer, with a commemoration plaque to acknowledge his years of service and contributions to the Township of Langley.

R. 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) (b) Personal
Item E.2 - Section 90(1) (e) Property, (k) Negotiations
Item E.3 - Section 90(1) (c) Labour Relations
Item F.1 - Section 90(1) (g) Legal
Item G.1 - Section 90(1) (g) Legal
Item G.2 - Section 90(1) (i) Solicitor-Client Privilege
Item G.3 - Section 90(1) (e) Property,
Section 90(2) (b) Intergovernmental Relations
Item G.4 - Section 90(1) (e) Property,
Section 90(2) (b) Intergovernmental Relations
Item I.1 - Section 90(1) (e) Property, (k) Negotiations
Item I.2 - Section 90(1) (e) Property, (k) Negotiations

S. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, April 15, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

M. Bakken, S. Groves, C. Kooner, 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 – April 15, 2024

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held April 15, 2024, as amended.
CARRIED

Clerk's Note: Item E.5 was moved to after "Other Business".

2. Day of Mourning

A moment of silence was observed for the annual Day of Mourning for workers killed and injured on the job.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 25, 2024

Moved by Councillor Rindt,
Seconded by Councillor Baillie,

B. ADOPTION OF MINUTES

That Council adopt the Minutes of the Regular Council meeting held March 25, 2024.
CARRIED

2. Public Hearing Meeting – March 25, 2024

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Public Hearing meeting held March 25, 2024.
CARRIED

Councillor Richter opposed

C. DELEGATIONS

1. Louella Vincent, President
New Westminster & District Labour Council
File 0550-07

Louella Vincent, President, New Westminster & District Labour Council, appeared before Council to discuss the Day of Mourning for workers killed and injured on the job. She asked Council to recognize the Day of Mourning with staff in the Township of Langley.181 work related deaths were recorded by Workers Compensation in 2022. Accountability is critical and education is key for prevention.

2. Avtar Singh Mann
Piston Transport
File 0550-07

Avtar Singh Mann, Piston Transport, appeared before Council to discuss the lack of commercial truck parking within the Township of Langley. He stated that lack of parking is an on-going issue and that 5,000 parking spaces are needed in the region. Truckers need rest for safety reasons. He further commented that many truck parking sites are being converted into industrial or commercial use. Truckers are facing heavy penalties for bylaw infractions. They are seeking a long-term parking solution for heavy rigs.

3. Onkar Sandhra
Canadian Trucking Association of BC
File 0550-07

Onkar Sandher, Canadian Trucking Association of BC, appeared before Council to discuss the lack of commercial truck parking within the Township of Langley. He stated that parking is an everyday challenge for the majority of truckers. Lack of parking has caused other issues such as harassment for

C. DELEGATIONS

truckers. He asked for a break from Bylaw ticketing until a solution can be found.

4. Dr. Christine Bishop
File 0550-07

Dr. Christine Bishop, Little Campbell Watershed Society, appeared before Council to discuss the preservation and restoration of green space and wildlife habitat at Horne Pit. She commented on the threats facing the Little Campbell River including urbanization, low summer water flows, loss of riparian forest cover, and poor water quality. She further stated that Horne Pit contains important wetlands which need to be surrounded by a nurturing forest. She asked Council to consider creating an Advisory Committee to discuss the future of Horne Pit.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101366
(1353992 BC Ltd. / KCC Architecture and Design Ltd. /
20040 and 20056 – 40A Avenue)
Report 24-75
File CD 07-35-0157

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize issuance of Development Permit No. 101366 including a height variance to 1353992 BC Ltd. for property located at 20040 and 20056 - 40A Avenue subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”.
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
c. All signage being in substantial compliance with Schedule “A” and with the Township’s sign bylaw.
d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).

E. REPORTS TO COUNCIL

f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and / or in enclosures and screened.

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

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

CARRIED

Councillor Richter opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Rindt declared a Conflict of Interest under Section 100 of the Community Charter due to a non-pecuniary interest and left the meeting at 2:36pm.

2. Winery Lounge and Special Event Area Endorsement Application No. 000064 (SinoCan Estate Winery / 2218 – 240 Street) Report 24-69
File CD 10-15-0016

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council adopt the following resolution to endorse SinoCan Estate Winery's request:

E. REPORTS TO COUNCIL

"That Council has considered and ENDORSED the request by SinoCan Estate Winery for a 50 person winery lounge (including patio) and a 150 person special event area serving the SinoCan Estate Winery located at 2218 – 240 Street, Langley, characterized as having lounge liquor service from 9am to 11pm for (7 days a week) and special event area liquor service from 11am to 11pm for (7 days a week).

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge and special event area; the proximity of the winery lounge including patio and special event area to other special or recreational facilities and public buildings; the person capacity of the winery lounge (including patio) and special event area; the hours of liquor service of the winery lounge (including patio) and special event area; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior to the April 15, 2024 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

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

CARRIED

Councillor Richter opposed

Councillor Rindt re-entered the meeting at 2:40pm.

3. 2024 Nuisance Mosquito Control Program Update
Report 24-73
File ENG 5280-16

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to refer additional costs to implement Metro Vancouver's enhanced Nuisance Mosquito Control Program in the 2025 base budget for Council's consideration.
CARRIED

E. REPORTS TO COUNCIL

4. Capital Request – Brawn Pump Station Chlorination Upgrades
Report 24-72
File PW 5330-27-86

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize an additional $100,000 from the Water Capital Works Reserve to install chlorination equipment for the East Langley and Murrayville water system at the Brawn Pump Station.
CARRIED

5. Capital Request - Haldi House Fort Langley Waterfront Project – Haldi House
Report 24-74
File FCP 6120-01

Moved to after "Other Business".

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100619
(Diogan / Hayer / Uppal / 7838 – 197 Street)
Bylaw No. 6002
Report 24-68
File CD 08-22-0100

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Diogan / Hayer / Uppal) Bylaw No. 6002 rezoning a portion of a 0.8 ha (2.0 ac) site located at 7838 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 37 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road, greenway, and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and trail dedications, widenings and necessary traffic improvements in accordance with the Township's Master

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.

3. Registration of a reciprocal access easement over 7838, 7860 and 7894 – 197 Street for the purpose of ultimate access to the subject site.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.
7. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site
    b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) is accepted by the Township
    c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    e. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

CARRIED

2. Rezoning Application No. 100770
(Lanstone Holdings (North Latimer) Ltd. /
19752 – 80 Avenue)
Bylaw No. 6005
Report 24-70
File CD 08-22-0114

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Holdings (North Latimer) Ltd.) Bylaw No. 6005 rezoning a 1.06 ha (2.6 ac) portion of a 1.84 ha (4.54 ac) site located at 19752 – 80 Avenue to Comprehensive Development Zone CD-190 to facilitate the development of approximately 55 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road, greenway, and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements for 80 Avenue (including greenway) and 197 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the south side of 80 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.
7. Provision of final on-site and off-site landscape design plans including interim pedestrian route via statutory right-of-way to connect the creek greenway to 197 Street, fencing, signage, landscaping details and security.
8. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site
    b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) is accepted by the Township
    c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
e. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.

9. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Township of Langley Public Notice Bylaw
Bylaw No. 6003
Report 24-55
File LS 3900-25

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to the “Township of Langley Public Notice Bylaw No. 6003”.
CARRIED

Councillor Richter opposed

2. Langley Fees and Charges Bylaw Amendments
Bylaw No. 5992
Bylaw No. 5993
Report 24-41
File FIN 1810-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5992, and

“Erosion and Sediment Control Bylaw 2006 No. 4381 Amendment Bylaw No. 5993”.

I. BYLAWS FOR FINAL ADOPTION

AMENDMENT
Moved by Mayor Woodward.
Seconded by Councillor
That the effective date for changes to Schedule 17 regarding Recreation, Arts and Culture fees be implemented no later than June 1, 2024.
CARRIED

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

MOTION
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council hereby directs staff to consider and report to Council regarding a potential, overall reduction in applicable recreation fees to be closer to or more in line with prevailing regional averages, with recommendations for Council to consider.
CARRIED

3. Jericho Water Booster Station Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5921
Report 23-150
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Jericho Booster Station Loan Authorization Bylaw No. 5921".
CARRIED

Councillor Richter opposed

4. Civic Infrastructure Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5922
Report 23-151
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Civic Infrastructure Loan Authorization Bylaw No. 5922".
CARRIED

Councillor Richter opposed

I. BYLAWS FOR FINAL ADOPTION

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Yorkson Community Park Development Loan Authorization Bylaw No. 5938".
CARRIED

Councillor Richter opposed

6. Official Community Plan Amendment and Rezoning Application No. 100201 (Bath Investments Ltd. / 23699 and 23737 Fraser Highway)
Bylaw No. 5793
Bylaw No. 5794
Bylaw No. 5803
Report 22-70
File CD 10-33-0104

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793",

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794", and

"Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Bath Investments Ltd.) Bylaw No. 5803".
CARRIED

7. Official Community Plan Amendment and Rezoning Application No. 100224 and Development Permit Application No. 101297 (Zenterra Latimer Ltd. / 7687 – 200 Street)
Bylaw No. 5888
Bylaw No. 5889
Report 23-117
File CD 08-22-0106

Moved by Councillor Pratt,
Seconded by Councillor Baillie,

I. BYLAWS FOR FINAL ADOPTION

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Zenterra Latimer Ltd.) Bylaw No. 5888", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Latimer Ltd.) Bylaw No. 5889".
CARRIED

Development Permit No. 101297

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101297 (Zenterra Latimer Ltd. / 7687 – 200 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Finalization of landscape plans included in Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. On-site landscaping to be secured by letter of credit at the building permit stage;
e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

J. ITEMS FROM PRIOR MEETINGS

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

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

Councillor Richter opposed

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Drainage Development Works Agreement (Mitchell Williams Pond DWA Inc.) Bylaw 2021 No. 5624".
CARRIED

Councillor Richter opposed

K. MAYOR AND COUNCIL REPORT

Councillor Baillie commented on the Firefighter Protection Act that is before the Provincial Government and noted that the Township of Langley is the first municipality to purchase protective gear.

Councillor Ferguson commented on Clean Up Langley Day.

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Mayor Woodward reported that he was appointed by the Mayors' Council on Regional Transportation to be an additional Mayors' Council Representative to the Translink Board of Directors.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **Reoccurring Filming of TV Series "Fire Country"**
   Memorandum – Corporate Administration Division
   File 4520-20

2. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – March 13, 2024
   File 0540-20

3. **Seniors Advisory Committee**
   Minutes – March 20, 2024
   File 0540-20

4. **Agricultural Advisory Committee**
   Minutes – March 27, 2024
   File 0540-20

5. **Mayor's Task Force on the Langley Regional Airport**
   Minutes – April 2, 2024
   File 0540-20

6. **Heritage Advisory Committee**
   Minutes – April 3, 2024
   File 0540-20

O. MOTIONS ARISING FROM INFORMATION

1. **Agricultural Advisory Committee Recommended Motion**
   File 0540-20

   Moved by Mayor Woodward,
   Seconded by Councillor Rindt,
   That Council approve the Agricultural Advisory Committee 2024 Work Plan, presented as Attachment A.
   CARRIED

P. OTHER BUSINESS

1. Traffic Calming on Telegraph Trail

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council direct staff to prepare a report regarding potential traffic calming on Telegraph Trail in the vicinity between 208 and 216 Street.
CARRIED

The agenda order was varied.

E. REPORTS TO COUNCIL

MAYOR DECLARES CONFLICT OF INTEREST
Mayor Woodward declared a Conflict of Interest under Section 100 of the Community due to a non-pecuniary interest and left the meeting at 3:16pm.

Acting Mayor Baillie assumed the position of Chair.

5. Capital Request - Haldi House Fort Langley Waterfront Project – Haldi House Report 24-74

File FCP 6120-01

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That Council approve $4M in funding from the Capital Projects Reserve, and direct staff to proceed with the restoration of the historic Haldi House currently located at 9272 Glover Road in Fort Langley, as described within this report including the recommendations as made by Donald Luxton,

That Council approve $100,000 in funding from the Capital Projects Reserve to continue with further detailed design options and to begin the various permitting processes for a pedestrian overpass across the rail corridor, connecting the Township's waterfront lands and the Parks Canada waterfront site to the Parks Canada Fort site,

That Council instruct staff to research and begin to apply for funding from other levels of government for the future construction of the pedestrian and cycling overpass across the rail corridor, and

That Council authorize staff to proceed to public consultation in accordance with this report and the draft Fort Langley Waterfront Lands concept plans and schedule the first Fort Langley Waterfront Lands public open house for Thursday, May 16, 2024.
CARRIED

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (k) Negotiations
Item E.2 - Section 90(1) (k) Negotiations
Item E.3 - Section 90(1) (k) Negotiations
Item G.1 - Section 90(1) (g) Legal
Item G.2 - Section 90(1) (g) Legal
Item I.1 - Section 90(1) (a) Personnel
Item I.2 - Section 90(1) (a) Personnel
Item I.3 - Section 90(1) (e) Property
Item 1.4 - Section 90(1) (g) Legal

CARRIED

R. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That the meeting terminate at 3:29pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, April 15, 2024 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

S. Richardson

S. Little and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – April 15, 2024

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held April 15, 2024.
CARRIED

B. PUBLIC HEARING

1. Land Use Contract Discharge Application No. 100745
(Spags 197 Holdings Ltd. / 6323 – 197 Street)
Bylaw No. 5990
Report 24-62
File CD 08-10-0066

"Township of Langley Land Use Contract No. 74 Discharge (Spags 197 Holdings Ltd.) Bylaw No. 5990"

Explanation – Bylaw No. 5990

S. Richardson explained that Bylaw No. 5990 discharges Land Use Contract No. 74 from property located at 6323 – 197 Street. Following the discharge, the land will be subject to Regional Commercial Zone C-1. 682 public notices were mailed out.

B. PUBLIC HEARING

Submissions from the public:

There were no submissions from the public.

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Baillie
That Council consider third reading of “Township of Langley Land Use Contract No. 74 Discharge (Spags 197 Holdings Ltd.) Bylaw No. 5990”.
CARRIED

MOTION
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council give third reading to “Township of Langley Land Use Contract No. 74 Discharge (Spags 197 Holdings Ltd.) Bylaw No. 5990”.
CARRIED

C. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That the meeting terminate at 7:05pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Carol Paulson, Secretary/Treasurer
Date: Saturday, March 16, 2024 7:42:22 PM

Please note the following response to Delegation Requests has been submitted at Saturday March 16th 2024 7:41 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/29/2024

- **Name of delegate or organization wishing to appear**
  Langley Sustainable Agriculture Foundation (LSAF)

- **Topic**
  Update Council about the successes of the Langley Learning Farm, located at the Derek Doubleday Arboretum. For 5 years, LSAF has held the licence agreement with the Township for the development of the Learning Farm and has partnered with LEPS, SD#35 and others to build this community resource. PowerPoint presentation will be provided the Friday prior.

- **Purpose of presentation**
  Information only

- **Full name**
  Carol Paulson, Secretary/Treasurer

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

- **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 Marcel Sachse, President of LSAF
Date: Sunday, April 14, 2024 9:32:24 PM

Please note the following response to Delegation Requests has been submitted at Sunday April 14th 2024 9:31 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/29/2024

- **Name of delegate or organization wishing to appear**
  Langley Sustainable Agriculture Foundation (LSAF)

- **Topic**
  Update Council as to the progress of developments and successes at the Langley Learning Farm.
  LSAF secretary/treasure Carol Paulson has applied, but we feel that 5 minutes is not enough tie to report, so I am applying for an additional 5 minutes, for a total of 10 minutes. We will have a Powerpoint Presentation, which will be forwarded to Council a week ahead of the confirmed meeting date.

- **Purpose of presentation**
  Information only

- **Full name**
  Marcel Sachse, President of LSAF

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

- **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 Patricia Wilson
Date: Tuesday, April 16, 2024 8:14:12 PM
Attachments: MS_CanadaAwareness.pdf

Please note the following response to Delegation Requests has been submitted at Tuesday April 16th 2024 8:11 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/29/2024

- **Name of delegate or organization wishing to appear**
  Patricia Wilson representing MS Canada

- **Topic**
  May is MS {Multiple Sclerosis} Awareness Month along with WORLD MS Day is May 30th .... every Year

- **Purpose of presentation**
  Information only

- **Desired resolution**
  As a resident of the Township of Langley, I am asking the ToL to declare support for MS Awareness by signing a proclamation/declaration, raise an MS Canada flag and illuminate a landmark in RED for World MS Day on May 30th.

- **Full name**
  Patricia Wilson

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

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

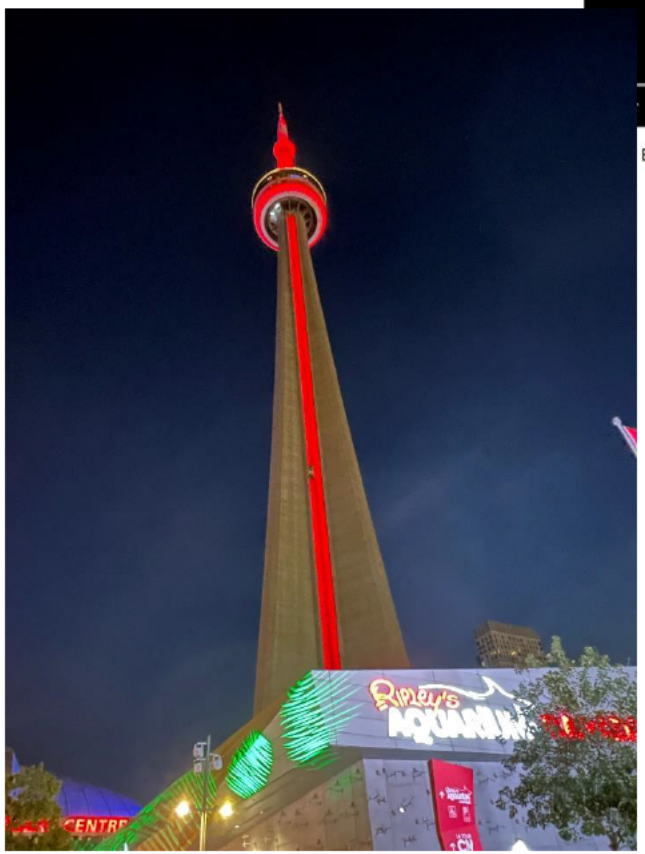
- **Primary Phone**
  FOIPPA s.22(1)

- **I would like to attach a presentation or additional information for Council**
  Yes

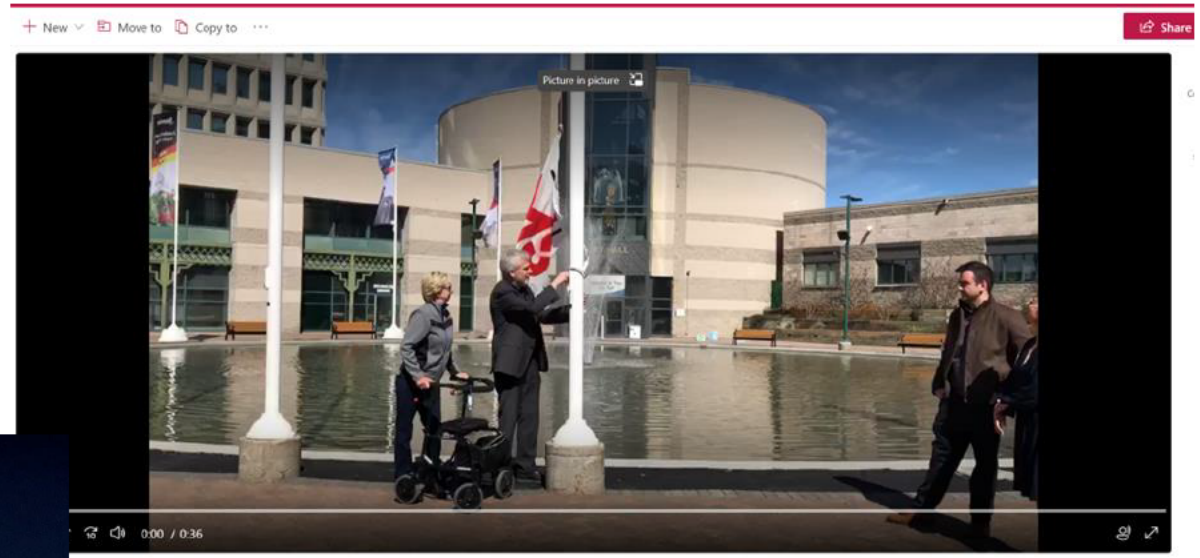
- **File upload**
  1. MS_CanadaAwareness.pdf [1.3 MB]

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

Past MS Awareness Month Activities



Toronto, ON



Barrie ON flag raising video

Barrie, ON



CITY HALL
70 COLLIER STREET
TEL. (705) 792-7900
FAX. (705) 739-4203

P.O. BOX 400
BARRIE, ONTARIO
L4M 4T5

THE CORPORATION OF THE CITY OF BARRIE
Mayor's Office

PROCLAMATION

I, JEFF LEHMAN, Mayor of the City of BARRIE,

do hereby proclaim

May 2022

as

MS Awareness Month

WHEREAS: Multiple sclerosis is a chronic, often disabling neurological disease affecting an estimated 1 in 400 Canadians and approximately 60,000 across the country; and

WHEREAS: Multiple sclerosis symptoms vary widely and may lead to problems with numbness, coordination, vision and speech, as well as extreme fatigue and even paralysis; and

WHEREAS: There is no known cause of, prevention of, or cure for multiple sclerosis; and

WHEREAS: The Multiple Sclerosis Society of Canada is the only national organization in Canada that supports both MS research and services for people with MS and their families. Annual fundraising events such as the MS Walk, MS Bike, and A & W Canada's Burgers to Beat MS campaign support programs to enhance the lives of people affected by multiple sclerosis and their families and support MS research in Canada; and

WHEREAS: Since 1948, the Multiple Sclerosis Society of Canada has contributed $209 million towards MS research; and is grateful for the dedication and commitment of its supporters and volunteers that has made this possible; and

WHEREAS: Together we will find ways to connect and empower the MS community to create positive change and see a world free of multiple sclerosis.

THEREFORE, I, Jeff Lehman, Mayor of the City of Barrie, do hereby proclaim the month of **May 2022** to be "**MS Awareness Month**" in the City of Barrie.

CITY OF BARRIE INCORPORATED 1855

Jeff Lehman,
Mayor

AMBASSADOR PROGRAM



Medicine Hat, AB



Calgary, AB

Duncan, BC



City of Parksville

NEWS RELEASE
parksville.ca
April 21, 2022

May is Multiple Sclerosis Awareness Month in Parksville

Mayor Ed Mayne has proclaimed May 2022 as Multiple Sclerosis (MS) Awareness Month in the City of Parksville to raise awareness of the disease and the effects on over 90,000 Canadians living with MS.

Multiple sclerosis is a chronic, often disabling neurological disease affecting an estimated one in 400 Canadians and on average, twelve Canadians are diagnosed every day. MS symptoms vary widely and may lead to problems with numbness, coordination, vision, and speech as well as extreme fatigue and even paralysis. There is no known cause, prevention, or cure for MS but each day researchers are learning more about what causes MS and are discovering potential ways to prevent it.

The MS Society of Canada is the only national organization in Canada that supports both research and services for people with MS and their families. Since 1948, the MS Society of Canada has contributed $140 million towards research and empowers the MS community to create positive change. All funds are raised through annual events such as the MS Walk, MS Bike and A & W Canada's *Burgers to Beat MS*. More information about the MS Society of Canada at www.mssociety.ca.

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For more information:
Deb Tardiff, Manager of Communications
dtardiff@parksville.ca; 250 954-3073

** Proclamation included.

Proclamation

Multiple Sclerosis Awareness Month
May 2022
City of Parksville

WHEREAS, multiple sclerosis is a chronic, often disabling neurological disease affecting an estimated one in 400 Canadians and about 90,000 across the country; and

WHEREAS, multiple sclerosis symptoms vary widely and may lead to problems with numbness, coordination, vision and speech, as well as extreme fatigue and even paralysis; and

WHEREAS, there is no known cause of, prevention of, or cure for multiple sclerosis; and

WHEREAS, the Multiple Sclerosis Society of Canada is the only national organization in Canada that supports both MS research and services for people with MS and their families; and

WHEREAS, annual fundraising events such as the MS Walk, MS Bike, and A & W Canada's *Burgers to Beat MS* campaign support programs to enhance the lives of people affected by multiple sclerosis and their families and support MS research in Canada; and

WHEREAS, since 1948, the Multiple Sclerosis Society of Canada has contributed $290 million towards MS research, and is grateful for the dedication and commitment of its supporters and volunteers that has made this possible; and

WHEREAS, together we will find ways to connect and empower the MS community to create positive change and see a world free of multiple sclerosis.

NOW, THEREFORE, I Ed Mayne, Mayor of the City of Parksville, do hereby proclaim for the Multiple Sclerosis Society of Canada, the month of May 2022 to be MS Awareness Month in the City of Parksville.

Mayor Ed Mayne
City of Parksville
April 2022

City of Parksville | 100 Jensen Avenue East (P O Box 1390), Parksville, BC V9P 2H3
Phone 250 248-6144 | Parksville.ca



Vancouver, BC

Parksville, BC

MS AMBASSADOR PROGRAM

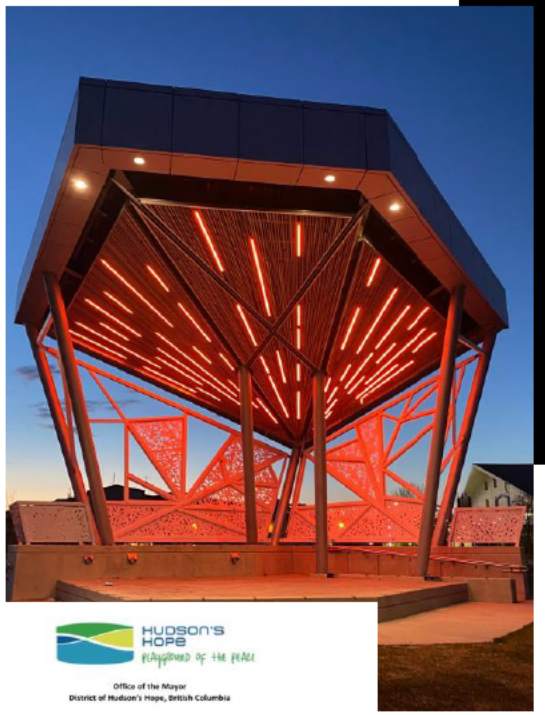


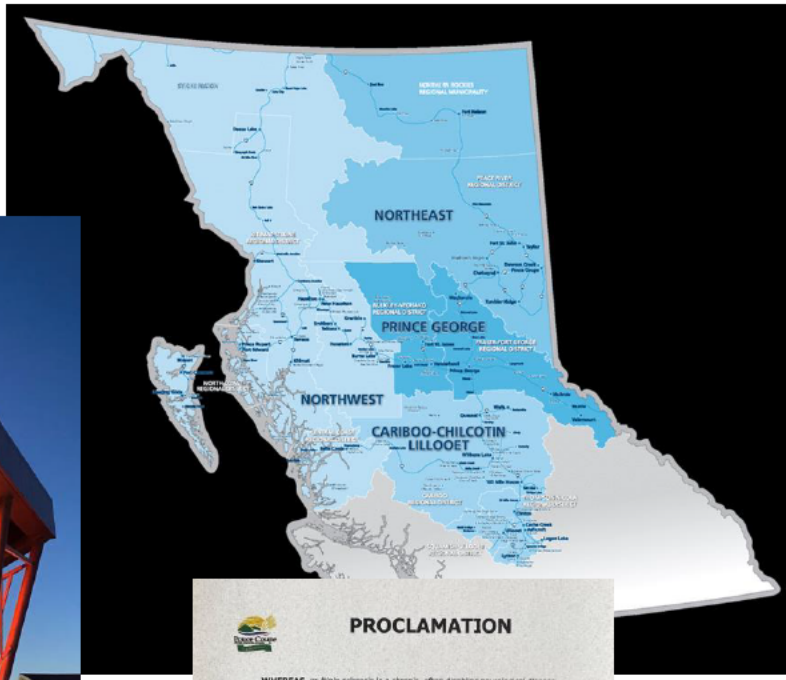
Lieutenant Governor’s Residence, St. John’s, Newfoundland

Success Story from small town



Fort St John







Proclamation

City of Dawson Creek

WHEREAS, multiple sclerosis is a chronic, often disabling neurological disease affecting an estimated 1 in 400 Canadians and approximately 90,000 across the country; and

WHEREAS, multiple sclerosis symptoms vary widely and may lead to problems with numbness, coordination, vision and speech, as well as extreme fatigue and even paralysis; and

WHEREAS, there is no known cause of, prevention of, or cure for multiple sclerosis; and

WHEREAS, the Multiple Sclerosis Society of Canada is the only national organization in Canada that supports both MS research and services for people with MS and their families; and

WHEREAS, annual fundraising events such as the MS Walk, MS Bike, and A & W Canada's *Burgers to Beat MS* campaign support programs to enhance the lives of people affected by multiple sclerosis and their families and support MS research in Canada; and

WHEREAS, since 1948, the Multiple Sclerosis Society of Canada has contributed $200 million towards MS research, and is grateful for the dedication and commitment of its supporters and volunteers that has made this possible; and

WHEREAS, together we will find ways to connect and empower the MS Community to create positive change and see a world free of Multiple Sclerosis;

NOW, THEREFORE, I hereby proclaim the month of May 2022 to be MS Awareness Month for the Multiple Sclerosis Society of Canada.

"MS AWARENESS MONTH"
in Dawson Creek

Acting Mayor Amy Kaumeyer

Dawson Creek



Taylor

Office of the Mayor
District of Hudson's Hope, British Columbia

MS Awareness Month for the Multiple Sclerosis Society of Canada May 2022

WHEREAS multiple sclerosis is a chronic, often disabling neurological disease affecting an estimated 1 in 400 Canadians and approximately 90,000 across the country; and

WHEREAS multiple sclerosis symptoms vary widely and may lead to problems with numbness, coordination, vision and speech, as well as extreme fatigue and even paralysis; and

WHEREAS there is no known cause of, prevention of, or cure for multiple sclerosis; and

WHEREAS the Multiple Sclerosis Society of Canada is the only national organization in Canada that supports both MS research and services for people with MS and their families; and

WHEREAS annual fundraising events such as the MS WALK, MS Bike, and A&W Canada's *Burgers to Beat* MS campaign support programs to enhance the lives of people affected by multiple sclerosis and their families and support MS research in Canada; and

WHEREAS since 1948, the Multiple Sclerosis Society of Canada has contributed $200 million towards MS research, and is grateful for the dedication and commitment of its supporters and volunteers that has made this possible; and

WHEREAS together we will find ways to enhance the quality of lives for people affected by multiple sclerosis and to find a cure to end MS;

NOW, THEREFORE, I, DAVE HEIBERG, MAYOR THE DISTRICT OF HUDSON'S HOPE OF THE PROVINCE OF BRITISH COLUMBIA, CANADA, DO HEREBY PROCLAIM THIS MONTH OF MAY 2022, AS:

"MS AWARENESS MONTH FOR THE MULTIPLE SCLEROSIS SOCIETY OF CANADA"

In the District of Hudson's Hope

Dave Heiberg, Mayor
Dated this 25th day of April, 2022

District of Hudson's Hope



PROCLAMATION

WHEREAS, multiple sclerosis is a chronic, often disabling neurological disease affecting an estimated 1 in 400 Canadians and approximately 90,000 across the country; and

WHEREAS, multiple sclerosis symptoms vary widely and may lead to problems with numbness, coordination, vision and speech, as well as extreme fatigue and even paralysis; and

WHEREAS, there is no known cause of, prevention of, or cure for multiple sclerosis; and

WHEREAS, the Multiple Sclerosis Society of Canada is the only national organization in Canada that supports both MS research and services for people with MS and their families; and

WHEREAS, annual fundraising events such as the MS Walk, MS Bike, and A & W Canada's *Burgers to Beat MS* campaign support programs to enhance the lives of people affected by multiple sclerosis and their families and support MS research in Canada; and

WHEREAS, since 1948, the Multiple Sclerosis Society of Canada has contributed $200 million towards MS research, and is grateful for the dedication and commitment of its supporters and volunteers that has made this possible; and

WHEREAS, together we will find ways to connect and empower the MS community to create positive change and see a world free of multiple sclerosis

NOW, THEREFORE, I Lorraine Michett Mayor of the Corporation of the Village of Pouce Coupe of the Province of British Columbia, Canada, do hereby proclaim this month of May 2022 to be MS Awareness Month for the Multiple Sclerosis Society of Canada.

Mayor Lorraine Michett

Village of Pouce Coupe

MS AMBASSADOR PROGRAM

C.3

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL29, 2024 – REGULAR MEETING	**REPORT:**	24-79
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	CHANGE OF FUNDING SOURCES		

RECOMMENDATION:

That Council approve the changing of funding sources totaling $7,523,522 from the Capital Projects Reserve to the general Community Amenity Contribution (CAC) Fund as follows:

- Willoughby Community Centre – $2,000,000
- Smith Athletic Park – $1,260,000
- Yorkson Community Park – $3,000,000
- Noel Booth Community Park – $1,263,522

EXECUTIVE SUMMARY:

On May 29, 2023, Council approved the expenditure of $2,000,000 for Willoughby Community Centre, and $1,500,000 for the Smith Athletic Park from the capital projects reserve. On July 24, 2023, Council approved additional expenditures of $3,000,000 and $1,263,522 for Yorkson Community Park and Noel Booth Community Park respectively.
It has been determined that portions of these projects are CAC eligible projects and should be funded from general Community Amenity Contributions.

PURPOSE:

This report proposes specific expenditures to be funded from the Community Amenity Contributions as provided for in the Community Amenity Contribution policy (07-166) and restores funds to the capital projects reserve.

DISCUSSION/ANALYSIS:

The Community Amenity Contribution Policy establishes guidelines for the CAC program. CACs are voluntary contributions by developers as part of the rezoning process. These funds are meant to offset the cost of providing community amenities associated with new commercial, industrial and residential development. One of the principles of CACs is that as the Township continues to grow, new development should make a fair contribution to new community amenities, to meet the needs of a growing community and to contribute to managing growth pressures.

In May and July 2023, reports were brought to Council to start the development for the Willoughby Community Centre, Smith Athletic Park, Yorkson Community Park and Noel Booth Community Park and were funded fully or partially out of the capital projects reserve.

It has been determined that the portions of the listed projects are needed to meet the needs of the growth in the specific neighborhoods and therefore the CACs can be used to advance these projects.

Financial Considerations:

The allocation of this funding to the CACs will maintain the current funding level for these projects and will allow other non-development related projects to be funded from the capital projects reserve.

Respectfully submitted,

Sandra Ruff
DIRECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Bylaw, Legal, and Strategic Implementation	C. Kooner

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 – REGULAR MEETING	**REPORT:**	24-88
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	1810-01
SUBJECT:	THE REDWOODS GOLF COURSE RESIDENT AND BUSINESS PROGRAMS		

RECOMMENDATION:

That Council endorse the implementation of a 2024 Township of Langley Resident's Program and a 2024 Township of Langley Business Discount Program at The Redwoods Golf Course.

EXECUTIVE SUMMARY:

At it's Council Meeting of March 25, 2024, Council directed staff "to report to Council to establish a Township of Langley business and resident discount to Redwoods Golf Course Driving Range and Golf Course". Staff recommend that the following be implemented:

The Redwoods Golf Course - Township of Langley Resident's Program

Benefits of the Resident's Program include:

- 15 day advance tee time booking (compared to the general public of 10 days).
- $10.00 off the program holder's green fee rates each tee time in 2024.
- $2.00 off each bucket of range balls (must be purchased in the golf shop).

Implementation of the "Township of Langley Resident's Program":

- Residents can visit the Golf Shop to register for the Program at a fee of $20.00 per year.
- Applies only to Township of Langley residents (owners or renters, proof of address required). Program benefits are non-transferable.
- Good for each calendar year, therefore the current Program will expire December 31, 2024. Upon successful evaluation of the Program, the next cycle would be January to December of 2025.
- Resident would be registered in the Redwoods booking system as a Program participant, which will allow them to book tee-times online, by phone, or in-person.
- Discounts are applicable for the Program individual only, and not any of their guests or playing partners (unless also Program participants).
- All ages would also be eligible for the Program, including Junior members.
- Not applicable with tournament bookings or any other offers.

The Redwoods Golf Course - Township of Langley Business Discount Program

Benefits of the Business Discount Program include:

- 15 day advance tee time booking (compared to the general public of 10 days).
- $10.00 off the individual green fee rates, when booked as a group.

Implementation of the “Township of Langley Business Discount Program”.

- A business must choose one representative that will deal with all aspects of the Program for the business. The representative will visit the Golf Shop to register their business.
- Applies only to Township of Langley located businesses (copy of business license required).
- Discounts are applicable for tee times booked as a group by the business representative only, and must be for a minimum of 8 players in 2 consecutive tee times (to a maximum of 20 players in 5 consecutive tee times).
- Not applicable with tournament bookings or any other offers.

Respectfully submitted,

Jason Winslade
GENERAL MANAGER
for
MUNICIPAL ADMINISTRATION DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-91
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	6120-01
SUBJECT:	FERNRIDGE NATURE PARK		

RECOMMENDATION(S):

That Council direct staff to advance conceptual designs of a natural park on Township owned lands in the Fernridge Neighbourhood as identified in this report.

That Council authorize placement of native soil and topsoil on the identified park site to replace historically lost native soils and topsoil to allow naturalization and build up the site with a goal to create unique viewpoints in a nature park experience.

EXECUTIVE SUMMARY:

Within the introduced Fernridge Neighbourhood Plan as part of the report titled “Booth, Fernridge and Rinn Neighbourhood Plans” this April 29, 2024 Council Meeting, there is a natural park identified south of 27 Avenue and west of 200 Street in an area that has been filled with structural fill materials in the previous Horne Pit gravel extraction area (see Attachment A).

Aligning with the anticipated Fernridge Neighbourhood Plan, the recommendations contained within this report are required to begin to advance this future neighbourhood park, tentatively named Fernridge Nature Park, if desired.

Staff request authorization for staff to proceed with conceptual design of this natural park on Township owned lands within the Fernridge Neighbourhood Plan area. As contained in the history section, the site has long been considered for a future park. The conceptual design will include native tree and vegetation planting, trails with viewpoints, nature play areas, park washroom facilities and detention facilities for the upstream area.

Staff also request authorization for staff to proceed with placement of native soils to improve the ability for the area in the park to begin recovery and naturalization of resources along with creating a unique community experience of elevated viewing of the adjacent wetland environment and the Little Campbell River valley.

DISCUSSION/ANALYSIS:

Key Factors

- Changes in the updated Fernridge Neighbourhood Plan have relocated the need for a joint elementary school and neighbourhood park from this location elsewhere, freeing this space from the need for play fields and large institutional facilities.

- The proximity to the Little Campbell River, and the former Horne Pit naturalized area, make this site a desirable location for additional naturalization and other park amenities.

- Consultation of the community and groups that represent protection of the environment around the Little Campbell River has shown significant interest in creation of a natural park in this area.

- The previously disturbed site conditions will not be further degraded by placement of additional fill, allowing the Township to direct native soils to raise the grade of the site and ensure there is a good amount of native organic soils brought into the site to support more naturalization of resources. Raising the grade of the site will not only increase depths of native soils and increase diversity of the environmental resources but will create a unique experience in the community by offering trails and elevated views over the adjacent wetland and Little Campbell River valley to the south.

APPLICABLE POLICIES:

The 2019 Brookswood Fernridge Community Plan section 5.2 defines natural parks and trails:

Natural parks provide a sense of community character within Brookswood-Fernridge, and trails within natural parks provide public access to the unique natural features of the area. Natural parks include permeable landscapes and natural features that provide many important ecological services that need to be considered when expanding on existing trails or planning for development near these natural areas.

Policies:

1. *Identify significant tree stands and consider the use of amenity charges and other development incentives to protect significant tree stands as natural parks as determined through neighbourhood planning processes.*
2. *Encourage integration and connectivity, and provide low-impact, passive recreation opportunities within natural parks and adjacent to conservation areas, where appropriate.*
3. *Develop nature trails. Ensure that trails located adjacent to watercourses and the Agricultural Land Reserve are constructed in accordance with federal and provincial regulations and guidelines (as applicable).*
4. *Enhance or create trails that connect open spaces and conservation areas, where possible. Explore further trail opportunities as part of neighbourhood planning processes.*
5. *Locate other trail connections and develop funding strategies to facilitate equitable cost sharing as part of neighbourhood planning processes.*

ENVIRONMENTAL:

Information from the 2001 Biophysical Report

> Adjacent to the proposed park site is the former Horne Pit, an area highly disturbed from previous gravel extraction and as a result is comprised of numerous vegetation communities reflecting both the time and type of disturbance. The ponds within the south portion of the gravel pit developed from extensive gravel extraction that extended below the water table. The ponds are connected by channels which together form an extensive wetland area that comprises the south half of the Township property. This wetland discharges into the Little Campbell River through a small tributary. The ponds recharge from groundwater and precipitation and are therefore influenced by the surrounding landform and landscape features.
>
> The entire site can be viewed as an extremely degraded ecosystem which is in the early stages of recovery. "Recovery" is meant to imply the gradual naturalization of resources, not the complete recovery of the site's former ecology. The magnitude of physical alteration of site and the deposition of debris prevents complete ecological restoration. The new forests will not support the same assemblage of organisms present in the past because of the removal of topsoil, changes to topography, and the deposition of waste materials. Native plants dominate in the recovering forests. The formation of ponds from gravel extraction below the water table has completely altered the south half of the site and has created new resources for a new assemblage of organisms. The wetland has become a valuable ecological attribute. Portions of the buffer strip on the periphery of the property are degraded and narrow. These portions are also vulnerable to further degradation that may result from development on adjacent property. The forests within Home Pit are crucial to the ecology of the site. The forests play an important role in temperature regulation, nutrient loading and cycling, filtration of sediment and pollutants, restriction of access by humans, exotic plants and animals, and the provision of habitat crucial to wetland organisms.

The 2001 Biophysical report includes environmental recommendations, many of which may be fully implemented or assisted through development of an adjacent natural park. Public access to experience this wetland is desirable but must be carefully implemented to avoid disturbance and degradation of the wetland. A perimeter trail with overlooks and viewpoints would be most feasible and appropriate. The proposed park site is area that was filled for possible development and therefore has not naturalized like the wetland pond areas. Previous concept plans designated this area for sports fields and institutional buildings. This unvegetated area is available for expansion of natural vegetation and riparian area as well as suitable for other necessary park amenities such as trailhead facilities and washrooms. Inclusion of nature play features for children and wildlife lookout towers may also be desirable public amenities that allow exploration of the natural environment without disturbance to the regenerating natural features.

BACKGROUND/HISTORY:

1987	Brookswood Fernridge Community Plan identified the site as a future community park.
1990	Site included in study of Aggregate Resource Evaluation by Gartner Lee Ltd.

Dec. 1999	Little Campbell Watershed Society (LCWS) approached Township with request to utilize site for environmental enhancement projects. Site had been identified as one of the largest and last known sources of clean, cool groundwater and gravel source within the Little Campbell Watershed.
June 2000	Parks Department prepared preliminary site development options for park/school site.
April 2001	Biophysical Report on Horne Pit, commissioned by LCWS, forwarded to Township.
May 2001	Preliminary Conceptual Master Plan for Fernridge Community Park was presented to Parks and Recreation Commission (PRC) for approval and presented to public for input. PRC meeting minutes shared with Council.
2019	Updated Brookswood Fernridge Community Plan identifies area as a joint neighbourhood park and elementary school site to service proposed nearby residential development.
July 2023	Fernridge Neighbourhood plan Adopted by council identifies site as a preferred location for a joint neighbourhood park and elementary school for surrounding residential zoning.
February 2024	Council directs staff to update Fernridge neighbourhood Plan in response to Provincial Bill 44.

Respectfully submitted,

Scott Groves
DIRECTOR, CORPORATE PROJECTS
for
FACILITIES & CORPORATE PROJECTS

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

CONCURRENCES	
Division / Department	**Name**
COMMUNITY DEVELOPMENT DIVISION	J. Chu

Attachment A – Outline of Fernridge Nature Park Area



Township of Langley

FERNRIDGE NATURE PARK SITE

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-84
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	6120-01
SUBJECT:	CHILD CARE FACILITIES		

RECOMMENDATIONS:

That Council direct staff to proceed with New Spaces Fund applications for Bell Park in Brookswood, Topham Park in Walnut Grove, and Aldergrove Athletic Park in Aldergrove.

That Council direct staff to report back with information on the caretaker home and duties at Yorkson Community Park in Willoughby and proceed with an application for Yorkson Community Park to the New Spaces Fund.

That Council direct staff to engage the YMCA BC as the potential non-profit operator for the Township of Langley-owned child care sites, as provided in this report.

EXECUTIVE SUMMARY:

At the Regular Meeting on November 6, 2023, Council directed staff to complete an impact study and early public engagement for potential child care sites, funded by the provincial New Spaces Fund, and rank them according to feasibility. Council also directed engagement with potential non-profit child care operators.

Staff have identified four park sites with potential for purpose-built child care facilities: Aldergrove Athletic Park, Bell Park, Topham Park, and Yorkson Community Park. These park sites have passive areas and facilities with potential to be repurposed and improved. Results of the impact study and public engagement conclude that developing a child care facility at each of these sites would have a minimal impact on existing park space and access with no impact to the tree canopy. In total, the four sites have potential to add up to nearly 300 child care spaces with each site having capacity for a single structure (up to 49 spaces) or two structures (up to 98 spaces). Since adoption of the Child care Action Plan in 2021, the Township of Langley has roughly 560 spaces.

Staff engaged with potential non-profit child care operators and identified YMCA BC, an operator of non-profit child care in the Township of Langley, as a preferred candidate.

A survey was used to conduct early public engagement regarding child care in the community. The survey received feedback from over 1,200 respondents with 90% supportive of the Township taking action to expand child care in the community.

PURPOSE:

This report is in response to Council's direction at the July 24, 2023 Regular Meeting with respect to the improvement of the Child Care Action Plan in the context of the BC New Spaces Fund and the November 6, 2023 Regular Meeting which gave staff direction to complete an impact study for 13 specific child care sites and engage the public and non-profit operators.

BACKGROUND/HISTORY:

At the December 13, 2021 Regular Meeting, Council endorsed the Child Care Action Plan. It aims to improve access to affordable, quality child care that meets the diverse needs of all Township children and families and identifies actions to leverage provincial capital funding (Action 1E) and to transform underused spaces (Action 1F).

At the July 24, 2023 Regular Meeting, Council directed staff to:

> *"report to Council on the potential for an improved, updated Child Care Action Plan based on the Province of British Columbia's New Spaces Fund with the goal to achieve a significant expansion of affordable, attainable, high-quality child care spaces throughout the Township of Langley".*

This report was presented to Council at the November 6, 2023 Regular Meeting, Council passed after receiving a report from staff. Council further directed staff to:

- complete an impact study and early public engagement for the potential sites and rank them according to feasibility;
- engage with potential non-profit child care operators and report back with the ranked list of sites; and
- include in the report the amount of tree canopy that will be lost on the proposed list of sites.

DISCUSSION/ANALYSIS:

Public Engagement

A survey was used to conduct early public engagement regarding child care in the community. The survey garnered feedback from over 1,200 respondents, including:

- 71% of respondents said they had trouble finding or retaining child care.
- 74% of respondents said the availability of child care impacted their career.
- 90% of respondents were supportive of the Township taking action to expand child care in our community.
- All park sites had at least 80% support, and 8/13 sites had over 90% support.

A full table of the results is available in Attachment A.

Child Care Site Impact Study

Staff reviewed the feasibility of locating child care at the following park site locations:

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

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

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

Murrayville
- Site 4A: Denny Ross Memorial Park - 21960, Old Yale Road
- Site 4B: McLeod Athletic Park – 21574, 58 Avenue
- Site 4C: Porter Park – Unaddressed, 215 Street between Old Yale Road and 50 Avenue

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

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

While every site could feasibly host a purpose-built child care facility, staff completed an impact study on the sites based on criteria that included parking, utilities, tree retention and protection, proximity to community amenities like schools, impact to park space, and project timeline. Staff also considered any existing future plans for park sites (Attachment B). Of the 13 sites, four were identified as options to consider: Bell Park, Aldergrove Athletic Park, Topham, and Yorkson Community Park.

To determine the spatial feasibility of the sites, staff worked with a provincially recommended construction partner, NUQO Modular, to envision the projects, including renderings of the child care facilities, along with multiple options for size and location (Attachment C).

If directed by Council to apply to the New Spaces Fund, NUQO will assist Township staff with the application for the identified sites.

<u>Ranked List of Sites Based on Feasibility</u>

Through the impact study (Attachment B), staff have identified four suitable sites that can host a new child care facility, while minimizing impact to residents, users, and existing park space. These sites include Bell Park in Brookswood, Topham Park in Walnut Grove, Aldergrove Athletic Park in Aldergrove, and Yorkson Community Park in Willoughby.

1. Bell Park

   The vast majority of Bell Park's footprint is undeveloped. In utilizing land adjacent to a parking lot owned by the Brookswood Baptist Church, the Township could create a single child care facility with up to 49 spaces or two for a total of up to 98 spaces. There would be no loss of existing park space and no impact on the future plans for the site, which include playing fields (Attachment D). Staff have had preliminary engagement with Brookswood Baptist Church who expressed interest in working together to resolve impacts of the child care facility construction and access to their parking lot. This site would have no tree canopy loss. It is recommended to pursue a single facility with up to 49 spaces at this site.

2. Topham Park

   A passive area near the community garden has been identified as a suitable location for a single child care facility with up to 49 spaces or two facilities for a total of up to 98 spaces. The child care facility footprint would be situated on current green space and parking near this area is convenient for pick-up and drop-off. There is great demand in the Walnut Grove area for child care. There would be no tree canopy loss and no impact to the trail network. It is recommended to pursue a single facility with up to 49 spaces at this site.

3. Aldergrove Athletic Park

   A passive area near the caretaker facility has been identified with potential to host a single facility with up to 49 spaces or two facilities with up to 98 spaces. Upgrades to the roadway would be required and can be added to the project application, funded by the provincial New Spaces Fund. There is no loss of utilized park space or impact to existing fields or playing surfaces, and o tree canopy loss. It is recommended to pursue two facilities with up to 98 spaces at this site.

4. Yorkson Community Park

   The location of the existing caretaker home, subject to its removal, has been identified as a suitable space for a single child care facility with up to 49 spaces or two facilities with up to 98 spaces. Improvements and paving to the adjacent parking lot can be added into the capital costs of this project, funded by the provincial New Spaces Fund. There would be no tree canopy loss. It is recommended to pursue two facilities with up to 98 spaces at this site.

Staff recognize the importance of park space and through the impact study and public engagement have resolved to minimize impacts on park space while addressing families in need of child care. The four sites identified provide the greatest benefit to residents and taxpayers as there is no significant loss of park space or public facilities, and overall will provide a net benefit through additional public space and improved access.

If Council were to proceed with all four sites, there's potential for up to nearly 300 families to have access to non-profit child care. In this scenario, the Township would nearly equal the number of spaces lost since the child care action plan was adopted. Fraser Health data shows that the Township has lost 560 licensed child care spaces since 2020. (Child Care is provincially regulated, and Fraser Health is the licensing agency for child care in the Township.)

Potential Child Care Operators

As per Council direction, Township of Langley staff engaged non-profit child care operators in the Township of Langley including the YMCA, the Fort Langley Child Care Society, Murrayville Learning Academy, and New Generations Early Learning Center.

Through that process, staff conducted an expression of interest process. YMCA BC submitted a proposal for the proposed sites, and currently operate child care sites in the Township (Attachment E). Non-profit operators, such as the YMCA, would be responsible for the upkeep, maintenance and any future capital contributions and ongoing costs to operate the sites.

FINANCIAL IMPLICATIONS AND FUNDING

The New Spaces Fund is a grant-based program and all capital costs will be borne through the program.

If Council chooses a non-profit operator, there would be no operating costs to the Township.

To pursue Yorkson Community Park as a child care site, the removal of the existing caretaker home and the replacement of the caretaker duties is required. If Council pursues this option, staff recommend a subsequent report to provide the full cost of replacing the caretaker with in-house staff at the Township or a contracted service. This is consistent in Action 1E in the Child Care Action Plan which includes an assessment of "existing municipal facilities that could be retrofitted with child care spaces."

Respectfully submitted,

Nick Hosseinzadeh
INTERGOVERNMENTAL RELATIONS

AND

Chris Marshall
PARKS DESIGN AND DEVELOPMENT

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S.RUFF
PARKS DESIGN AND DEVELOPMENT	T. BUCKNER
RECREATION, CULTURE AND PARKS	R.STARE

ATTACHMENT A Child Care Survey Results

ATTACHMENT B Feasibility Study Summary

ATTACHMENT C Modular Site Fits

ATTACHMENT D Township of Langley Park Plans

ATTACHMENT E YMCA BC Experience in Child Care

Child Care Survey Results

Summary: 1,157 respondents engaged and completed the child care survey. The survey ran for just under three months, starting December 1, 2023, and concluding after Family Day in February, 2024. There was a concerted effort to publicize it through social and traditional forms of media. There were many comments from different viewpoints. Many people made it clear that they did not want a loss of valuable park space and land. There were also pleas from those who are struggling to find affordable, quality child care.

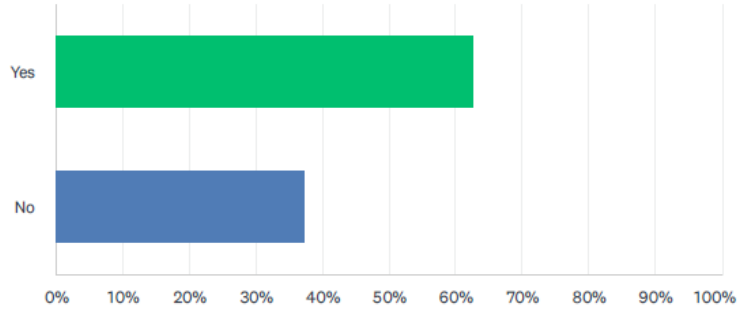
Key Findings:

- **70%** of respondents currently use, or anticipate needing to use child care in the future.
- **76%** utilize a purpose-built child care facility.
- **35%** of respondents pay between $500-1000/month per child. **21%** pay between $200-$500 and **16%** pay between $1,000-$1,500.
- **71%** have had trouble finding or retaining child care.
- **74%** stated that the availability or cost of child care has impacted their employment or work career.
- **90%** of respondents stated they are supportive of the Township of Langley taking action to expand child care in our community.

Child Care Facilities Planning Survey

Q2 Do you currently have children under the age of five?

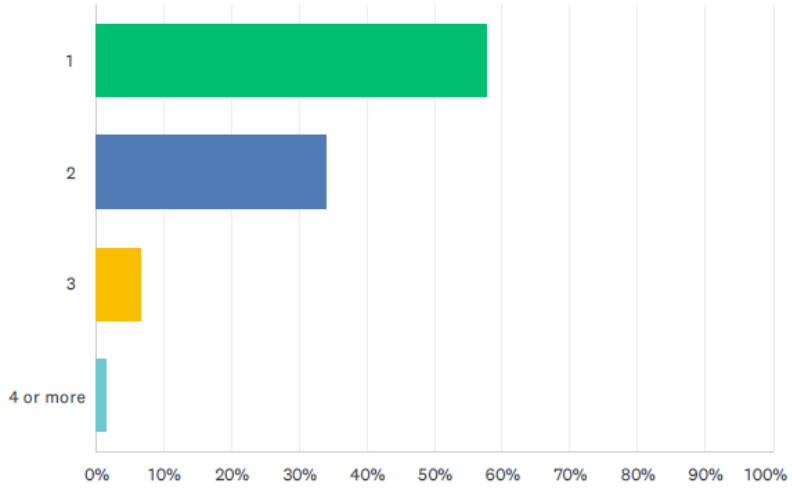
Answered: 1,157 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	62.66%	725
No	37.34%	432
TOTAL		1,157

Q3 If yes, how many children under the age of five?

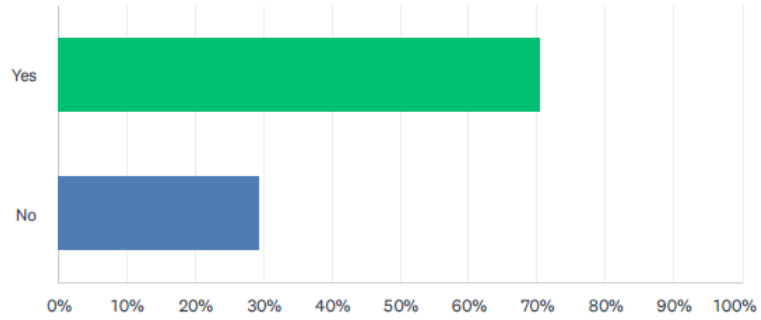
Answered: 726 Skipped: 431



ANSWER CHOICES	RESPONSES	
1	57.85%	420
2	34.02%	247
3	6.61%	48
4 or more	1.52%	11
TOTAL		726

Q4 Do you currently use child care services, or anticipate the need for child care in the future?

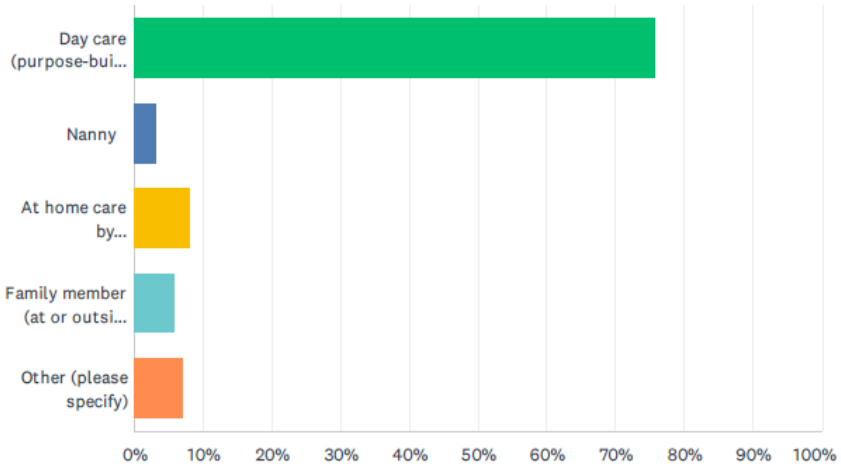
Answered: 1,153 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	70.51%	813
No	29.49%	340
TOTAL		1,153

Q5 What form of child care do you utilize? Or, if you are anticipating the need for child care in the future, which form of child care would you be seeking?

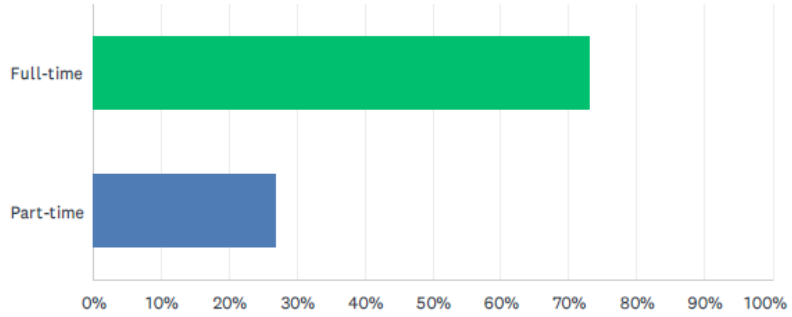
Answered: 791 Skipped: 366



ANSWER CHOICES	RESPONSES	
Day care (purpose-built facility)	75.98%	601
Nanny	3.16%	25
At home care by parent/guardian	8.09%	64
Family member (at or outside the home)	5.82%	46
Other (please specify)	6.95%	55
TOTAL		791

Q6 Do you use child care full-time or part-time? Or, if you are anticipating the need for child care in the future, would it be full-time or part-time?

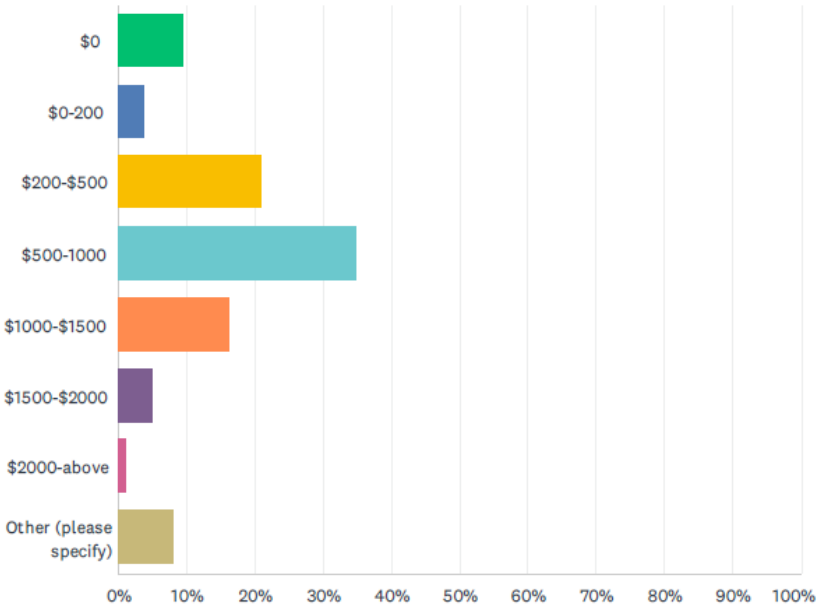
Answered: 791 Skipped: 366



ANSWER CHOICES	RESPONSES	
Full-time	73.20%	579
Part-time	26.80%	212
TOTAL		791

Q7 How much do you pay for child care a month (roughly/per child)?

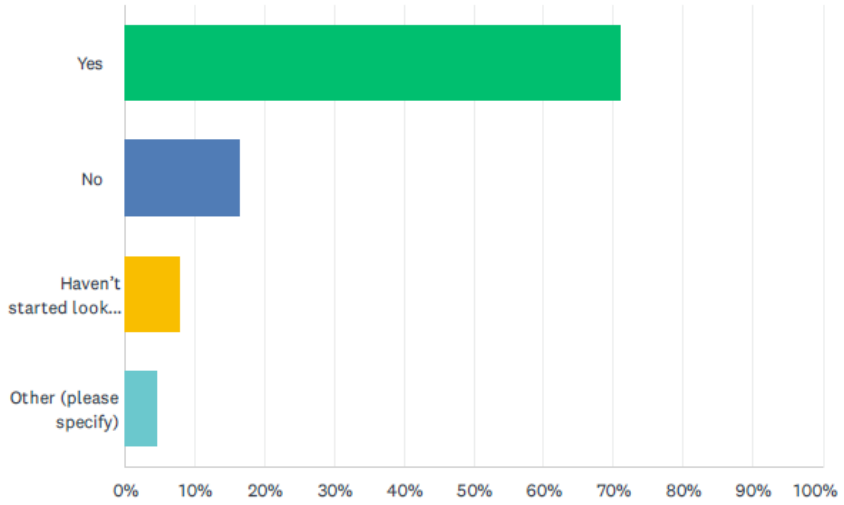
Answered: 791 Skipped: 366



ANSWER CHOICES	RESPONSES	
$0	9.61%	76
$0-200	3.79%	30
$200-$500	20.99%	166
$500-1000	35.02%	277
$1000-$1500	16.31%	129
$1500-$2000	5.18%	41
$2000-above	1.01%	8
Other (please specify)	8.09%	64
TOTAL		791

Q8 Have you ever had trouble obtaining or retaining child care?

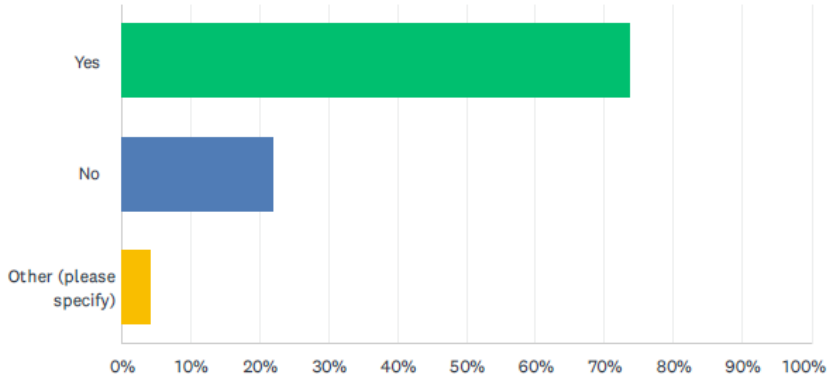
Answered: 1,066 Skipped: 91



ANSWER CHOICES	RESPONSES	
Yes	71.01%	757
No	16.51%	176
Haven't started looking yet	7.79%	83
Other (please specify)	4.69%	50
TOTAL		1,066

Q9 Has the availability or cost of child care impacted your employment or work career?

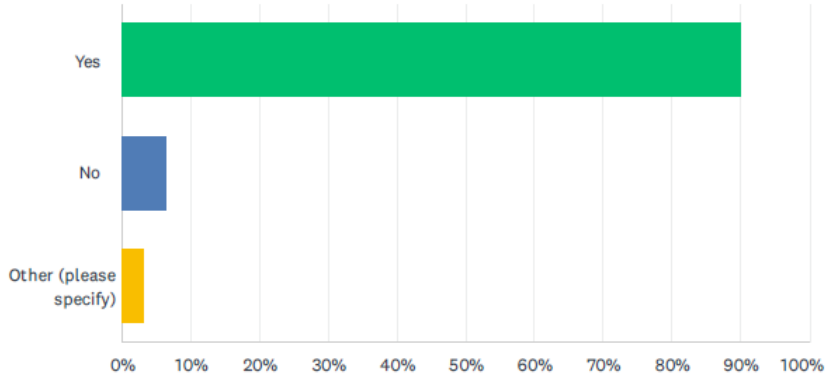
Answered: 1,066 Skipped: 91



ANSWER CHOICES	RESPONSES	
Yes	73.73%	786
No	21.95%	234
Other (please specify)	4.32%	46
TOTAL		1,066

Q10 Are you supportive of the Township taking action to expand child care in your community?

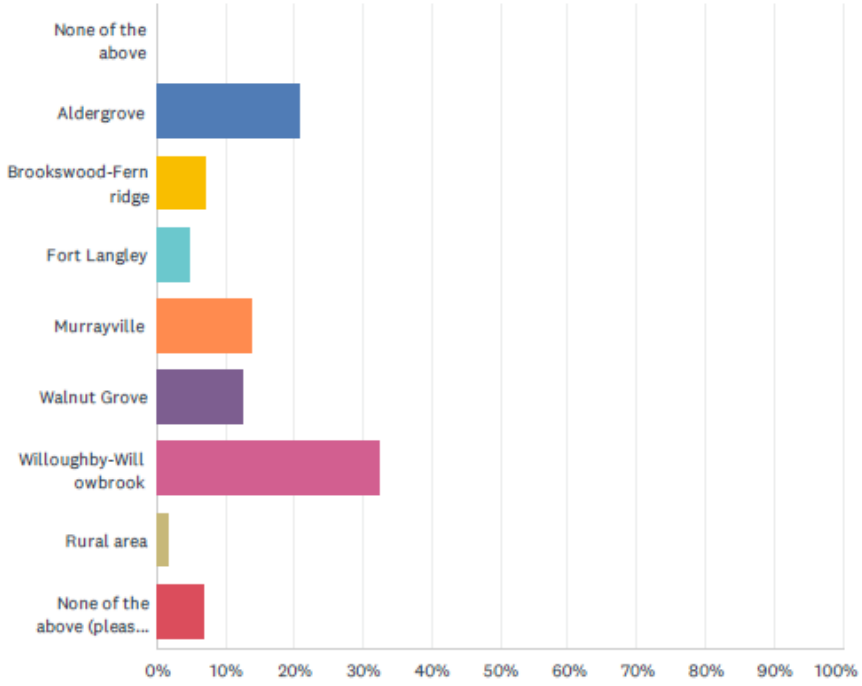
Answered: 1,066 Skipped: 91



ANSWER CHOICES	RESPONSES	
Yes	90.24%	962
No	6.47%	69
Other (please specify)	3.28%	35
TOTAL		1,066

Q11 Please select the community where the expansion of childcare facilities would be most helpful for you?

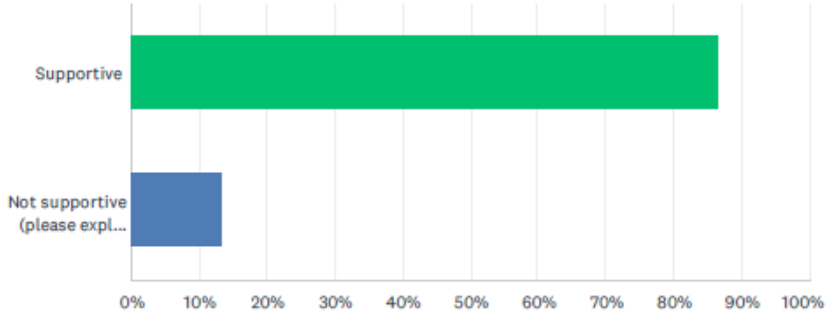
Answered: 1,066 Skipped: 91



ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
Aldergrove	20.92%	223
Brookswood-Fernridge	7.04%	75
Fort Langley	4.69%	50
Murrayville	13.88%	148
Walnut Grove	12.66%	135
Willoughby-Willowbrook	32.36%	345
Rural area	1.69%	18
None of the above (please explain)	6.75%	72
TOTAL		1,066

Q12 Aldergrove Athletic Park, 26845 27 Ave

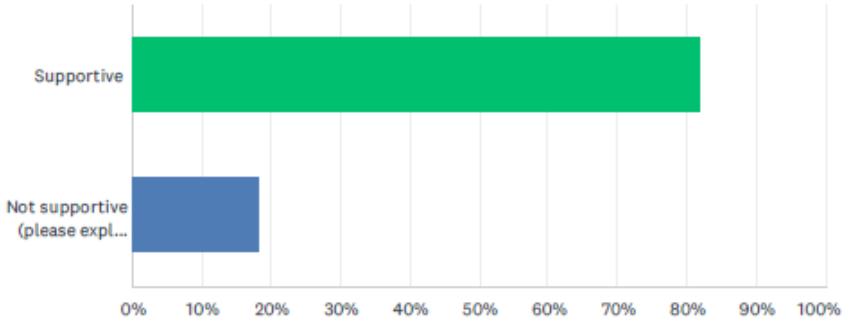
Answered: 215 Skipped: 942



ANSWER CHOICES	RESPONSES	
Supportive	86.51%	186
Not supportive (please explain why)	13.49%	29
TOTAL		215

Q13 Philip Jackman Park, 32 Avenue & 271 Street

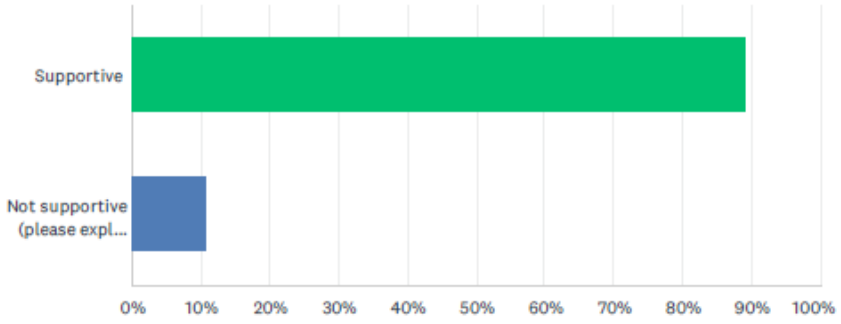
Answered: 215 Skipped: 942



ANSWER CHOICES	RESPONSES	
Supportive	81.86%	176
Not supportive (please explain why)	18.14%	39
TOTAL		215

Q14 Bell Park, 38 Avenue & 205B Street

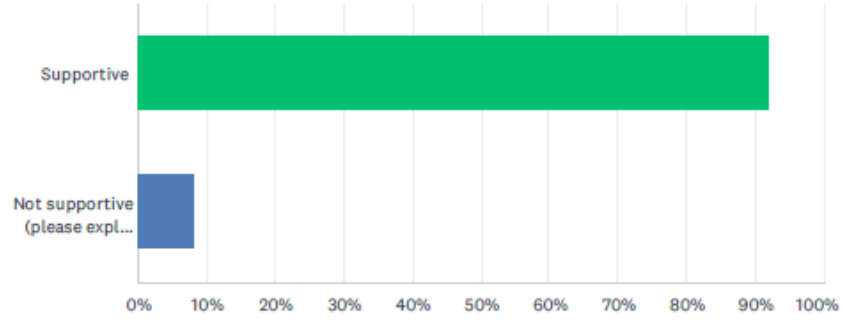
Answered: 74 Skipped: 1,083



ANSWER CHOICES	RESPONSES	
Supportive	89.19%	66
Not supportive (please explain why)	10.81%	8
TOTAL		74

Q15 New Fire Hall Site (Horne Pit), 200 Street & 27 Avenue

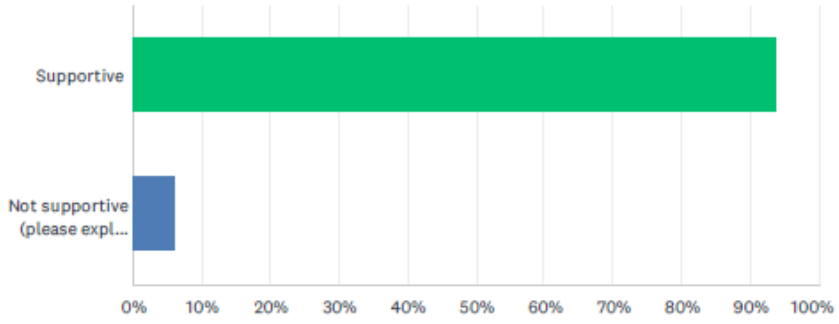
Answered: 74 Skipped: 1,083



ANSWER CHOICES	RESPONSES	
Supportive	91.89%	68
Not supportive (please explain why)	8.11%	6
TOTAL		74

Q16 Fort Langley Park, St. Andrews Avenue & Nash Street

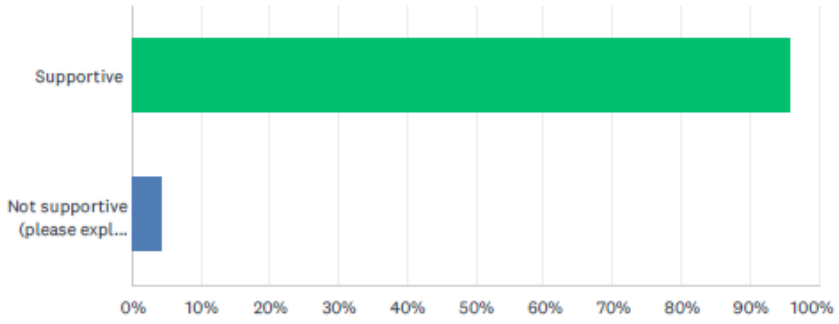
Answered: 48 Skipped: 1,109



ANSWER CHOICES	RESPONSES	
Supportive	93.75%	45
Not supportive (please explain why)	6.25%	3
TOTAL		48

Q17 Hudson Bay Park, 88 Avenue & Glover Road

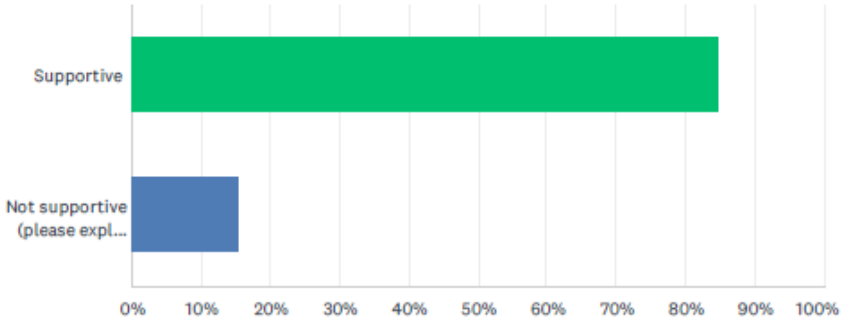
Answered: 48 Skipped: 1,109



ANSWER CHOICES	RESPONSES	
Supportive	95.83%	46
Not supportive (please explain why)	4.17%	2
TOTAL		48

Q18 Denny Ross Memorial Park, 4700 Old Yale Road

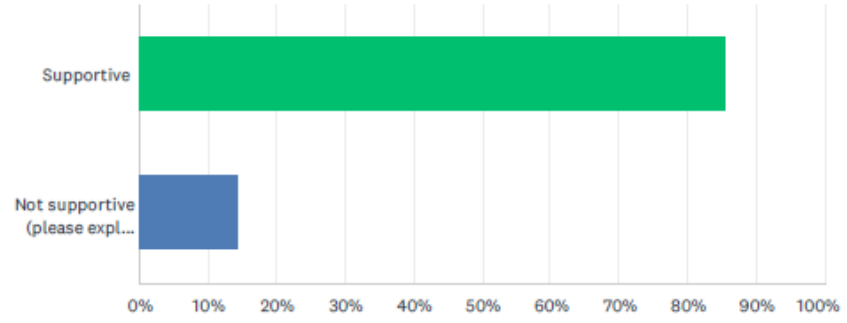
Answered: 137 Skipped: 1,020



ANSWER CHOICES	RESPONSES	
Supportive	84.67%	116
Not supportive (please explain why)	15.33%	21
TOTAL		137

Q19 McLeod Athletic Park, 56 Avenue & 216 Street

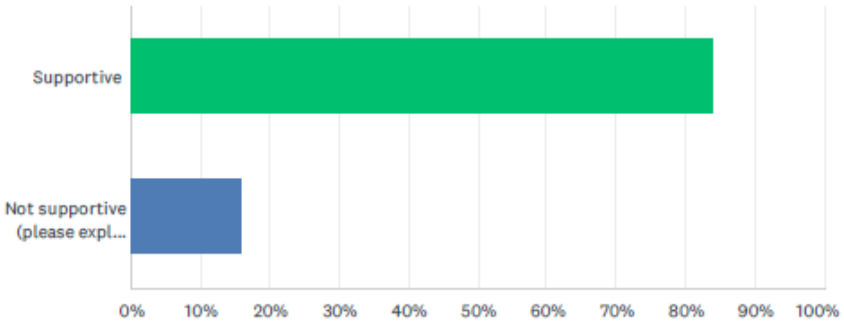
Answered: 137 Skipped: 1,020



ANSWER CHOICES	RESPONSES	
Supportive	85.40%	117
Not supportive (please explain why)	14.60%	20
TOTAL		137

Q20 Porter Park, 49A Avenue & 215 Street

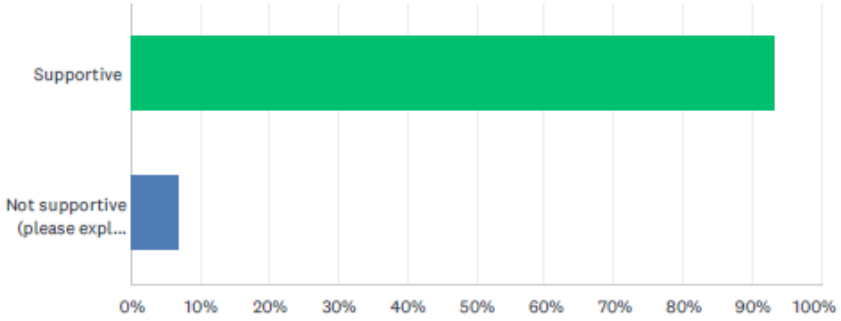
Answered: 137 Skipped: 1,020



ANSWER CHOICES	RESPONSES	
Supportive	83.94%	115
Not supportive (please explain why)	16.06%	22
TOTAL		137

Q21 McClughan Park, 91 Avenue & 206 Street

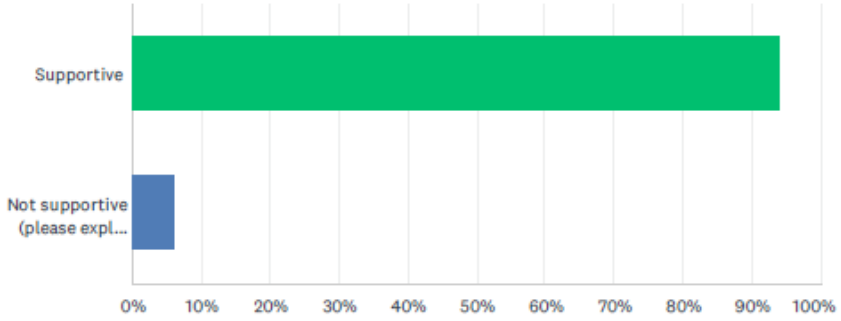
Answered: 133 Skipped: 1,024



ANSWER CHOICES	RESPONSES	
Supportive	93.23%	124
Not supportive (please explain why)	6.77%	9
TOTAL		133

Q22 Topham Park, 91 Avenue & 216 Street

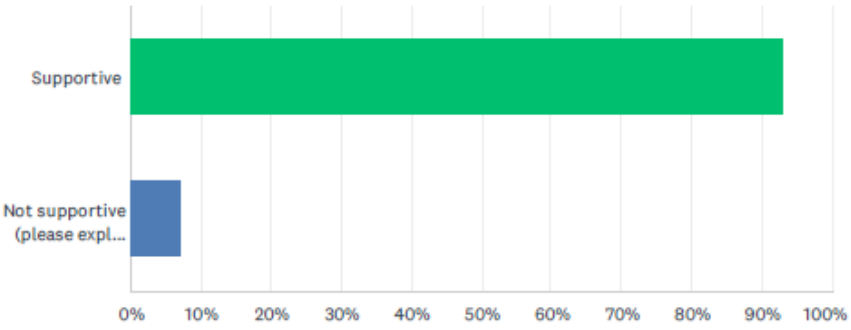
Answered: 133 Skipped: 1,024



ANSWER CHOICES	RESPONSES	
Supportive	93.98%	125
Not supportive (please explain why)	6.02%	8
TOTAL		133

Q23 Yorkson Community Park, 84 Avenue & 206 Street

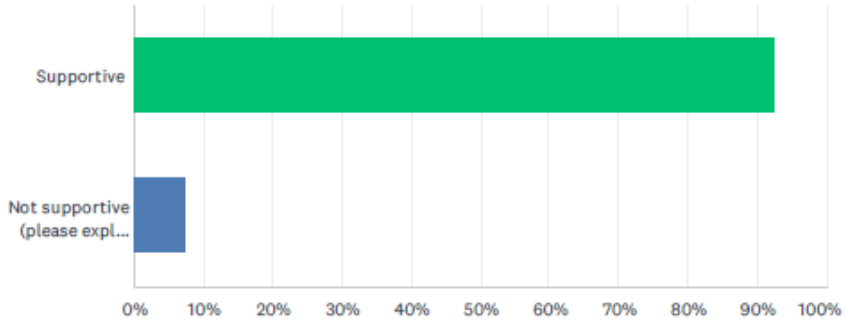
Answered: 339 Skipped: 818



ANSWER CHOICES	RESPONSES	
Supportive	92.92%	315
Not supportive (please explain why)	7.08%	24
TOTAL		339

Q24 Langley Events Centre, 7888 – 200 Street

Answered: 339 Skipped: 818



ANSWER CHOICES	RESPONSES	
Supportive	92.63%	314
Not supportive (please explain why)	7.37%	25
TOTAL		339

Feasibility Study Summary

Site	Park	Building Size/Layout	Tree Preservation	Parkland Preservation	Parking	Utilities	FEASIBILITY SCORE
1A	Aldergrove Athletic Park						SCC
1B	Philip Jackman Park						NS
2A	Bell Park						SCC
2B	New Fire Hall Site (Horne Pit)						LP
3A	Fort Langley Park						NS
3B	Hudson Bay Park						LP
4A	Denny Ross Memorial Park						NS
4B	McLeod Athletic Park						NS
4C	Porter Park						NS
5A	McClughan Park						NS
5B	Topham Park						SCC
6A	Yorkson Community Park						SCC
6B	Langley Events Centre						LP

- **SCC – Suitable for Child Care**
- **NS – Not Suitable for Child Care**
- **LP – Long-term Planning Needed for Site**

SCC – SUITABLE FOR CHILD CARE

Aldergrove Athletic Park

A passive area near the caretaker facility has been identified with potential to host a single facility with up to 49 paces or two facilities with up to 98 spaces. Upgrades to the roadway would be required and can be added to the project application, funded by the provincial New Spaces Fund. There is no loss of utilized park space or impact to existing fields or playing surfaces, and o tree canopy loss. It is recommended to pursue two facilities with up to 98 spaces at this site.

Bell Park

The vast majority of Bell Park's footprint is undeveloped. In utilizing land adjacent to a parking lot owned by the Brookswood Baptist Church, the Township could create a single child care facility with up to 49 spaces or two for a total of up to 98 spaces. There would be no loss of existing park space and no impact on the future plans for the site, which include playing fields (Attachment D). Staff have had preliminary engagement with Brookswood Baptist Church who expressed interest in working together to resolve impacts of

the child care facility construction and access to their parking lot. This site would have no tree canopy loss. It is recommended to pursue a single facility with up to 49 spaces at this site.

Topham Park

A passive area near the community garden has been identified as a suitable location for a single child care facility with up to 49 spaces or two facilities for a total of up to 98 spaces. The child care facility footprint would be situated on current green space and parking near this area is convenient for pick-up and drop-off. There is great demand in the Walnut Grove area for child care. There would be no tree canopy loss and no impact to the trail network. It is recommended to pursue a single facility with up to 49 spaces at this site.

Yorkson Community Park

The location of the existing caretaker home, subject to its removal, has been identified as a suitable space for a single child care facility with up to 49 spaces or two facilities with up to 98 spaces. Improvements and paving to the adjacent parking lot can be added into the capital costs of this project, funded by the provincial New Spaces Fund. There would be no tree canopy loss. It is recommended to pursue two facilities with up to 98 spaces at this site.

NS – NOT SUITABLE FOR CHILD CARE

Fort Langley Park

There is an existing caretake home at this park that can be removed and the space developed into a purpose-built child care facility, however, space constraints do not make it feasible without removing a number of trees. As such, it is not recommended to proceed with child care at this site.

Philip Jackman Park

There are facilities at Philip Jackman that could potentially re-developed for a child care facility. However, the layout and space is quite limited so only a small child care facility could potentially be located here. Added to that, there are several trees surrounding the facility presenting construction challenges which could make mitigation hard. Given the lack of space it is not recommended to proceed with a child care facility at this location.

Denny Ross Memorial Park

There is no suitable space for a child care facility at this location without compromising parkland space. Given the lack of space it is not recommended to proceed with a child care facility at this location.

Porter Park
There is no suitable space for a child care facility at this location without compromising parkland space. Given the lack of space it is not recommended to proceed with a child care facility at this location.

McLeod Athletic Park

There is no suitable space for a child care facility at this location without compromising parkland space. Given the lack of space it is not recommended to proceed with a child care facility at this location.

McClughan Park
The only suitable potential space for a child care facility would be next to the community garden, however, there are long-term plans for a dog park there. As such, it is recommended that this location not be considered for child care unless development plans for this site are changed by Council.

LP – LONG-TERM PLANNING NEEDED FOR SITE

Langley Events Centre
There is plenty of suitable land for a child care facility. However, given 200th Street 2040 and LEC 2035, it is more prudent to have a long-term vision for these areas before pursuing a purpose-built child care facility.

New Fire Hall (Horn Pit)
Given the construction of a new firehall going in, many of the key points of an impact study will be addressed through that development, including parking, utilities, and tree protection. However, staff feel it is more prudent to plan for a more expansive project at this site, including some components of non-market housing that Mayor and Council have mentioned in previous meetings and through motions. Staff feel a non-market housing component at this site could include child care in it, as such, moving forward with solely a purpose-built child care facility is not recommended.

Hudson Bay Park
There are multiple options at Hudson's Bay Park. Parkland at the south end could be utilized for a new facility. Or, a new project encompassing the Lion's Hall could be pursued to redevelop that space. It is recommended that staff approach the Lion's to see if there is a desire to see the building redeveloped in the long-term with a project that could include a child care facility, rather than proceeding with a project that is located on the park space in the south.

March 22, 2024

PROUDLY INDIGENOUS
NUQO
ELEVATED MODULAR

Modular Child Care Concept & Site Assessment

Township of Langley



Prepared for:
Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

Presented by:
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Summary

In response to the child care crisis, the Township of Langley (the "TOL") needs child care spaces amongst its communities to meet the needs of young families. Based on the 'Township of Langley Child Care Action Plan 2021' there are 20,000 children aged 12 and under and less than 4,000 licensed child care space available.

The Township of Langley council endorsed the Action Plan on December 13, 2021. The Action Plan sets a target of creating 10,000 new spaces over the next ten year. NUQO Modular Inc. ("NUQO") was approach by the Township of Langley to assess eight properties for modular child care projects with the intent of applying for the "ChildCareBC New Spaces Fund".

NUQO is a female-led, proudly Indigenous construction company recognized for its sustainable and culturally grounded approach to modular building. NUQO's quality, modular child care facilities are designed by child care professionals that care deeply about children and the people that care for them.

Together with the Township of Langley, we have assessed a number of properties in four TOL neighbourhoods. For each property, there are options for building either one or two-building child care facilities.

The proposed one building child care facility is a 1-storey, 4,780 sq.ft. building designed to accommodate 49 children: 25 spaces for 3–5 year olds and 24 spaces for Infants/Toddlers ("I/T"). The project would also include a covered patio, and an outdoor activity area with a fenced perimeter.



Rendering: Aldergrove Child Care Concept (Option 2 – Two Building Layout)

The sites were assessed using the following criteria:

1. **Space to build one and two buildings** – optimizes design/build costs

2. **Access to the property** – roads access needs to accommodate a large tractor/trailer of 80 ft. in length.

3. **Power Lines** – the tractor/trailer and crane need to be able to move under power lines and the crane needs to swing the module onto the property. Power lines can be raised, but BC Hydro authorization is required.

4. **Modular Installation** – a laydown yard of approximately 132 ft. by 160 ft. is required to store the modules before the modules are craned into place on the property.

5. **Site Servicing** – crucial to understand additional costs associated with servicing the needs of the proposed child care building. It is also important to note the capacity of City's systems, as upgrades may be required to service the site.

6. **Site Observations** – crucial to understanding potential risks and opportunities associated with the site and the surrounding area. A flat site with no ponding water, streams, or power lines is ideal.

Generally, all sites were able to accommodate a one and two-building layout, flat with good access. As seen in the Site Assessment Matrix, some of the sites are not fully serviced.
Below is our recommendation for best site, in order of preference:

ID	Neighbourhood	Park Name and Options	Civic Address
1	Brookswood	**Bell Park**	20550 - 38 Ave
		Option 1 (SK1) 1 Building	
		Option 2 (SK2) 2 Buildings	
2	Aldergrove	**Aldergrove Athletic Park**	2707 – 268 St
		Option 1 (SK1) 1 Building	
		Option 2 (SK2) 2 Buildings	
3	Walnut Grove	**Topham Park**	9199 216 St
		Option 1 (SK1) 1 Building	
		Option 2 (SK2) 1 Building	
		Option 3 (SK3) 2 Buildings	
4	Willoughby	**Yorkson Community Park**	20656 – 82 Ave
		Option 1 (SK1) 1 Building	
		Option 2 (SK2) 2 Buildings	

If the Township of Langley proceeds with the ChildCareBC New Spaces Funding, NUQO can support the TOL by providing the required supplementary documentation (site plan, floor plan, Class D Estimate Budget, and project schedule) and if required, writing the application itself.

This partnership will allow the Township of Langley to fulfill its "Action Plan" and bring high-quality child care spaces that support the children and families living in your community.

Site Assessment Summary

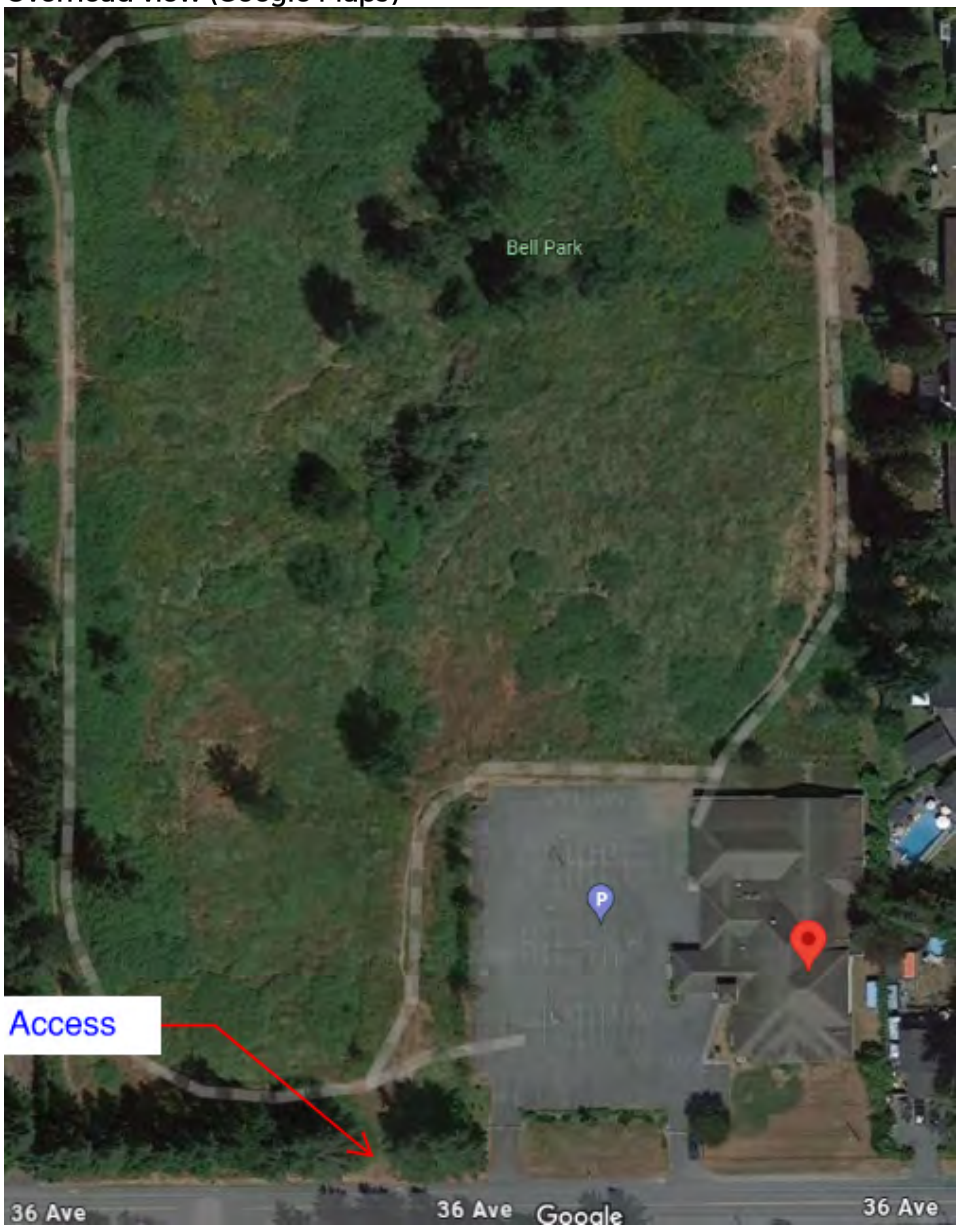
The sites below are ranked in order of our recommended preference for modular construction suitability (from most ideal, to least):

Site	Zoning/ Acres	Local Childcare Need Rating	Modular Accessibility	Site Services	Parking	Trees of Interest	Child Care Need (Based on 2021 Action Plan)
1. Bell Park (20550 38 Ave - Brookswood)	R-1E / 17.4 Ac	#4	Yes	Yes - Water No - Storm, Sanitary, Electrical	Yes	No	Current child care spaces: 253 Children in the area: 1,819
2. Aldergrove Athletic Park (2707 – 268 St. - Aldergrove)	SR-2 / 25 Ac	#3	Yes	Yes – Water, Sanitary, Electrical Unknown – Storm	Yes	No	Current child care spaces: 286 Children in the area: 1,323
3. Topham Park (9199 216 St - Walnut Grove)	SR-2 / 30.6 Ac	#2	Yes	Yes - Water, Sanitary No - Storm, Electrical	Yes	No	Current child care spaces: 770 Children in the area: 3,954
4. Yorkson Community Park (20656 – 82 Ave Willoughby)	P-1 / 5.0 Ac	#1	Yes	Yes - Water, Storm, Sanitary, Electrical	Yes	No	Current child care spaces: 1,903 Children in the area: 7,282

Note: All sites are capable of holding one building with 49 child care spaces or two buildings providing a combined 98 child care spaces.
**All property information referred on GeoSource.

1. **Bell Park** (20550 38 Ave – Brookswood)

Overhead view (Google Maps)



Northwest view from south gate to the park



East view from southwest corner of park



Bell Park (20550 38 Ave – Brookswood)

Option 1 - One Building



Bell Park (20550 38 Ave – Brookswood)

Option 2 - Two Buildings





View from Parking Lot Entrance on 36th Ave
Bell Park (20550 38 Ave – Brookswood)
Option 2 - Two Buildings

Rendering provided by NUQO Modular.



View – Aerial
Bell Park (20550 38 Ave – Brookswood)
Option 2 - Two Buildings

Rendering provided by NUQO Modular.



View looking southwest
Bell Park (20550 38 Ave – Brookswood)
Option 2 - Two Buildings

Rendering provided by NUQO Modular.



View looking northwest
Bell Park (20550 38 Ave – Brookswood)
Option 2 - Two Buildings

Rendering provided by NUQO Modular.

2. **Aldergrove Athletic Park** (2707 268 St - Aldergrove)

Overhead view (Google Maps)



Northwest view from southeast side of park



East view from west side of park



Aldergrove Athletic Park (2707 268 St - Aldergrove)

Option 1 - One Building Layout



Aldergrove Athletic Park (2707 268 St - Aldergrove)

Option 2 - Two Building Layout



E.4



View looking southeast from 28th Ave
Aldergrove Athletic Park (2707 268 St - Aldergrove)
Option 2 – Two Building Layout

Rendering provided by NUQO Modular.



View looking northwest
Aldergrove Athletic Park (2707 268 St - Aldergrove)
Option 2 – Two Building Layout

Rendering provided by NUQO Modular.



View looking to the south
Aldergrove Athletic Park (2707 268 St - Aldergrove)
Option 2 – Two Building Layout

Rendering provided by NUQO Modular.



View – Aerial
Aldergrove Athletic Park (2707 268 St - Aldergrove)
Option 2 – Two Building Layout

Rendering provided by NUQO Modular.

3. **Topham Park** (9199 216 St - Walnut Grove)

Overhead view (Google Maps)



North view from southeast side of park



North view from west side of park



Topham Park (9199 216 St - Walnut Grove)

Option 1 - One Building (West Facing)



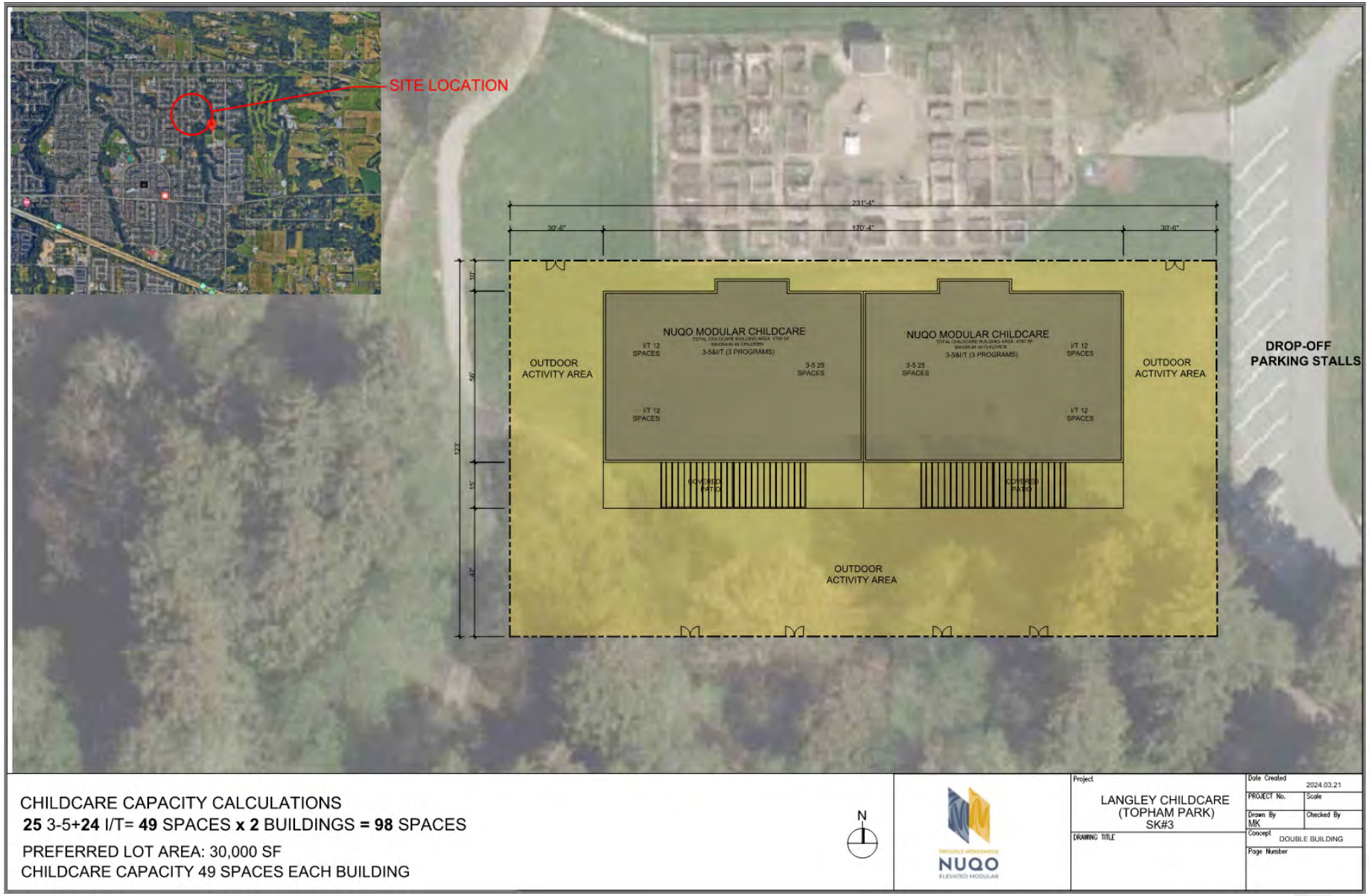
Topham Park (9199 216 St - Walnut Grove)

Option 2 - One Building (South Facing)



Topham Park (9199 216 St - Walnut Grove)

Option 3 - Two Buildings (Tandem)





View looking southwest from parking lot
Topham Park (9199 216 St - Walnut Grove)
Option 3 - Two Buildings (Front Facing)

Rendering provided by NUQO Modular.



View looking northwest
Topham Park (9199 216 St - Walnut Grove)
Option 3 - Two Buildings (Front Facing)

Rendering provided by NUQO Modular.



View looking northeast
Topham Park (9199 216 St - Walnut Grove)
Option 3 - Two Buildings (Front Facing)

Rendering provided by NUQO Modular.



View – Aerial looking northwest
Topham Park (9199 216 St - Walnut Grove)
Option 3 - Two Buildings (Front Facing)

Rendering provided by NUQO Modular.

4. **Yorkson Community Park** (20656 82 Ave - Willoughby)

Overhead view (Google Maps)



West view from east side of park

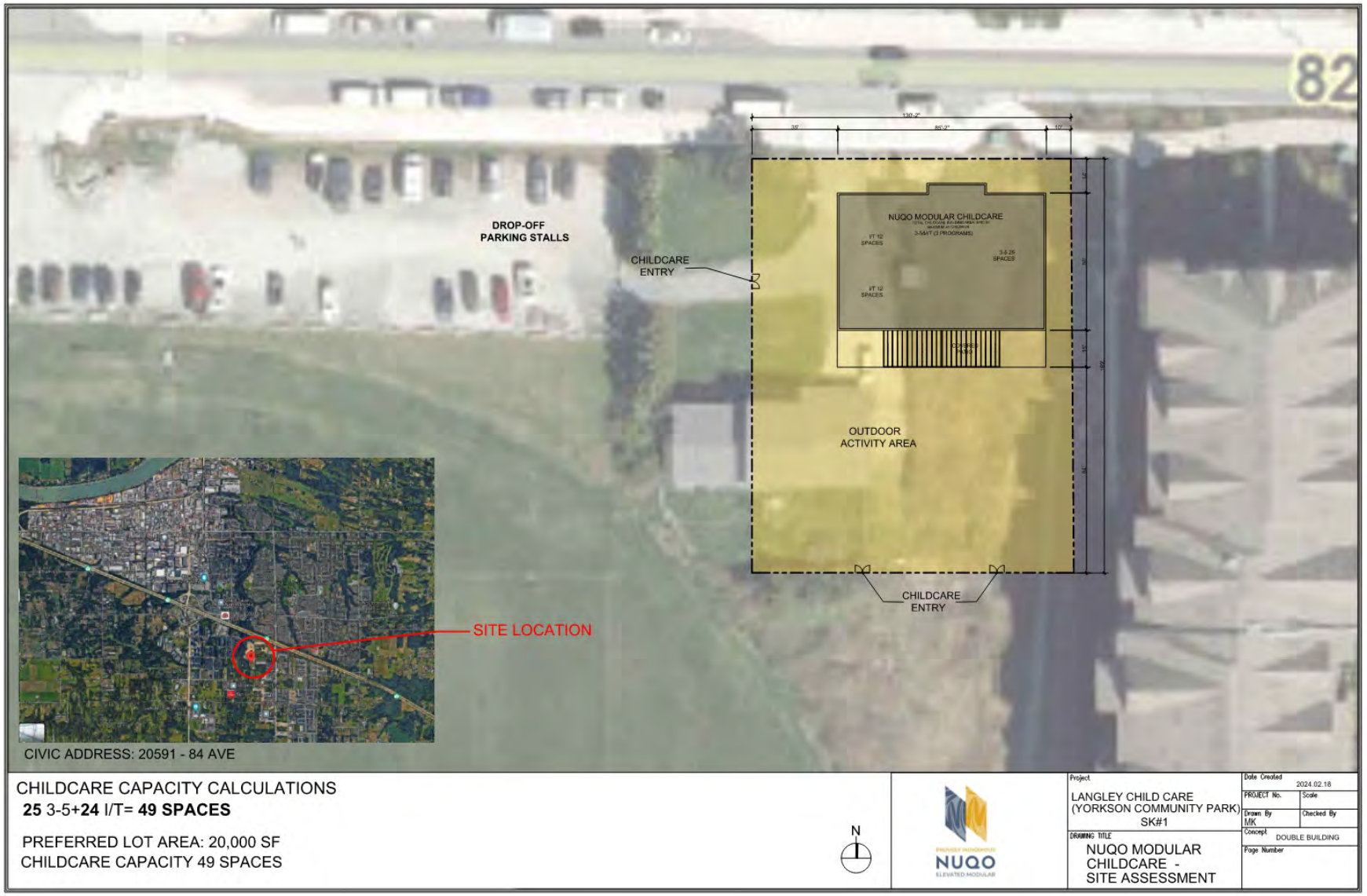


South view from northeast side of the park



Yorkson Community Park (20656 82 Ave - Willoughby)

Option 1 - One Building



Yorkson Community Park (20656 82 Ave - Willoughby)

Option 2 - Two Buildings





View looking southwest from 82 Ave
Yorkson Community Park (20656 82 Ave - Willoughby)
Option 2 - Two Buildings

Rendering provided by NUQO Modular.



View looking northeast
Yorkson Community Park (20656 82 Ave - Willoughby)
Option 2 - Two Buildings

Rendering provided by NUQO Modular.



View looking northwest from 82 Ave
Yorkson Community Park (20656 82 Ave - Willoughby)
Option 2 - Two Buildings

Rendering provided by NUQO Modular.



View looking northeast
Yorkson Community Park (20656 82 Ave - Willoughby)
Option 2 - Two Buildings

Rendering provided by NUQO Modular.



View looking southwest from 82 Ave
Yorkson Community Park (20656 82 Ave - Willoughby)
Option 2 - Two Buildings

Rendering provided by NUQO Modular.

Appendix A:

NUQO Company Profile



PROUDLY INDIGENOUS

NUQO

ELEVATED MODULAR

Elevated Modular Spaces for a Sustainable, Equitable Tomorrow

E.4

PROUDLY INDIGENOUS
NUQO
ELEVATED MODULAR

Founded in 2020 and headquartered in Vancouver, British Columbia, NUQO Modular is a female-led, proudly Indigenous construction company recognized for its sustainable and culturally grounded approach to modular building.

As a general contractor, we manage projects from start to finish, focusing on **exceptional quality**, **efficiency**, **cultural sensitivity**, and **community empowerment**.



OUR APPLICATIONS


MODULAR HOUSING


Rendering
MODULAR MIXED USE


Rendering
MODULAR CHILD CARE


Rendering
MODULAR CLASSROOMS

THE NUQO ADVANTAGE

- Uncompromising Quality
- Custom, Culturally Grounded Design
- Community Collaboration and Support
- Enhanced Partner Access and Flexibility
- Sustainable Building Practices
- Transparency and Financial Clarity
- Continuity and Risk Mitigation







Estítkw Place: 55-Suite Supportive Housing
North Vancouver, BC







THE MODULAR ADVANTAGE

- **Accelerated Occupancy:** Up to **50% faster**
- **Enhanced Sustainability:** Over **80% reduced waste**
- **Minimized Community Disruption**
- **More Reliable Costs and Timelines**
- **Increased Versatility in Remote or Challenging Environments**
- **Improved Quality and Safety**

OUR SERVICES

- **Project Planning**
- **Building Design**
- **Permit Navigation**
- **Module Manufacturing**
- **Module Shipping**
- **Module Installation**

SOCIAL AND ENVIRONMENTAL RESPONSIBILITY

- **Certified Aboriginal Business**
- **Certified B Corp**
- **Certified Living Wage Employer**
- **Member of Women Business Enterprises Canada Council (WBE Canada)**
- **Commitment to Diversity and Inclusion**







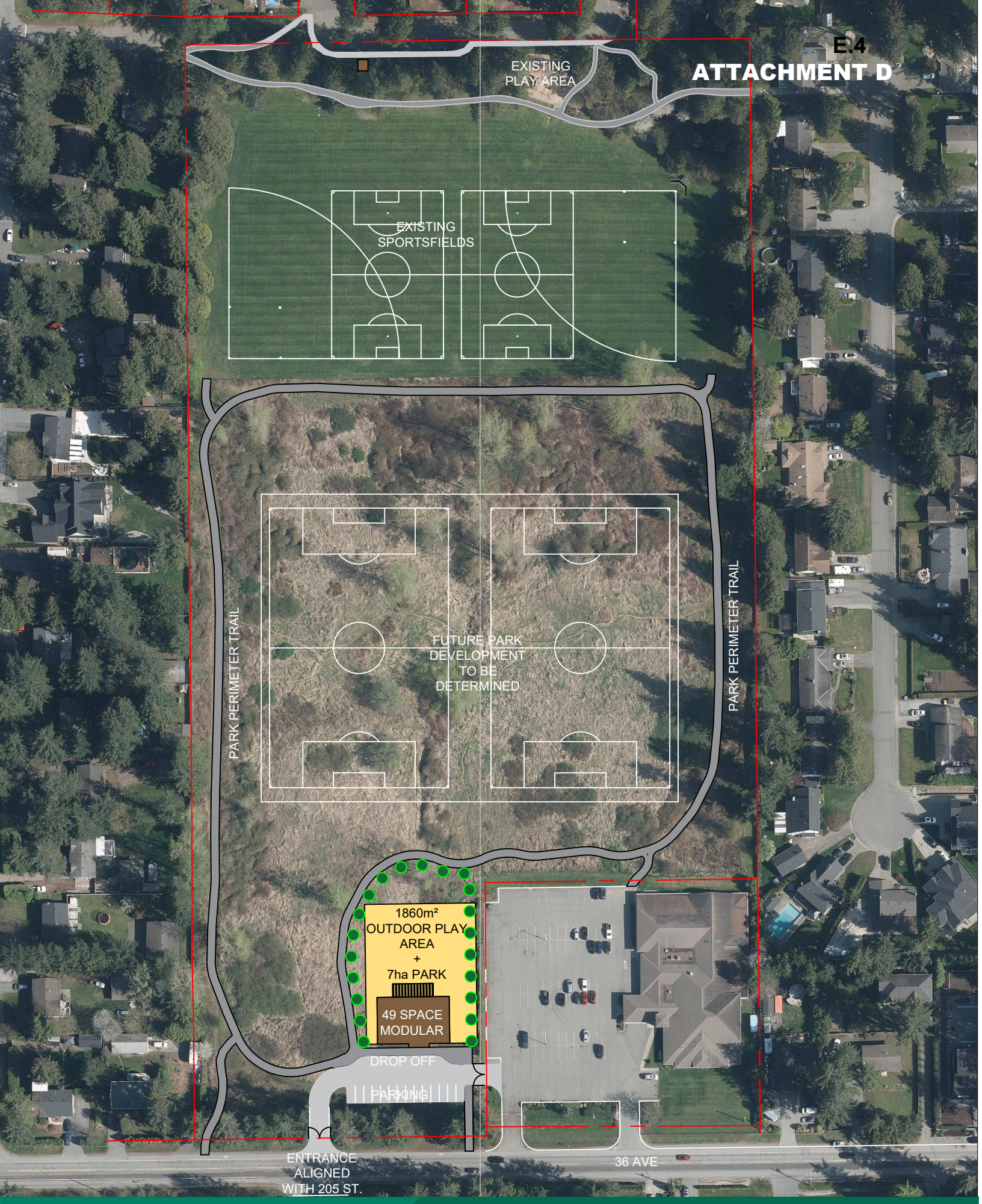
CONTACT:

604.675.2004 | contact@nuqo.ca | NUQO.ca
Suite 200-100 Park Royal West, Vancouver, BC V7T 1A2

Our head office is located in West Vancouver, BC on the traditional, ancestral and unceded territory of the Central Coast Salish peoples, the Squamish Nation (Sḵwx̱wú7mesh).

PROUDLY INDIGENOUS
NUQO
ELEVATED MODULAR

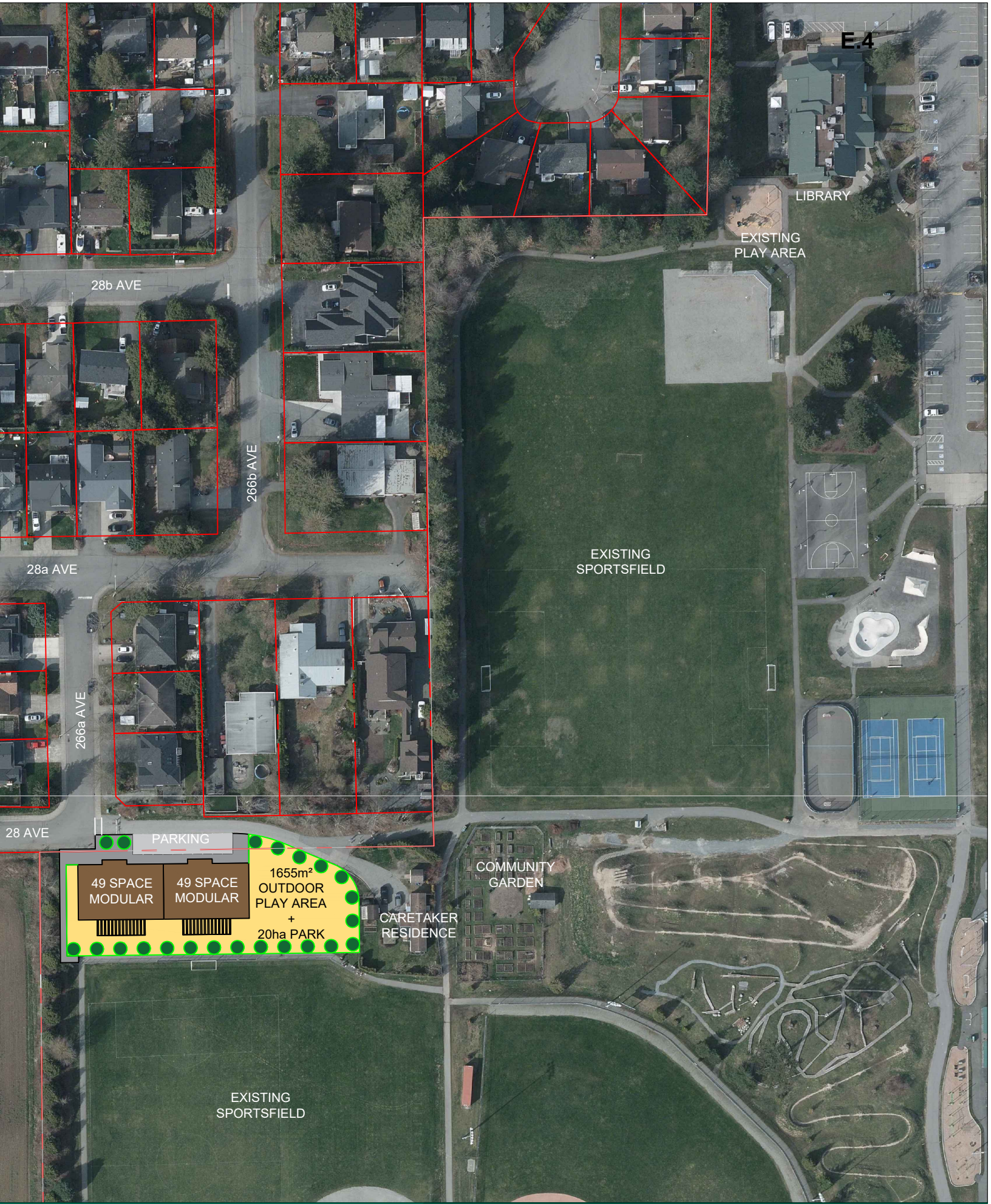
CERTIFIED Aboriginal Business — Canadian Council for Aboriginal Business
Certified B Corporation
BCNPHA BC Non-Profit Housing Association
ISO®
CANADIAN STANDARDS ASSOCIATION
Gold Standard
WBE Canada
living wage employer


EXISTING
PLAY AREA
EXISTING
SPORTSFIELDS
FUTURE PARK
DEVELOPMENT
TO BE
DETERMINED
PARK PERIMETER TRAIL
PARK PERIMETER TRAIL
1860m²
OUTDOOR PLAY
AREA
+
7ha PARK
49 SPACE
MODULAR
DROP OFF
PARKING
ENTRANCE
ALIGNED
WITH 205 ST.
36 AVE



Township of Langley

TOPHAM NEIGHBOURHOOD PARK
DAYCARE CONCEPT



Township of Langley

ALDERGROVE ATHLETIC PARK
DAYCARE CONCEPT


EXISTING
PLAYFIELD
82 AVE
PARKING
49 SPACE
MODULAR
49 SPACE
MODULAR
1120m² OUTDOOR
PLAY AREA
+
21ha PARK
EXISTING
PLAYFIELD
84 AVE ACCESS

YMCA BC Experience in Operating Child Care

1. Overview of Organization

YMCA BC is a not-for-profit organization that was incorporated in 2023 and is the result of the unification of YMCA of Northern BC, YMCA-YWCA of Kamloops and YMCA of Greater Vancouver. The YMCA of Greater Vancouver was incorporated in 1886. Families, children, and seniors—in communities from the Lower Mainland, Fraser Valley and Sunshine Coast to Prince George, Vanderhoof and Kamloops, British Columbia—all have the opportunity to belong, grow, lead and thrive through YMCA BC. YMCA BC is a living wage employer.

We are the YMCA

We are 3,500 plus volunteers and staff working together with more than 116,000 people across the Lower Mainland who believe in helping children and families reach their full potential. We are a charity dedicated to strengthening the foundations of community.

For over 130 years we've cared for kids, shaped leaders for tomorrow and helped generations of people come together to find support, get healthier and make friends for life. We are determined to be a genuine, welcoming, hopeful place that is nurturing and fun. This is the community we want. A community where we share a sense of social responsibility, experience better health in spirit, mind and body; and where children and families can thrive.

We see a better future

We all live in communities that experience profound change and increasing social problems. These problems are not getting smaller or any easier to solve. For some people and families, their needs are critical. Every day is a struggle, and getting out of bed feels impossible, never mind the challenge of having enough food to eat or safe places to go. For others, they lack the motivation to make healthy choices and feel disconnected from others and their community.

The Y is an organization that is there to meet those needs. We're there for people in times of crisis and we're also in the business of prevention. Prevention isn't glamorous work but for more than 130 years the Y has been playing the long game—helping people reach their potential before issues become problems.

We envision stronger, more hopeful and caring communities that result in:

- Strong and connected families
- Healthy seniors with strong social circles that volunteer and stay involved
- Resilient and healthy children who thrive and lead healthy, long lives
- Confident and skilled young leaders

2. Motivated adults that take charge of their health, get active and become role models and mentors
3. Immigrants who participate and engage in their communities
4. Teens who feel confident and a strong sense of belonging
5. Happy people, excited about life

Description of Child Care Operations

YMCA BC has been operating child care programs including Before and After Care since 1976. Currently we operate 155 child care programs helping over 4,600 children daily, making us the largest provider of not- for-profit licensed child care in British Columbia. Collectively YMCAs are the largest providers in Canada and the United States and together we provide child care that supports and strengthens families and nurtures the healthy, successful growth and development of each child involved.

Through our network of YMCA child care professionals we have access to expertise, experience and research in child development, as well as a national early childhood curriculum *YMCA Playing to Learn* and a national approach to working with middle year's children, *YMCA A Place to Connect.*

Our staff have from 1 to 35 years of experience, while our management and administrative team have from 5 to 40+ years of experience.

Currently we operate 155 combined Early Years and Before and After school programs with a total of 4619 licensed spaces as follows:

- 91 Before and After programs offer a total of 2,923licensed spaces to children from 5 to 12 years of age.
- 64 Early Years programs offer a total of 1696 licensed spaces to infant and/or toddler (under 36 months) Group 3-5 (30 month to school age) and Preschool children.

Before and after school typically operates Monday to Friday from 7:30 am to 9:00 am and from school dismissal until 6:00 pm.

The YMCA's role is to provide oversight of all child care programs, develop policy, recruit, train and support child care employees, equip and furnish programs, enroll and support children and families, coordinate administrative systems, develop community partnerships with organizations that provide other services to families including schools and services to support children with special needs, and all other aspects of operating quality child care programs.

2. Mandate

The Y is a founding nonprofit organization, offering health, hope, and opportunity:

- Parents find a safe, nurturing environment for their children to stay active, be engaged, and learn positive values.
- Children and teens play and develop self-confidence while feeling accepted and supported.
- Former foster kids and homeless young people receive assistance with housing, employment, life skills, and other resources to learn and work.
- Adults connect with friends, pursue interests, and learn how to live healthier.
- Families in crisis due to mental health, child abuse, neglect, or substance abuse receive support and resources from licensed counselors.
- People from all backgrounds and walks of life come together to volunteer and help strengthen their community.

3. YMCA Child Care Experience, Philosophy and Approach

Organizational Experience

YMCA has the infrastructure and management experience to operate the Before and After School program at McLeod Road Traditional Elementary. We have a highly effective team that supports quality programs for families, an early learning curriculum for children, training and development opportunities for our staff and volunteers. Senior administration are mature professionals, many with decades of experience in financial management, risk management and human resource management.

YMCA has comprehensive systems in place to incorporate new facilities and manage the day-to-day operations in a way that ensures programs meet the provincial Child Care Licensing Regulation.

Our YMCA child care Policy and Procedure Manual provides clear guidelines for staff in all areas from health and safety, child supervision, child guidance, inclusion, emergencies, child protection and crisis communication. YMCA Human Resource Policies and Procedures provide staff with additional guidelines and management tools for supervisory staff. These policies and procedures, along with the YMCA's extensive experience in operating third party sites, ensures that the necessary systems and protocols are in place to successfully operate our centres.

The YMCA is, and always will be, dedicated to building healthy, confident, secure, and connected children and youth, families and communities. We believe all children should have safe and healthy places to play, learn, develop and connect.

YMCA Commitment to Families and Children

We understand that family life affects every aspect of a person's development and that the early years are of primary importance. Our YMCA is part of a supportive community that assists families in their role as their children's most important teacher. Our YMCA provides people with the opportunity to be a resource to one another and to gain access to the services they need to sustain a healthy lifestyle.

We value families and strive to understand their cultures, traditions and languages and focus on their strengths. We support families with information and programs that foster choices and informed decision making. Children and families learn best together through active learning. We create environments that encourage people to make choices and judgments to do things in their own way. Our YMCA Community Staff, Volunteers, Participants, and Community Partners embrace and support every family definition.

YMCA Child Care Philosophy

We believe that child care programs provide environments that:

- recognize each child is an individual
- recognize each family has different needs, interests and expectations
- include children from diverse cultures and abilities
- develop personal growth in spirit, mind and body
- are caring, safe, secure and fun
- involve children in learning through active hands-on play, exploration and discovery
- strengthen self-esteem, self-confidence and self-reliance
- develop the values of caring, respect, honesty and responsibility
- involve children in philanthropic activities, such as our annual Strong Kids campaign

YMCA Quality Statement

- Our programs and services are values-based and dedicated to the development of people in spirit, mind, and body
- Staff are trained professionals who role model positive attitudes that welcome all children
- We strive to create healthy environments that are emotionally and physically safe
- We promote programs that meet children's developmental needs and offer discovery, experience and choice
- We build partnerships that create strong kids, strong families and strong communities

Commitment to Quality

Research shows that quality is the most powerful promoter of positive child development, early learning and school readiness, and the YMCA makes quality its top priority. Families in our programs receive support to strengthen their families and nurture the healthy, successful growth and development of each child involved.

There are five characteristics, proven by research, that are fundamental to high quality programs:

- emphasis on health and safety,
- spacious and appropriate environments,
- a highly effective administration,
- positive and healthy relationships and,
- engaging and diverse activities.

YMCA policies and practices are designed to meet and exceed these essential elements in the following ways:

Health and safety comes first

Health and safety form the foundation of any quality child care program. The YMCA ensures that its programs meet all licensing requirements and set policies and practices to exceed these requirements where it feels necessary. Parents put an incredible amount of trust in care providers when they leave their children in child care programs, and the YMCA wants parents to feel certain that their child will be safe.

The YMCA has a reputation for high levels of safety and compliance with the Child Care Facilities Licensing regulation and its officers. Our programming is structured in such a way as to promote safe experiences through small group activities, maintenance of ratios, and a clean, well-maintained space.

The following policies and practices are in place to ensure commitment to health and safety in all programs: Child Protection, Child Supervision, Health Care, Safety, and Emergencies.

Environments set the tone

YMCA Child Care environments are warm and welcoming. They are spacious enough to allow children to play without crowding, are well organized, and have plenty of inviting areas both indoors and outdoors to stimulate children's exploration and involvement. Our environments are designed to not just meet children's developmental needs, but also to spark their individual interests. When you walk into a YMCA space we have a homey, calming aesthetic with lots of natural light, natural materials, and living things for children to learn to care for. We strive to create environments that are conducive to learning and inviting for children to participate and feel safe in.

Effective administration is the backbone

A solid administration establishes and maintains both the long- and short-term stability of a quality child care program, directly affecting the comfort, security, and development of the children. The YMCA Child Care branch is structured in such a way as to ensure each program has the necessary onsite and off-site support to perform at a high level and deliver quality care and service to families and children.

Relationships are key

Positive relationships among the children, the child care educators, the child care administrators, and the parents in a quality child care program are critical for children's healthy development and education. Positive adult – child relationships are one of the biggest predictors of future success for children, and as such the YMCA supports children's growth with positive experiences and role models, and relationships with adults that are safe, trusting, and positive.
In order to ensure the prevalence of positive and healthy relationships in our child care programs the YMCA has the following policies and practices in place:

- Staff and volunteer recruitment practices include selecting staff based on relationship building competencies, Criminal Record Checks, First Aid Certification, and Early Childhood Education Licenses to Practice.
- Staff retention is a constant focus and is ensured through regular training, fair compensation, commitment to organization mission and values, and recognition.
- YMCA Child Guidance Policies and Procedures use proactive strategies and positive guidance techniques and practices, and involve families in behavior management.
- YMCA staff receive annual performance reviews which include assessments in the area of the core values and competencies and result in annual individual performance development plans.

YMCA A Place to Connect

A Place to Connect is a school-age curriculum for children 5 - 12 years-old who attend YMCA Before and After School programs. It is well-known and accepted and is built on many of the principles that guide our *YMCA Playing to Learn* curriculum.

A Place to Connect is based on research from the fields of developmental psychology, human development, neuroscience, education, risk management, diversity and social inclusion, social services and child care. The *YMCA A Place to Connect* curriculum is the framework that structures the way in which our staff work with school aged children. The curriculum focuses on providing children with a wide range of opportunities to participate in activities that require them to plan and lead their peers.

Children flourish in quality programs that provide choice, opportunities for leadership, a focus on strengths and a place that is fun, active and different from school. Parents want a program that is safe, reliable, caring and active. *YMCA: A Place to Connect* meets those requirements.

We believe *YMCA: A Place to Connect* is the best approach to ensure a child's continued enthusiasm and capacity for lifelong learning. The curriculum weaves our mission, vision and values into programming, and strives to develop responsible, respectful, caring, honest, healthy and inclusive citizens.

A Place to Connect allows staff to deliver a comprehensive program that adopts a holistic approach demonstrated through planning, programming, and high quality interactions. YMCA staff develop a special relationship with each child, helping them develop new physical, cognitive, emotional and social skills in a caring, nurturing environment.

Some of the fun activities kids get to choose from include completing puzzles, playing board games, trying out science
experiments, creating art projects and playing sports and outdoor games. Each day, kids engage in physical activity for a minimum of 60 minutes and, often, much more than that when the weather is nicer.

As the YMCA is committed to promoting healthy living, children in our Kids Clubs are served a healthy snack daily. The YMCA Kids Club environment is child-centred, age appropriate and flexible to meet the different needs of children.

YMCA Healthy Child Development

A national initiative, YMCA Healthy Child Development is our philosophy for working with children and families that enhances children's potential through program excellence and strengthening the family unit.

YMCA promotes Healthy Child Development through three (3) Principles:

Play, Relationships & Health

YMCA Healthy Child Development uses a strengths-based approach and is based on 6 frameworks:
1. Core values are at the core of how we work, learn, play and live—the basic level upon which we work with people.
2. 40 Developmental Assets

EXTERNAL (things that other people provide for children/youth):
✓Support (6)
✓Empowerment (4)
✓ Boundaries & Expectations (6)
✓Constructive use of time (4)

INTERNAL (things that children/youth develop within themselves):
✓ Commitment to Learning (5)
✓Positive Values (6)
✓Social Competencies (5)
✓Positive Identity (4)

Harm reduction is all about providing children with choices, and understanding them.

✓Respects child's choice
✓ Considers the child's perspective
✓ Gives options
✓ Safety is priority, but it's all about balancing a healthy amount of risk

4. Model of Change
✓ Tool to help change behaviour/identify where in the change cycle a child is
✓ More of a strategy to help move a child through behavioural change, rather than an area to focus on

5. Developmental Appropriateness
✓ 'Quick facts' charts help to plan for, steer kids to developmentally appropriate activities or help address challenging
changes in growing up/age developmental changes

6. Determinants of Health
✓Way of 'viewing' children/families
✓Controllable vs. Uncontrollable factors

Centre Layout and Environment

General Design Principles
- Space will be developmentally appropriate for children, secure, aesthetically pleasing, and convenient for staff.
- Indoor and outdoor spaces are based on Child Care Regulation requirements.

The following is a description of the program interest areas that will create the physical environment for opportunities for play:
- The Studio or art area provides an opportunity for children to work on both short and long term art projects using a variety of materials.
- The Lounge or quiet area is designed to take on the feel of home. It provides children with a place to relax, read a book or talk with friends.
- The University or homework area is a quiet space for children who choose to do homework.
- The Lab or science area provides children the opportunity to experiment with science and nature.

- The Centre Stage or dramatic arts area provides a place for imagination and creativity where children can create plays and musical productions or just play.
- The Arcade or indoor games area provides a place where children can do puzzles and play board games.
- The Stadium or outdoor games area is where children can play sports and outdoor games.
- The Diner or snack area is a relaxed area where children can serve themselves a healthy snack at their leisure.

The YMCA Before and After school care will ensure that a physical activity, a healthy snack and literacy activity are offered daily. Other activities will be planned for the different interest areas based on the children's interest and developmental stages.

Healthy Snack

Annually, YMCA Before and After school care staff receive Healthy Eating Training from a registered dietician. Each afternoon, a healthy snack consisting of two food groups (one which is vegetables and/or fruit) is served. The snack will be prepared as an activity with the children and the staff. Our Kids Club snack plans are sent to a registered dietician for review and support.

Sample Snack Menu

Monday	Tuesday	Wednesday	Thursday	Friday
Carrots, celery, pita hummus Served with water	Whole wheat crackers, cheddar cheese & apples Served with water	Yogurt, granola, fruit and berries Served with water	Cheerios with milk and bananas Served with water	Tortilla chips, salsa and hummus with cucumber slices Served with water.

YMCA Child Care values the role families play in establishing a high quality child care program. We seek parental input and encourage families to participate actively in our programs. We believe parents and educators are partners in their child's development and learning, and therefore we welcome and encourage parent involvement and feedback.

All of our centers have an open-door policy. We welcome and encourage parent involvement in our programs, including sharing cultural traditions and knowledge. Parents are welcome to visit or take part in our program activities at any time.

4. Staff Experience

We have a highly effective team that supports quality programs for families, an early learning curriculum for children, training and development opportunities for our staff and volunteers. Senior administration are mature professionals, many with decades of experience in financial management, risk management and human resource management.

The YMCA has a robust management infrastructure which affords us the ability to carry out all aspects of the startup of new facilities. Each year a capital budget is included within our Association budget to provide us the resources required for new development opportunities.

The YMCA has a comprehensive human resources department to support all aspects of recruitment, hiring, performance and retention. A robust human resource policy manual guides the work of the HR department, the leadership team and all managers, supervisors and team leads.

The YMCA has finance department has the fiduciary responsibility to manage our financial resources in a way that meets all financial, regulatory, and Revenue Canada requirements. We have extensive financial and risk management procedures in place as well as a finance and audit committee to oversee the financial operations of the organization.

Staff Training and Development

At the YMCA we recognize and value the importance of staff retention as a key element of quality child care. Providing
training, development and advancement opportunities is an essential component of building strong employee commitment to our organization.

The YMCA has a long standing history of providing ongoing development of its employees and volunteers. We provide training opportunities for staff at National, Association and child care levels. The YMCA also encourages staff and volunteers to engage in external learning opportunities by providing either financial support or time off to attend training.

- YMCA Staff play a significant role to meet the developmental needs of children.
- Staff are trained and understand ages and stages of middle childhood development
- Staff utilize positive guidance strategies
- Staff set clear boundaries and limits
- Staff model appropriate behaviour
- Staff encourage children to take healthy risks
- Staff reassure and support children in their search for self-identity

We provide supplemental training sessions each year which include topics such as Foundations of Science, Foundations of Math, Foundations of Literacy, Hands on Literacy, Guiding and Caring, Reflecting and Planning and Helping Families Understand Play.

YMCA Child Protection

Our child protection standards and practices are rigorous and unsurpassed by most child serving organizations. They include:

- A clear criminal reference check before beginning work at the YMCA.
- Before hiring, a check of three references who can speak to the applicant's ability to work with children.
- A comprehensive child protection manual.
- An online one hour course on child protection and protection of vulnerable adults that every employee and
- volunteer must complete before starting their first shift at the YMCA.
- Before starting first shift, online review of our Statements of Understanding (includes sections on bullying,
- discrimination, harassment, code of conduct and ethical practices) and New & Young Worker Safety.
- A 3 hour in person advanced child protection and protection of vulnerable adults training that all new employees and volunteers must complete within six months of hire.
- Annual child protection renewals. Every employee must re-take the child protection online course and re-read
- the Statements of Understanding each year.
- Submit to a criminal reference check every three years.
- Re-take the Advanced Child Protection course every three years.

5. Early Childhood Framework

All elements of the British Columbia Early Learning Framework's (ELF) principles and Areas of Learning are implemented in our programs through the YMCA Playing to Learn Curriculum.

Our Playing to Learn curriculum has been implemented across Canada since 2007. It aligns with all the provincial early learning frameworks including British Columbia's. Specifically, YMCA Playing to Learn and the BC Early Learning Framework share the same guiding principles and a similar pedagogical narration cycle.

- The BC Early Learning Framework and YMCA Playing to Learn share the principles of:
- Supporting children's innate drive to play and learn
- Focusing on relationship building (child-educator and family centred practice)
- Viewing child development and learning as holistic encompassing language, physical, social, emotional, creative and cognitive domains
- Respecting and actively honouring diversity
- Providing safe, stimulating and aesthetically appealing physical environments

Centre Name	Program	Licensed Ca
Cascade Heights	Inf/Tod	12
Cascade Heights	3 to 5	25
Cascade Heights YMCA Kids Club	School Age	54
Mt. Pleasant YMCA Kids Club	School Age	56
Windsor YMCA Kids Club	School Age	24
Rosser YMCA Kids Club	School Age	24
Cameron YMCA Kids Club	School Age	30
Capitol Hill YMCA Kids Club	School Age	24
Stoney Creek YMCA Kids Club	School Age	48
Nelson Park Preschool	Preschool	20
Nelson Park YMCA Kids Club	School Age	20
Djavid Mowafaghian	Inf/Tod	24
Djavid Mowafaghian	3 to 5	25
Elm Drive	Inf/Tod	12
Elm Drive	3 to 5	25
FG Leary YMCA Kids Club	School Age	24
Watson YMCA Kids Club	School Age	24
Stitó:s YMCA Kids Club	School Age	54
Northside YMCA Kids Club	School Age	24
Little Mountain YMCA Kids Club	School Age	24
Queensborough YMCA Kids Club	School Age	24
Seasong	Inf/Tod	12
Seasong	3 to 5	25
Sprouts	Inf/Tod	12
Sprouts	3 to 5	25
Sprouts	Preschool	20
Hummingbird	Inf/Tod	12
Hummingbird	3 to 5	25
Sprouts Kids Club	School Age	35
Surrey City Hall	Inf/Tod	12
Woodwards	Inf/Tod	12
Woodwards	3 to 5	25
False Creek	3 to 5	23
Beach	3 to 5	25
Mole Hill	3 to 5	25
Kids at Marine	Inf/Tod	12
Kids at Marine	3 to 5	25
Marpole	Inf/Tod	12
Marpole	3 to 5	25
Water View	Inf/Tod	12
Water View	3 to 5	25
Little Beach	Inf/Tod	12
Portside Inf/Tod	Inf/Tod	12
Portside	3 to 5	25
Coast Salish (Sheffield)		16

Alderson YMCA Kids Club	School Age	24
Coast Salish YMCA Kids Club	School Age	48
Metrotown	Inf/Tod	12
Metrotown	3 to 5	25
Donna Gabriel Robins	3 to 5	25
Donna Gabriel Robins Preschool	Preschool	20
Donna Gabriel Robins YMCA Kids Club	School Age	54
Albion	3 to 5	24
Fairview YMCA Preschool	Preschool	20
McDermott YMCA Preschool	Preschool	20
Fairview YMCA Kids Club	School Age	24
McDermott YMCA Kids Club	School Age	24
Colebrook YMCA Kids Club	School Age	24
The Heights YMCA Kids Club	School Age	24
Tiny Y (Crescent Beach)	Preschool	24
Renfrew Station	Inf/Tod	12
Renfrew Station	3 to 5	25
Tomsett	3 to 5	25
Brighouse YMCA Kids Club	School Age	24
Byng YMCA Kids Club	School Age	35
Manoah YMCA Kids Club	School Age	16
Anderson YMCA Kids Club	School Age	24
Tomsett YMCA Kids Club	School Age	24
Coast Capital Savings	Inf/Tod	24
Coast Capital Savings	3 to 5	25
Coast Capital Savings	Preschool	16
Little Scholars YMCA Child Care	Inf/Tod	8
Gibsons		16
St James YMCA Kids club	School Age	24
Meridian Park YMCA Kids Club	School Age	24
Sechelt	Inf/Tod	12
Sechelt	3 to 5	25
West Sechelt		28
Jessie Lee	3 to 5	45
Jessie Lee YMCA Kids Club	School Age	24
Coyote Creek YMCA Kids Club	School Age	48
Frost Road YMCA Kids Club	School Age	48
Sullivan YMCA Kids Club	School Age	24
Regent Road YMCA Kids Club	School Age	54
Holly YMCA Kids Club	School Age	24
Surrey Centre YMCA Kids Club	School Age	24
Panorama Park YMCA Kids Club	School Age	54
Cindrich YMCA Kids Club	School Age	24
Davidson YMCA Kids Club	School Age	24
MB Sanford YMCA Kids Club	School Age	24
Adams Road YMCA Kids Club	School Age	24
Hazelgrove YMCA Kids Club	School Age	24

Vista Point	3 to 5	25
Wesbrook	Inf/Tod	24
Wesbrook	3 to 5	25
Thunderbird YMCA Kids Club	School Age	38
Wesbrook YMCA Kids Club	School Age	15
Kids at Heather	Inf/Tod	24
Kids at Heather	3 to 5	45
Bob and Kay Ackles YMCA Nanook House	Inf/Tod	12
Bob and Kay Ackles YMCA Nanook House	3 to 5	25
Seymour YMCA Kids Club	School Age	24
Osler YMCA Kids Club	School Age	24
Jules Quesnel YMCA Kids Club	School Age	52
Kerrisdale YMCA Kids Club	School Age	62
Strawberry Hill YMCA Kids Club	School Age	24
Kitchener YMCA Kids Club	School Age	45
Tennyson YMCA Kids Club	School Age	54
Franklin YMCA Kids Club	School Age	23
Maquinna YMCA Kids Club	School Age	30
Maple Grove YMCA Kids Club	School Age	40
Henderson YMCA Kids Club	School Age	30
Douglas YMCA Kids Club	School Age	48
Rupert YMCA Kids Club (Begbie)	School Age	54
Malkin Park YMCA Outdoor	School Age	24
Fleming YMCA Kids Club	School Age	40
Weir YMCA Kids Club	School Age	48
Hastings YMCA Kids Club	School Age	40
Jamieson YMCA Kids Club	School Age	30
Lord Roberts YMCA Kids Club	School Age	40
Mackenzie YMCA Kids Club	School Age	54
Van Horne YMCA Kids Club	School Age	50
Champlain Heights YMCA Kids Club	School Age	50
Tong Louie YMCA Kids Club	School Age	77
Surrey City Hall	3 to 5	25
Kamloops and Northern BC - 30 Programs		1093

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 – REGULAR MEETING	**REPORT:**	24-77
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-03-0020
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100433 (GORDON / 19636 – 8 AVENUE)		

PROPOSAL:

Homesite severance subdivision within the Agricultural Land Reserve (ALR) of an 8.1 ha (20 ac) parcel located at 19636 – 8 Avenue into a 3.41 ha (8.4 ac) homesite, a 4.69 ha (11.59 ac) remnant lot and dedication of a historically gazetted portion of 8 Avenue located within the ALR.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision (including 8 Avenue dedication) complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The homesite severance subdivision application complies with the provisions of the Township's Zoning Bylaw subject to ALC approval.

The dedication of historically gazetted roads aligns with surveyor's professional best practices and requires approval from the ALC when located within the ALR.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application and road dedication submitted by Eleanor Wrigley on behalf of the owner for a property located at 19636 – 8 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied for a homesite severance subdivision of a property located at 19636 – 8 Avenue. The subdivision requires dedication of the currently gazetted 8 Avenue along the north property line of 19636 – 8 Avenue.

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 homesite severance application submitted under Section 21(2) of the ALC Act.

REFERENCE:

Owner:	Beverley Gordon 19636 – 8 Avenue Langley, BC V2Z 1W1
Legal Description:	West Half of the West Half of the West Half of the North East Quarter Section 3 Township 7 New Westminster District
Location:	19636 – 8 Avenue
Area:	8.1 ha (20 ac)
Existing Zoning:	Rural Zone RU-1 (1.7 ha / 4.2 ac) minimum lot size)
Rural Plan:	Small Farms / Country Estates (1.7 ha / 4.2 ac) minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The subject property is located at 19636 – 8 Avenue within the ALR and designated Small Farms/Country Estates in the Rural Plan (adopted in 1993). The property is currently zoned Rural Zone RU-1 which permits a minimum lot size for subdivision of 1.7 ha (4.2 ac).
- The applicant indicates that the landowners meet the eligibility criteria established by the ALC for a homesite severance (ALC Policy L-11). The owner would like to retain a portion of the property and are proposing to create a homesite severance on the southern portion of the lot.
- A portion of 8 Avenue runs along the northern portion of the property and is identified as "Gazetted Road – May 1875" on the applicant provided subdivision plan.
- The adjacent property to the east received ALC approval for a four parcel subdivision in 1994 (ALC Resolution #194/94).

DISCUSSION/ANALYSIS:

- ALC Policy L-11: Homesite Severance on ALC Lands makes provision for subdivision for the purposes of a homesite severance. A homesite severance subdivision application may be considered by the ALC where the property under application has been the principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to sell the parcel but retain a homesite on the land.
- The subject application has been submitted pursuant to Section 21(2) of the ALC Act and proposes a homesite severance subdivision of a 8.1 ha (20 ac) site located at 19636 – 8 Avenue into two parcels, a 3.41 ha (8.4 ac) homesite and a 4.69 ha (11.59 ac) remnant parcel. The applicant has requested that the ALC consider the subdivision application in accordance with the ALC's Homesite Severance Policy.
- A portion of 8 Avenue is adjacent to the northern portion of the subject property and is already established as road via the 1875 Gazette Notice.
- ALC approval is required for the formal dedication of the gazetted portion of 8 Avenue, and should the application be approved by Council and the ALC, will be addressed as part of the future subdivision.

- In consideration of future subdivision potential and to provide access to the proposed lot, a 10.0 m wide statutory right-of-way along the eastern property line is proposed.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	8 Avenue, beyond which is an existing dwelling	Small Farms / Country Estates	Rural Zone RU-1
South:	Multiple residential properties with dwellings	Rural Residential	Comprehensive Rural Estate Zone CRE-1
East:	A property with existing dwelling and farm	Small Farms / Country Estates	Rural Zone RU-1
West:	City of Surrey and 5 Avenue	N/A	N/A

Policy Considerations:

The subject site is located within the ALR and designated Small Farms / Country Estates in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Rural Zone RU-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.

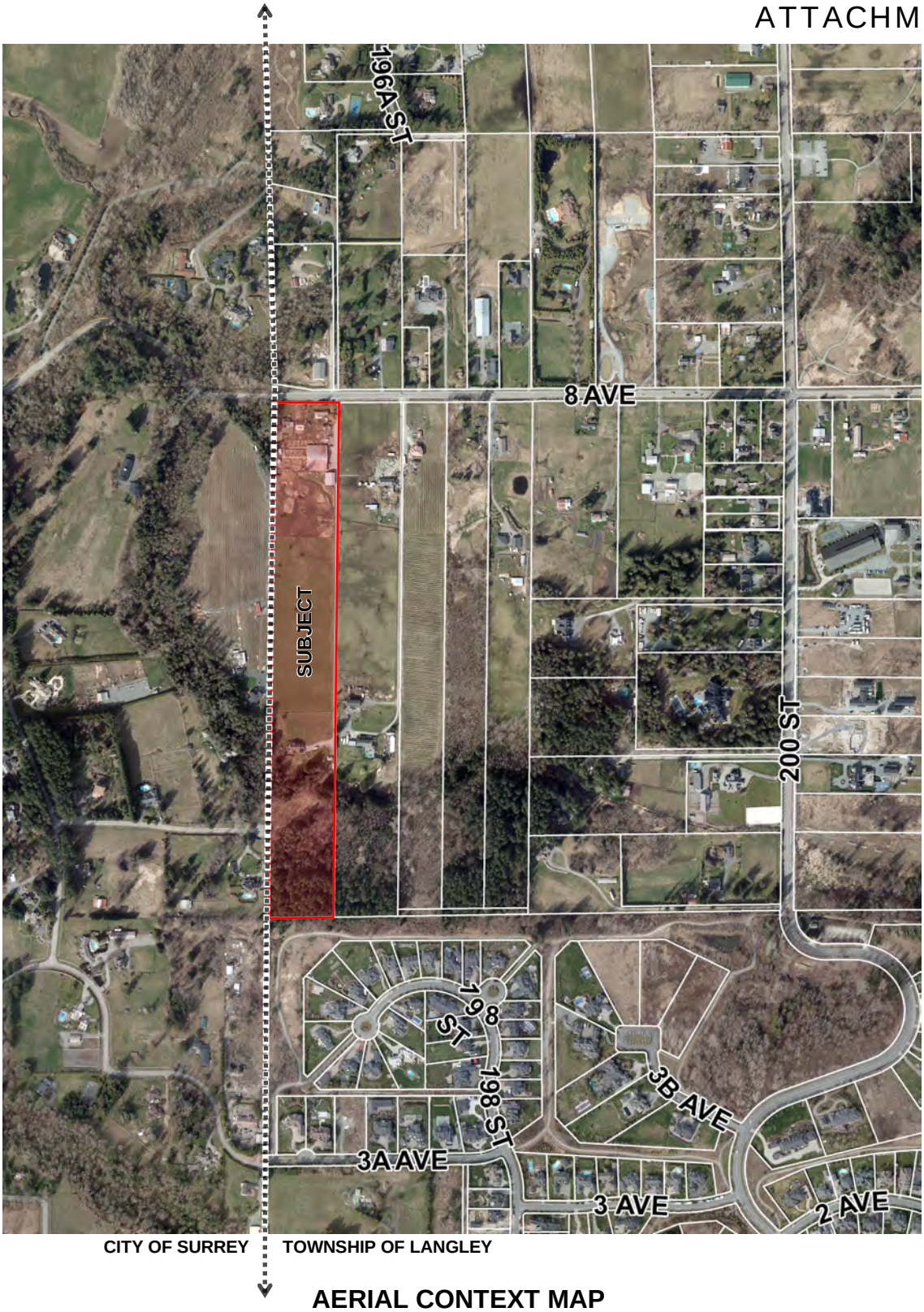
As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

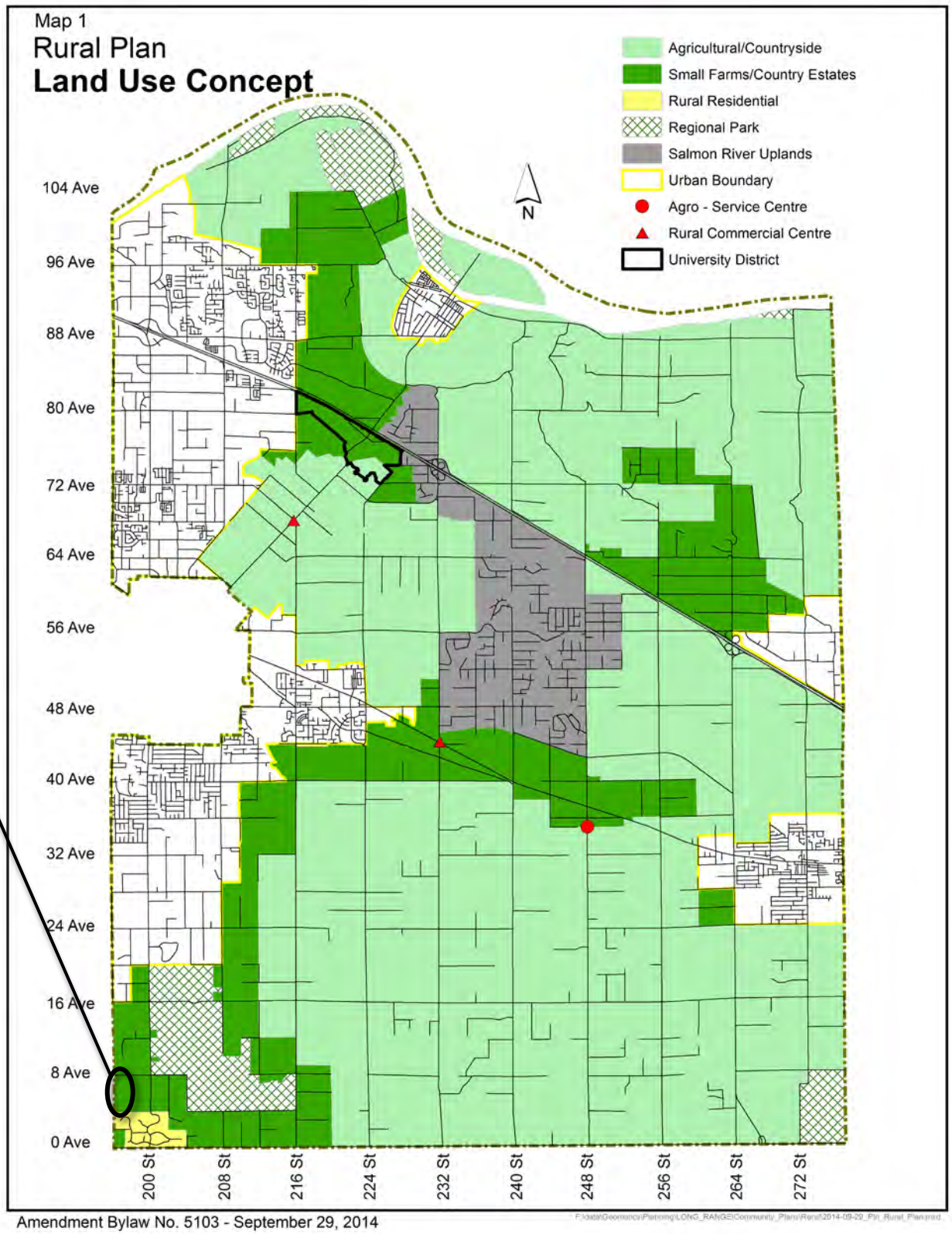
Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

ATTACHMENT A

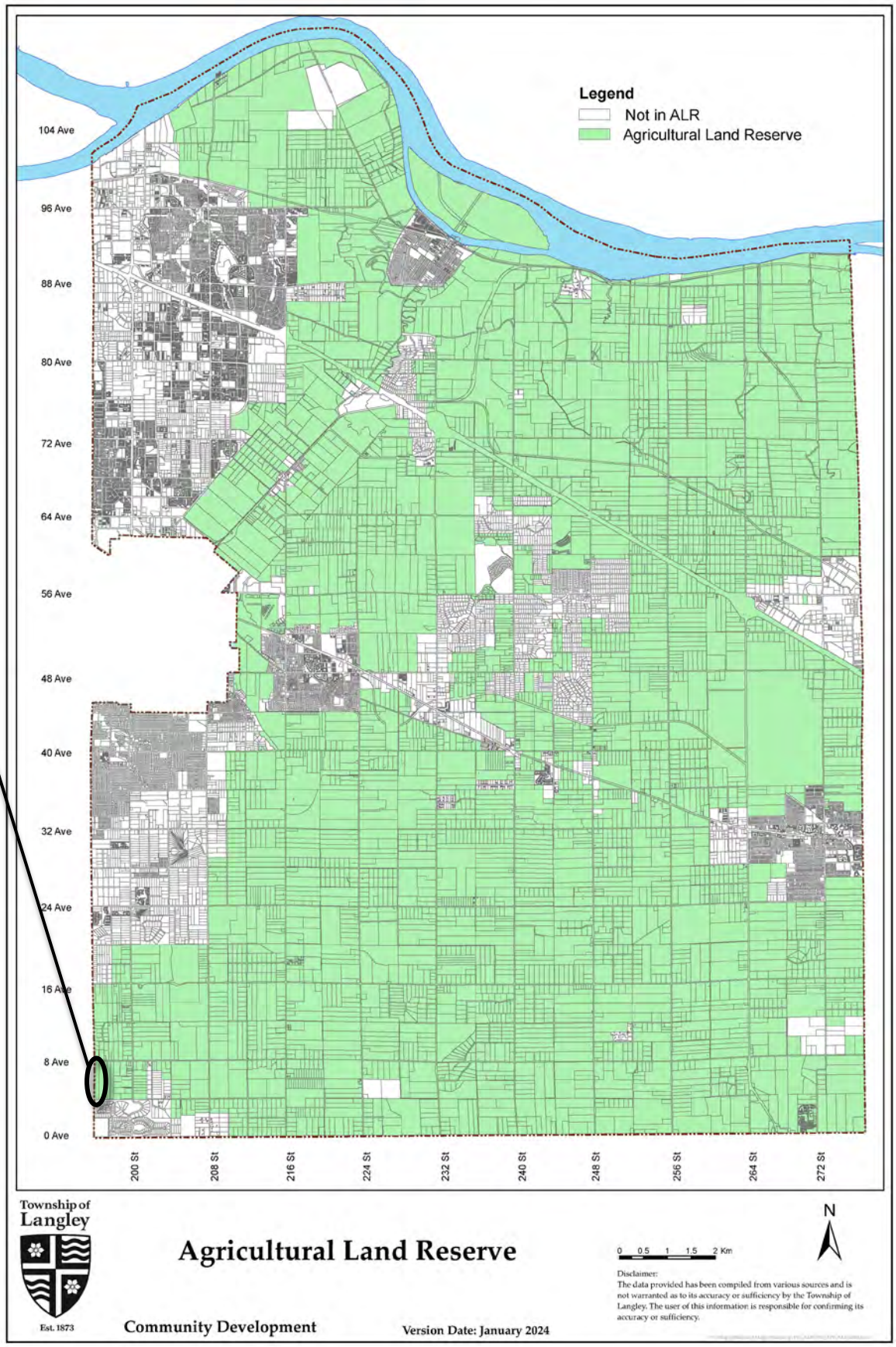


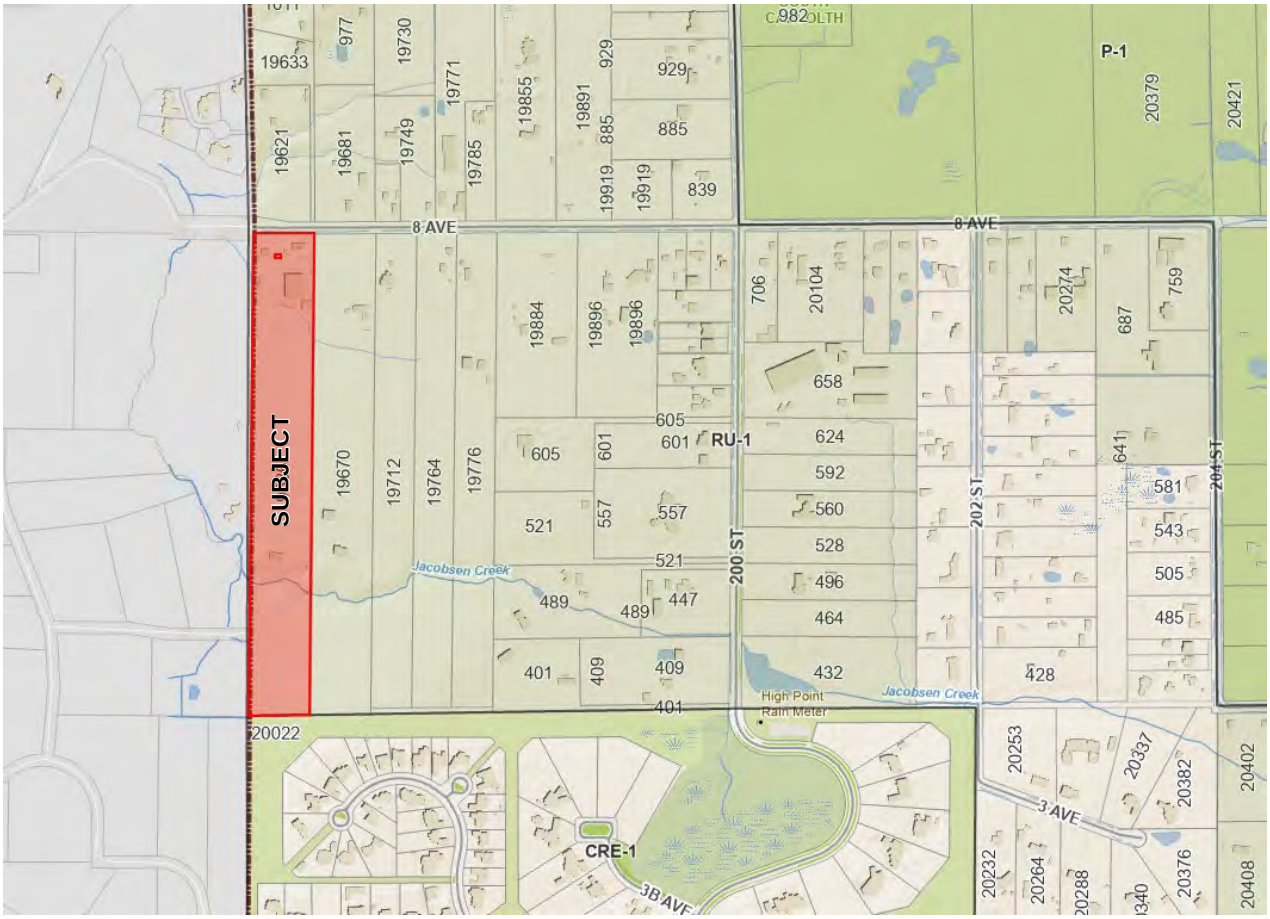
AERIAL CONTEXT MAP



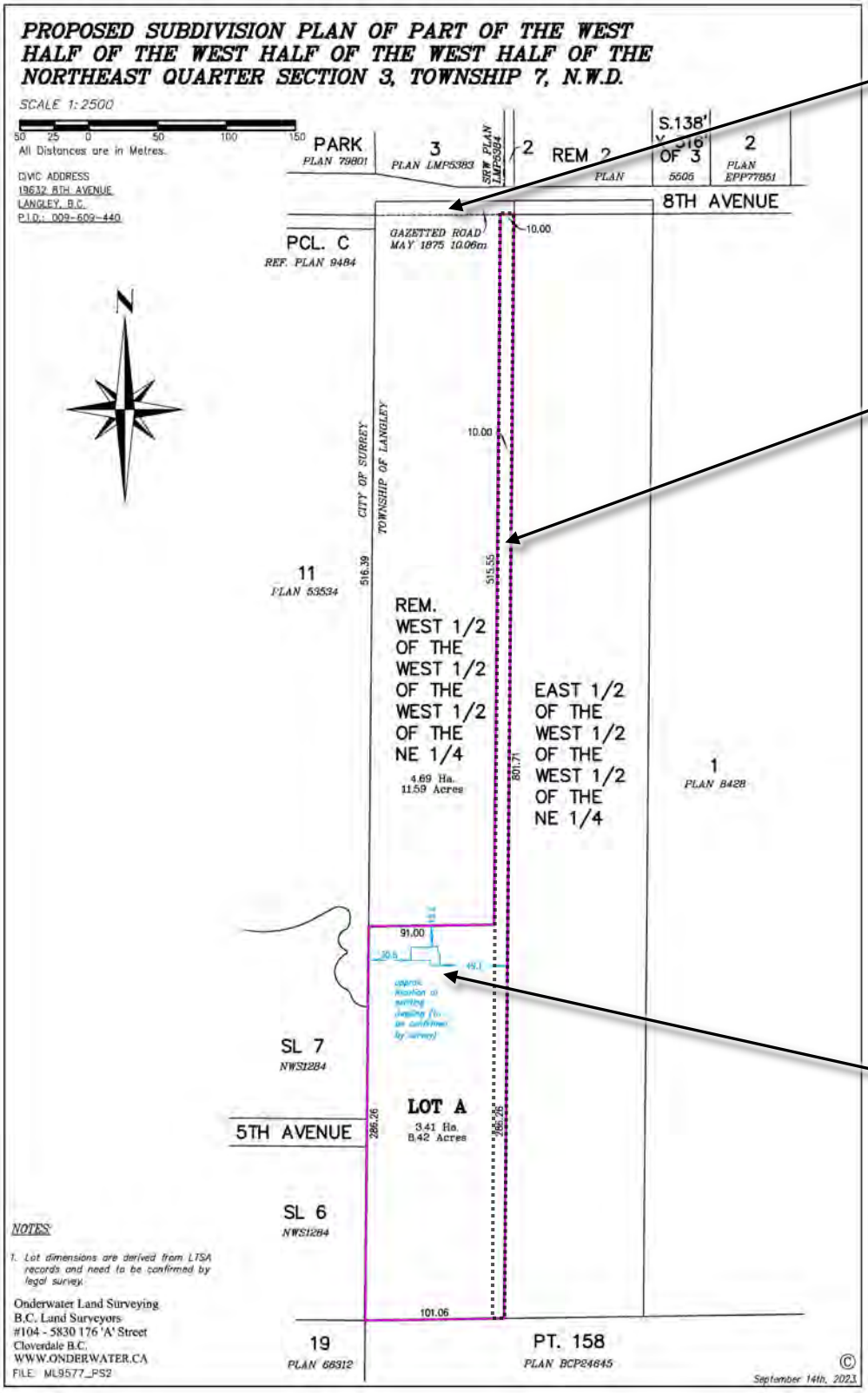
Amendment Bylaw No. 5103 - September 29, 2014

SUBJECT


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
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



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 – REGULAR MEETING	**REPORT:**	24-78
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-01-0017
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100434 (1151138 BC LTD. / 753 – 264 STREET AND 700 BLOCK OF 264 STREET)		

PROPOSAL:

Road dedication of a historically gazetted portion of 8 Avenue located within the Agricultural Land Reserve (ALR).

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) of its endorsement of the proposed road dedication and request consideration based on agricultural merits.

RATIONALE:

The dedication of historically gazetted roads concurrent with subdivision applications aligns with surveyor's professional best practices and (when located within ALR) requires approval from the ALC. Dedication of the subject portion of 8 Avenue is supported as it contains a segment of the South Langley Regional Trail.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the road dedication indicated in the subdivision application submitted by Sager Nairne LLP on behalf of the owner of the properties located at 753 – 264 Street and an adjacent parcel (Parcel Identifier 011-232-773) within the Agricultural Land Reserve complies with the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant proposes to consolidate 753 – 264 Street and an adjacent unaddressed property (Parcel Identifier 011-232-773). The consolidation proposes dedication of the currently gazetted 8 Avenue along the north property line of 753 – 264 Street. Both properties are within the ALR, designated Agricultural / Countryside in the Rural Plan (adopted in 1993) and zoned Rural Zone RU-2. Consistent with Section 3(2)(a)(i) ('Subdivision permitted on determination by approving officer') of the ALR General Regulation, the Township's Approving Officer may consider the lot consolidation however, the ALC is required to approve the road dedication.

Staff recommend forwarding the application to the ALC as it complies with the Township's Zoning Bylaw, contains a segment of the South Langley Regional Trail and adheres to surveyor's professional best practices.

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:	1151138 BC Ltd. 3267 Vimy Crescent Vancouver, BC V5M 4B5
Agent:	Sager Nairne LLP 1495 Marine Drive West Vancouver, BC V7T 1B8
Legal Descriptions:	North Half of the North Half of the North East Quarter Section 1 Township 10 New Westminster District Except Parcel "A" (Explanatory Plan 10740), Plans 55705, 5766, EPP80439 and EPP80445 Lot 3 Section 1 Township 10 New Westminster District Plan 7472 Except Plan EPP80446
Locations:	753 – 264 Street 700 Block of 264 Street
Area:	6.8 ha (16.8 ac)
Existing Zoning:	Rural Zone RU-2 (8.0 ha / 19.8 ac minimum lot size)
Rural Plan:	Agricultural / Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- A portion of 8 Avenue is adjacent to the northern boundary of 753 – 264 Street. This area is identified as "Gazetted Road – May 22 1875" on the applicant provided reference plan.
- This application to dedicate the gazetted road arises from a proposal by the applicant to consolidate two of their properties into one rural lot.
- Both properties are designated Agriculture in the Official Community Plan (OCP), designated as Agricultural/Countryside in the Rural Plan, zoned as Rural Zone RU-2 and located in the ALR.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to dedicate a gazetted portion of 8 Avenue in conjunction with an associated subdivision consolidation application.
- According to the applicant's surveyor, this portion of 8 Avenue is *"already established as road via the 1875 Gazette Notice and is not excluded from the current existing title."* The survey plan aims to formalize the dedication.
- The applicant's surveyor has indicated it is, *"general best practice to clean up (formalize/register/vest title to) these pieces as the parcels get surveyed. This is best practice to provide clear title and ownership/lot extents."*
- The applicant aims to consolidate two of their properties into a unified rural lot, triggering the dedication of the historically gazetted road along the northern boundary of 753 – 264 Street.

- Following ALC approval for the dedication, the applicant plans to seek Township approval to consolidate their two parcels into one 6.8 ha (16.8 ac) rural lot with access from 264 Street. This will require a subsequent Township of Langley subdivision application to be considered by the Approving Officer under Section 3(2)(a)(i) ('Subdivision permitted on determination by approving officer') of the ALR General Regulation.
- While the ALR General Regulation allows certain subdivision approvals by the Approving Officer, such as consolidating parcels by removing common lot lines, ALC approval is required for the dedication of 8 Avenue (gazetted May 22, 1875).
- Although unconstructed, the subject portion of 8 Avenue is open and travelled by the public for recreational purposes as part of the South Langley Regional Trail system.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	8 Avenue (unconstructed) / South Langley Regional Trail, beyond which is a residential property with an existing dwelling and Perry Homestead Creek.	Agricultural / Countryside	Rural Zone RU-2
South:	Two residential properties with existing single family dwellings	Agricultural / Countryside	Rural Zone RU-2
East:	264 Street, beyond which are two residential properties with existing dwellings, a farm and Perry Homestead Creek.	Agricultural / Countryside	Rural Zone RU-2
West:	A residential property with an existing single family dwelling and farm	Agricultural / Countryside	Rural Zone RU-2

Policy Considerations:

The subject site is located within the ALR and designated Agricultural / Countryside in the Rural Plan. The proposed dedication and subdivision complies with the Township's Zoning Bylaw and professional best practices. 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

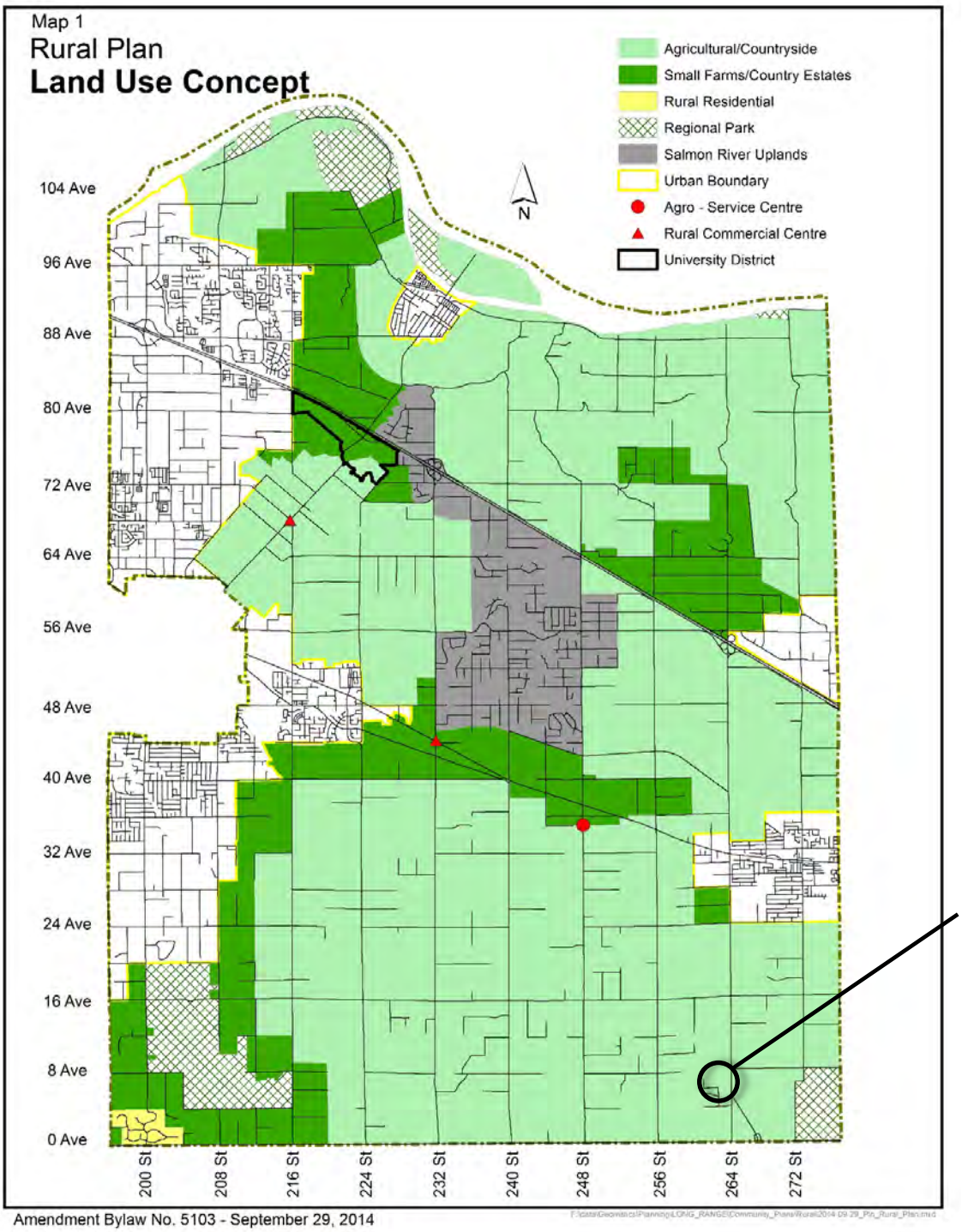
ATTACHMENT A



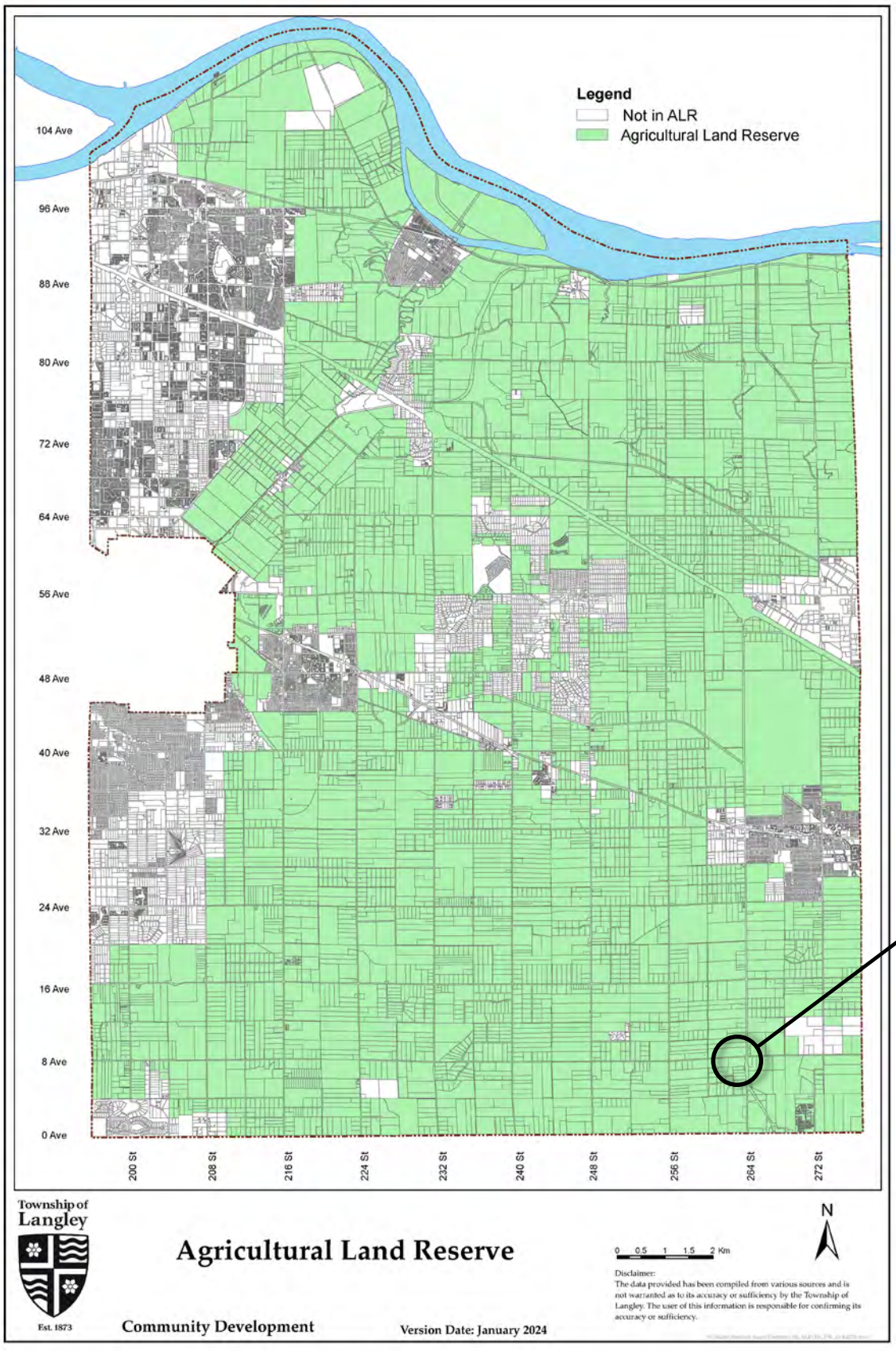
8 AVENUE (1875 GAZETTED ROAD)

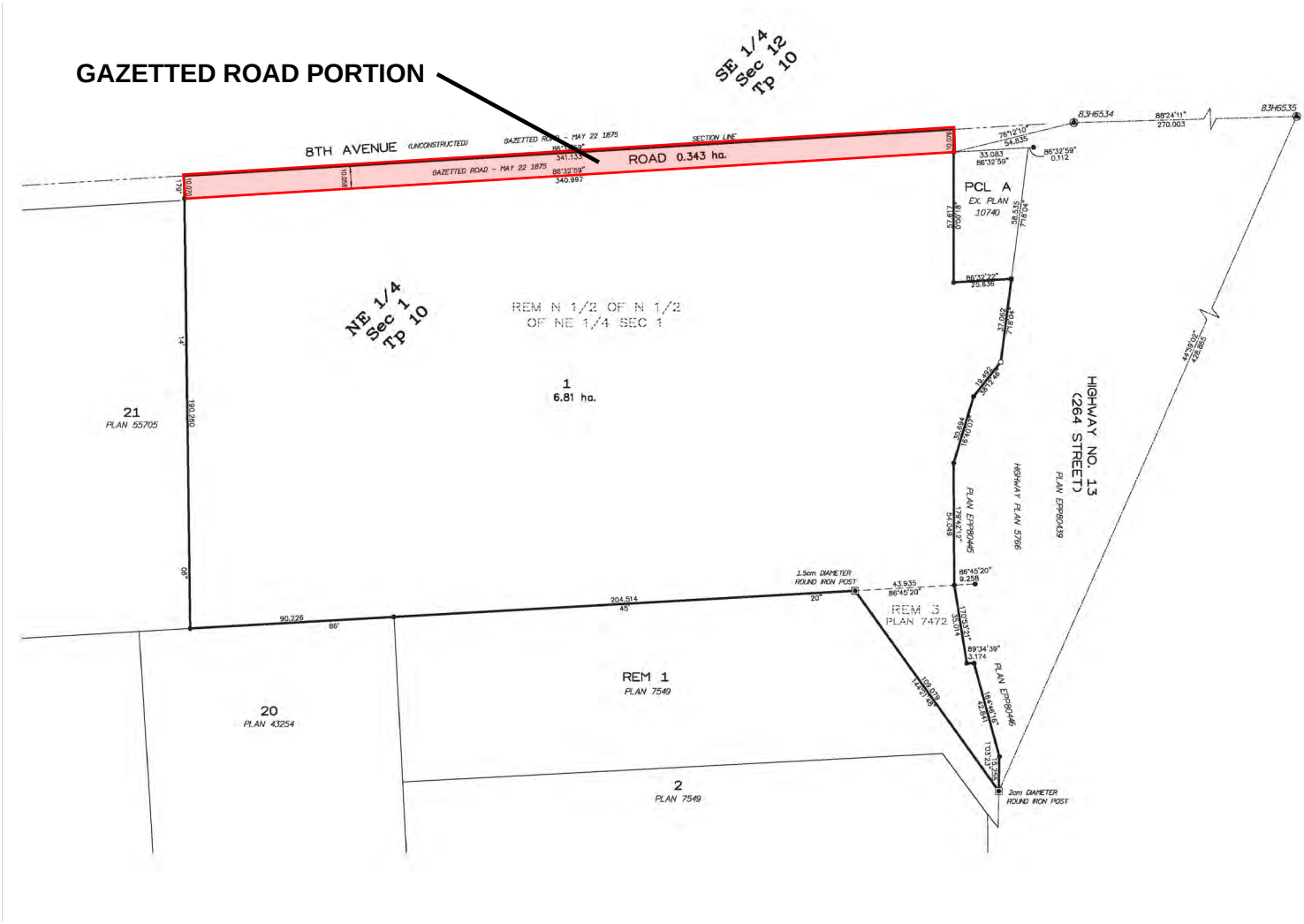
SUBJECT PROPERTIES

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.



PROPOSED SUBDIVISION PLAN – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 – REGULAR MEETING	**REPORT:**	24-76
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-07-0031
SUBJECT:	TEMPORARY USE PERMIT APPLICATION NO. 000011 (PRIEST / 27099 – 8 AVENUE)		

PROPOSAL:

Temporary Use Permit application to permit parking of commercial vehicles on a temporary basis at 27099 – 8 Avenue.

RECOMMENDATION SUMMARY:

That Council consider Temporary Use Permit No. 000011 subject to seven (7) conditions.

RATIONALE:

Council consideration of a Temporary Use Permit is required to provide for temporary use of 27099 – 8 Avenue for parking of commercial vehicles for a period of up to three (3) years.

RECOMMENDATIONS:

That Council consider Temporary Use Permit No. 000011 for property at 27099 – 8 Avenue to facilitate parking of commercial vehicles for a three (3) year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000011 for property located at 27099 – 8 Avenue for the following uses:

a. parking of commercial vehicles as indicated in Schedule “A”.

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley’s Director of Community Development Division:

a. Landscape area and screening provided in accordance with Schedule “B”.
b. On-site landscaping being secured by a letter of credit.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
d. All outdoor storage areas being covered by a dust free surface.
e. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 with respect to driveway access and stormwater management requirements including drainage and grading.
f. Submission of an exterior lighting plan.
g. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

or

That Council not authorize issuance of Temporary Use Permit No. 000011 for property located at 27099 – 8 Avenue.

EXECUTIVE SUMMARY:

The applicant has applied for a Temporary Use Permit for parking of commercial vehicles on a temporary basis at 27099 – 8 Avenue. Should Council authorize issuance of Temporary Use Permit No. 000011, staff recommend that approval be subject to seven (7) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Temporary Use Permit No. 000011.

REFERENCE:

Owner:	Diane Priest 27099 – 8 Avenue Langley, BC V4W 2M7
Legal Description:	Lot 4 Section 7 Township 13 New Westminster District Plan 58391
Location:	27099 – 8 Avenue
Area:	1.93 ha (4.77 ac)
Existing Zoning:	Rural Zone RU-2
Rural Community Plan:	Agricultural / Countryside
Agricultural Land Reserve:	Not within the ALR

BACKGROUND/HISTORY:

- In 2018, Council amended the Township of Langley Zoning Bylaw by introducing provisions for Temporary Use Permits (TUP) via Bylaw No. 5419. TUPs allow temporary, conditional use that is otherwise not permitted by a property's existing zoning.
- Bylaw No. 5419 designates lands within the boundaries of the Township that are not located within the ALR as areas where temporary uses may be permitted by a TUP.
- The subject property is not within the ALR and meets the locational criteria for a TUP to be granted.

DISCUSSION/ANALYSIS:

- The applicant has applied for a TUP to permit parking of commercial vehicles for a three (3) year period at 27099 – 8 Avenue. Temporary Use Permit No. 000011 is attached as Attachment B to this report.
- Access to the site is proposed from the existing driveway from 8 Avenue.

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	Existing Zoning
North / East:	Jackman Wetlands Park	Agricultural / Countryside	Limited Institutional Zone P-5
South:	8 Avenue, beyond which is the Emerald Springs Golf Course lands	Agricultural / Countryside	Rural Golf Course Zone RU-10
West:	A rural residential property	Agricultural / Countryside	Rural Zone RU-2

Temporary Use Permit:

- TUPs may be issued for a term of up to three (3) years and may only be renewed once.
- The subject property's existing Rural Zone RU-2 zoning does not permit parking of commercial vehicles as a specific use.
- The applicant indicates that the site will accommodate parking of up to 40 commercial vehicles.

- In support of the proposal the applicant has submitted a rationale stating the following:

  "*As commercial truck parking is a significant issue in the Township of Langley, this property would provide a benefit to the commercial trucking industry in an area that does not impact agricultural practices.*"

- Eight small sheds on the property are proposed to be removed to accommodate the vehicle turning movements on the site.
- Gravel is proposed to be brought on site to accommodate the parking and drive aisles.
- As a condition of the TUP, security is required to ensure that the temporary use is carried out in accordance with the terms and conditions of the TUP (Attachment B). Should the owner fail to comply with the conditions, the Township may retain the security and bring the property into compliance with the Zoning Bylaw.

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
18	18	89	89	n/a	107

The landscape plans propose plantings of trees, shrubs, and groundcovers around the perimeter of the site. Finalization of landscaping details has been included as a condition of the TUP.

Policy Considerations:

The proposed TUP will facilitate the use of the property for parking of up to 40 commercial vehicles on a temporary basis at 27099 – 8 Avenue.

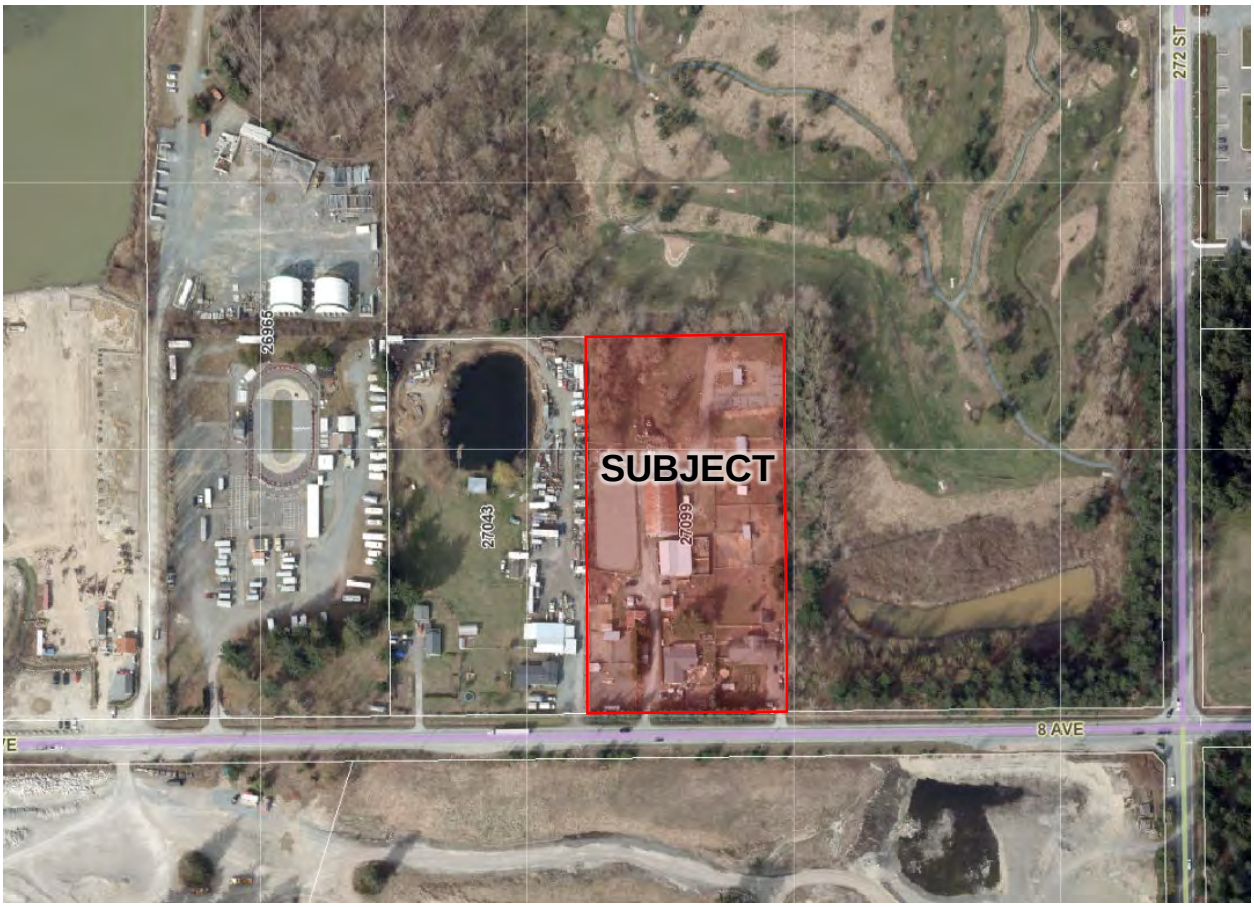
Should Council wish to grant the applicant's request, Temporary Use Permit No. 000011 is provided as Attachment B to this report.

Respectfully submitted,

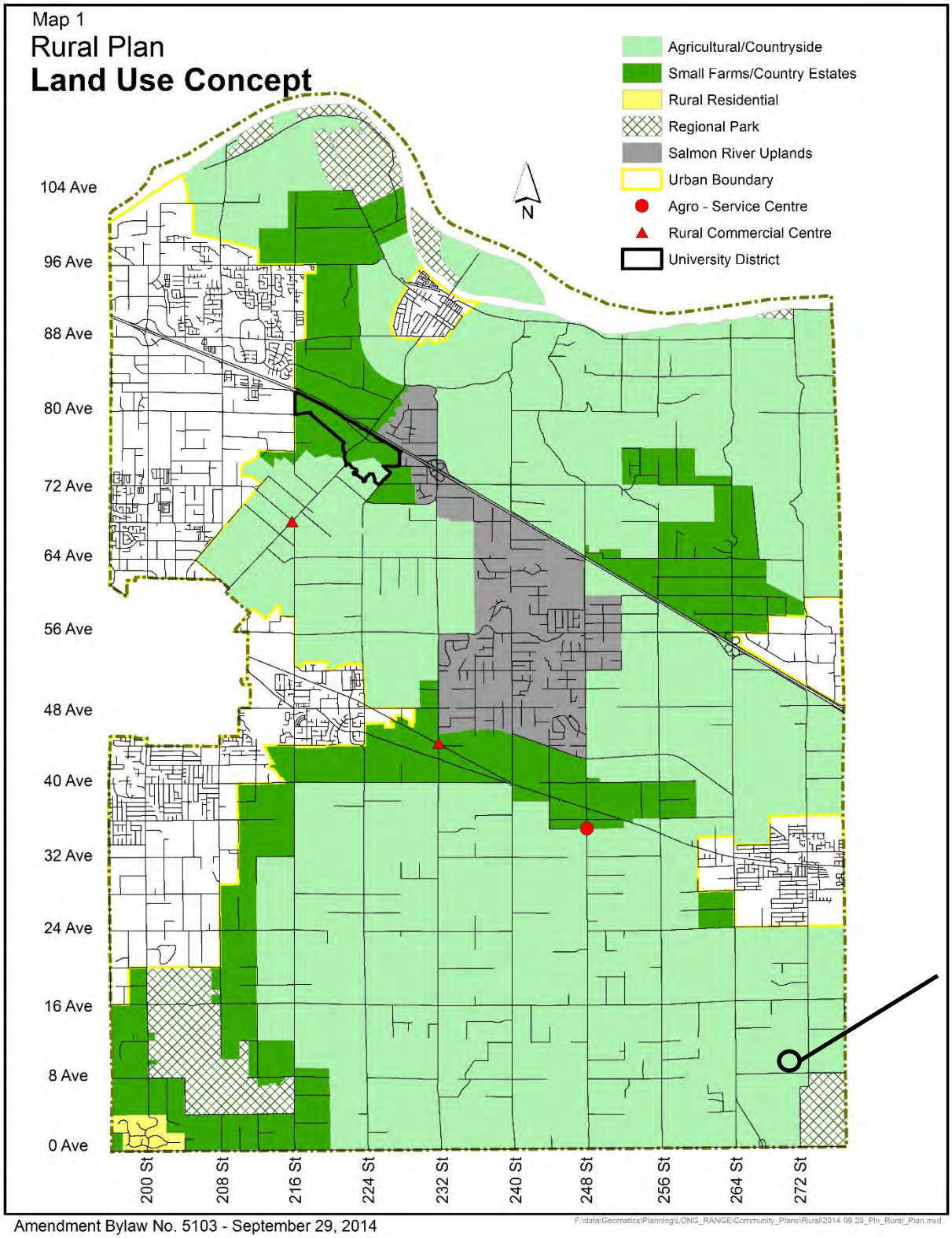
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

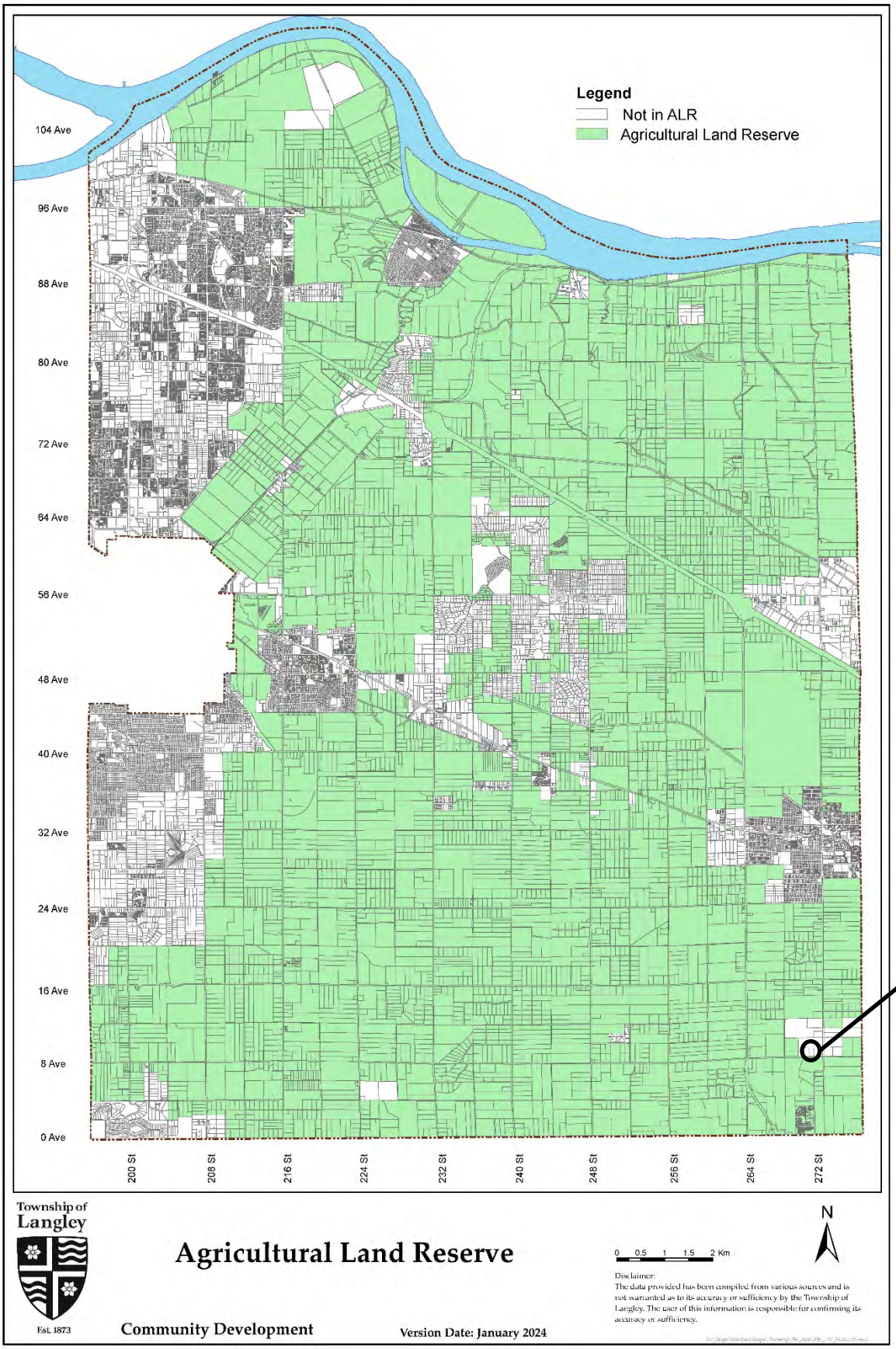
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Temporary Use Permit No.000011

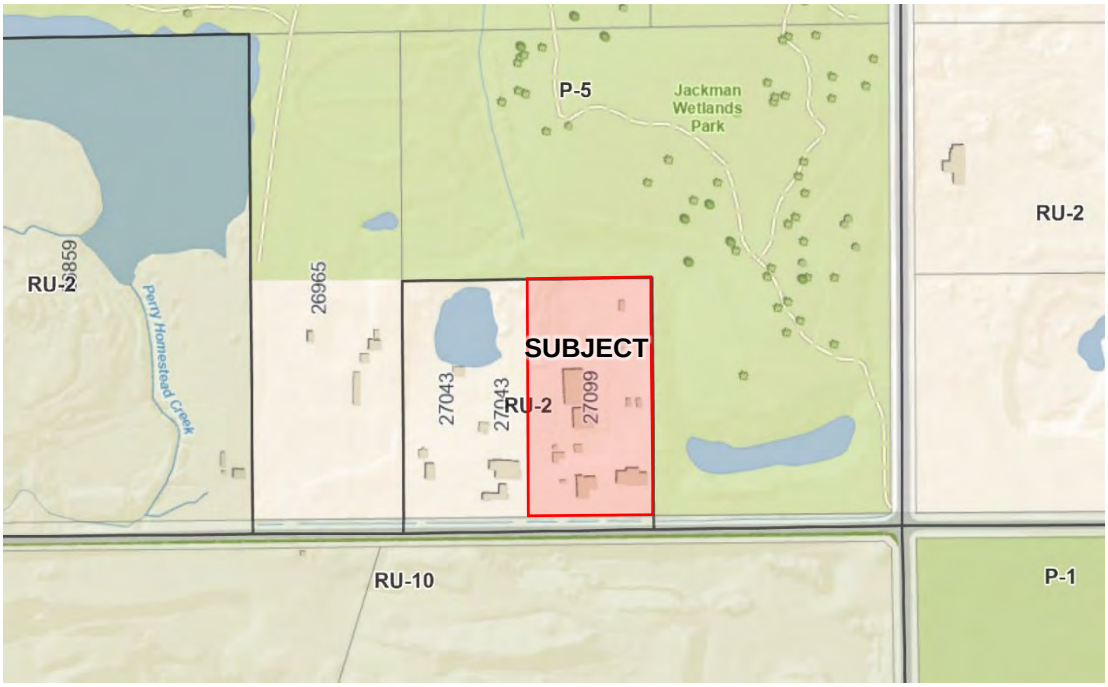
ATTACHMENT A



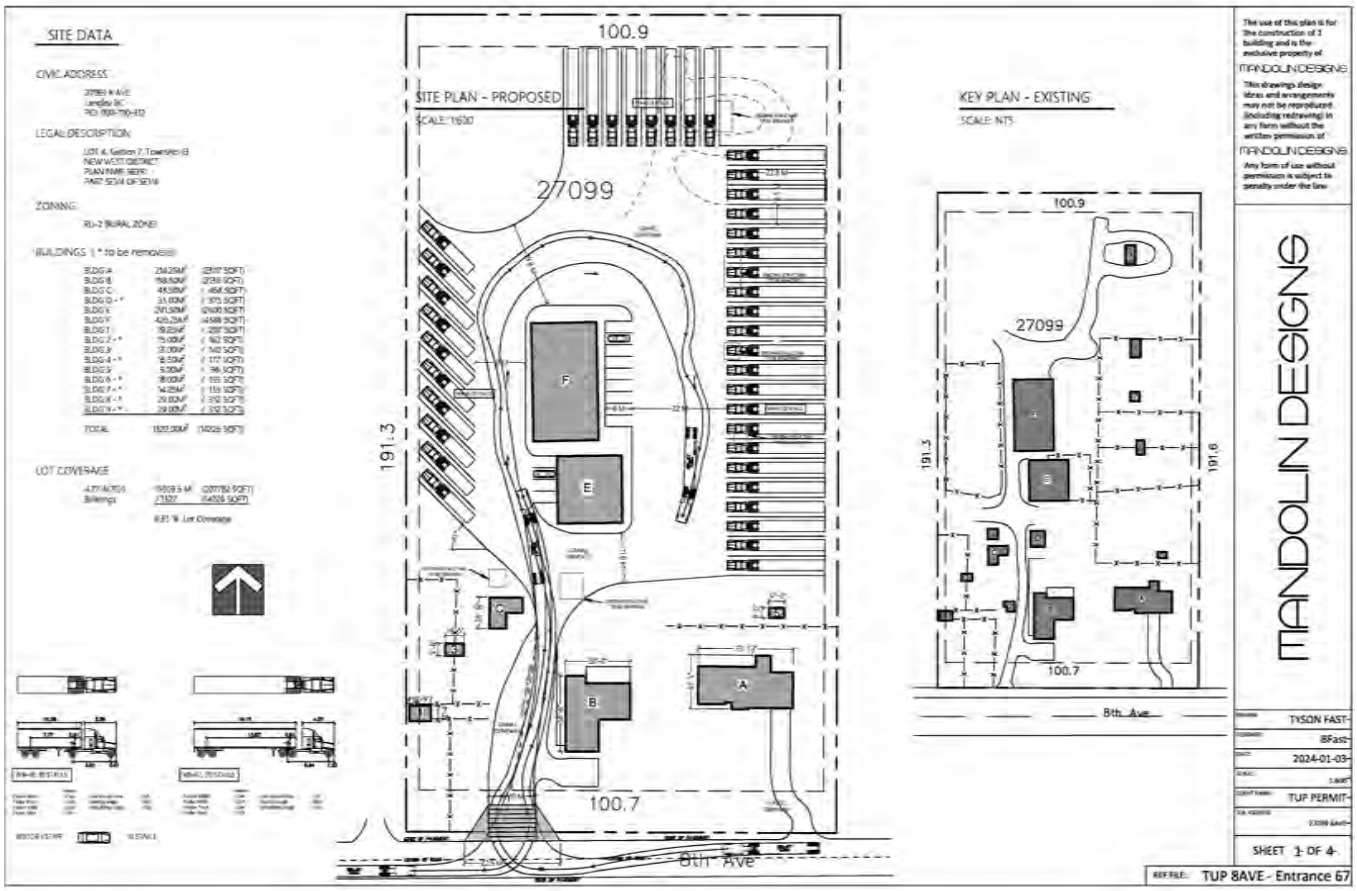
AERIAL PHOTO


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


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
N
0 0.5 1 1.5 2 Km
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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Temporary Use Permit No. 000011

This Permit is issued this _____ day of _____, 2024 to:

1. NAME: Diane Priest

   ADDRESS: 27099 – 8 Avenue
   Langley, BC V4W 2M7

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 4 Section 7 Township 13 New Westminster District Plan 58391

   CIVIC ADDRESS: 27099 – 8 Avenue

3. This temporary use 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 temporary use permit.

4. The temporary uses permitted on the Land shall be:

   a. parking of commercial vehicles as indicated in Schedule “A”.

5. The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley’s Director of Community Development Division:

   a. Landscape area and screening provided in accordance with Schedule “B”.
   b. On-site landscaping being secured by a letter of credit.
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
   d. All outdoor storage areas being covered by a dust free surface.
   e. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 with respect to driveway access and stormwater management requirements including drainage and grading.
   f. Submission of an exterior lighting plan.
   g. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the “Security”) to ensure that the temporary use is carried out in accordance with the terms and conditions of this Temporary Use Permit. Should the Owner fail to comply with the terms and conditions of this Temporary Use Permit within the time provided, the amount of the Security shall be forfeited to the Township. The Township has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Township of Langley Zoning

Bylaw 1987 No. 2500, as amended (the “Works”). The Owner hereby authorizes the Township or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the Township, in the amount of $100,000.

7. The Land shall be developed strictly in accordance with the terms, conditions and provisions of this temporary use permit. This Temporary Use Permit is not a Building Permit.

8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this Temporary Use Permit.

9. This Temporary Use Permit is not transferable.

10. This Temporary Use Permit shall lapse three years from the date of issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2024.

ATTACHMENTS:

SCHEDULE A	Site Plan
SCHEDULE B	Landscape Drawings
APPENDIX I	Letter of Undertaking

SITE DATA

CIVIC ADDRESS

27099 8 AVE
Langley BC
PID: 000-700-312

LEGAL DESCRIPTION

LOT 4, Section 7, Township 13
NEW WEST DISTRICT
PLAN NWP 58391
PART SE1/4 OF SE1/4

ZONING

RU-2 (RURAL ZONE)

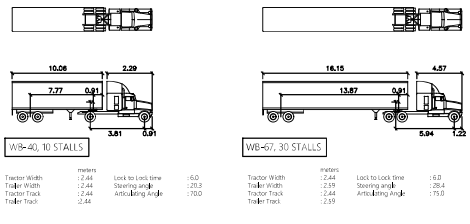
BUILDINGS (* to be removed)

BLDG A	214.25M²	(2307 SQFT)
BLDG B	198.50M²	(2136 SQFT)
BLDG C	43.50M²	(468 SQFT)
BLDG D - *	35.00M²	(375 SQFT)
BLDG E	241.50M²	(2600 SQFT)
BLDG F	426.25M²	(4588 SQFT)
BLDG 1	19.25M²	(207 SQFT)
BLDG 2 - *	15.00M²	(162 SQFT)
BLDG 3	13.00M²	(140 SQFT)
BLDG 4 - *	16.50M²	(177 SQFT)
BLDG 5	9.00M²	(96 SQFT)
BLDG 6 - *	18.00M²	(193 SQFT)
BLDG 7 - *	14.25M²	(153 SQFT)
BLDG 8 - *	29.00M²	(312 SQFT)
BLDG 9 - *	29.00M²	(312 SQFT)
TOTAL	1322.00M²	(14226 SQFT)

LOT COVERAGE

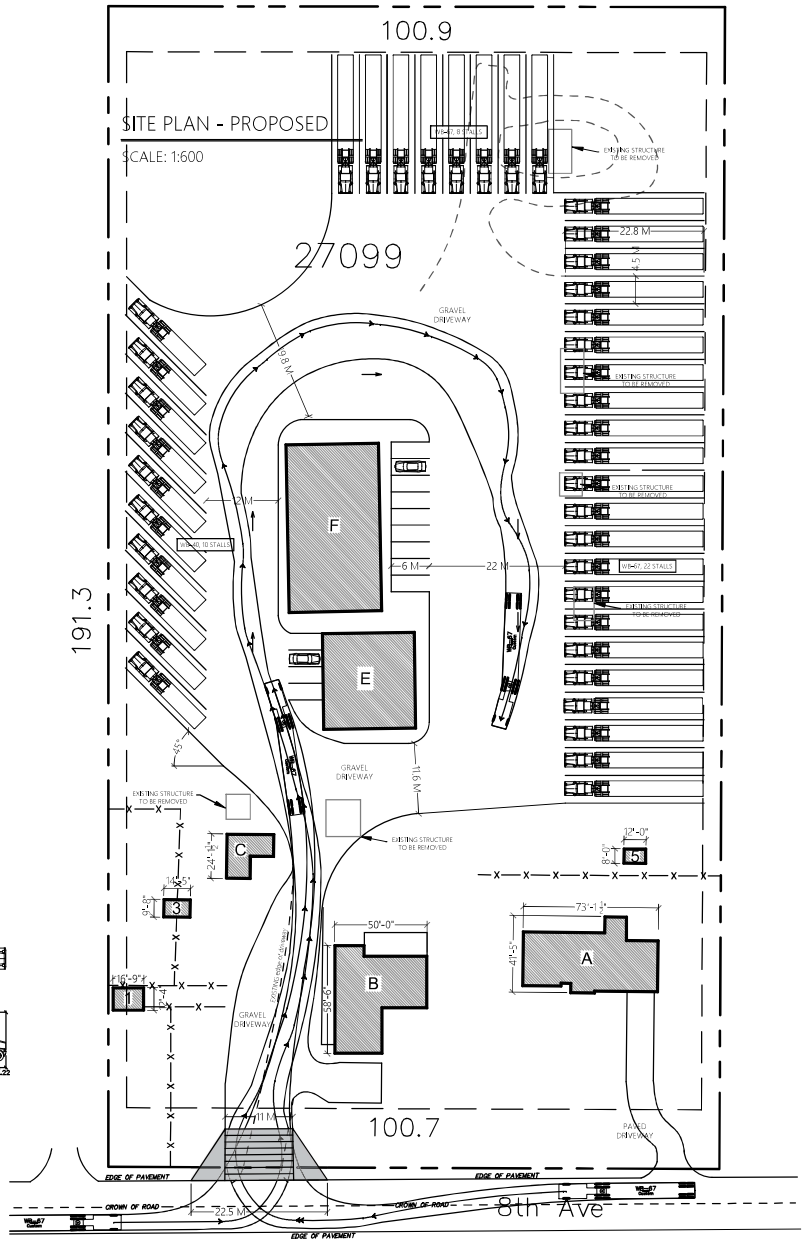
4.77 ACRES	19303.5 M²	(207782 SQFT)
Buildings	/ 1322	(14226 SQFT)

6.85 % Lot Coverage



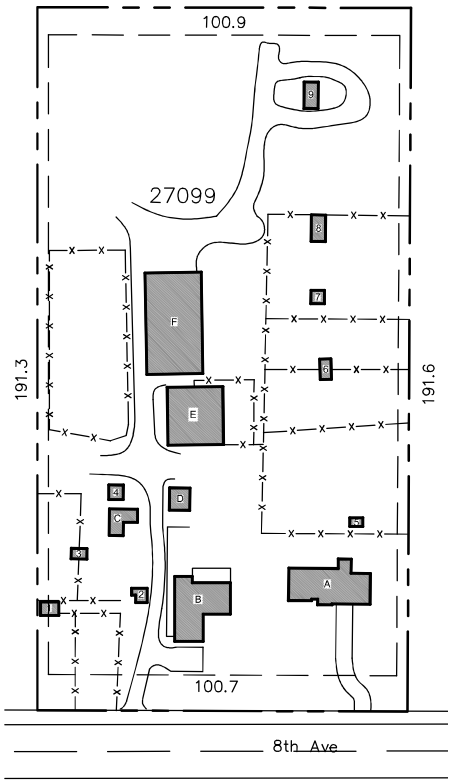
SITE PLAN - PROPOSED

SCALE: 1:600



KEY PLAN - EXISTING

SCALE: NTS



The use of this plan is for the construction of 1 building and is the exclusive property of
MANDOLIN DESIGNS
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MANDOLIN DESIGNS
Any form of use without permission is subject to penalty under the law.

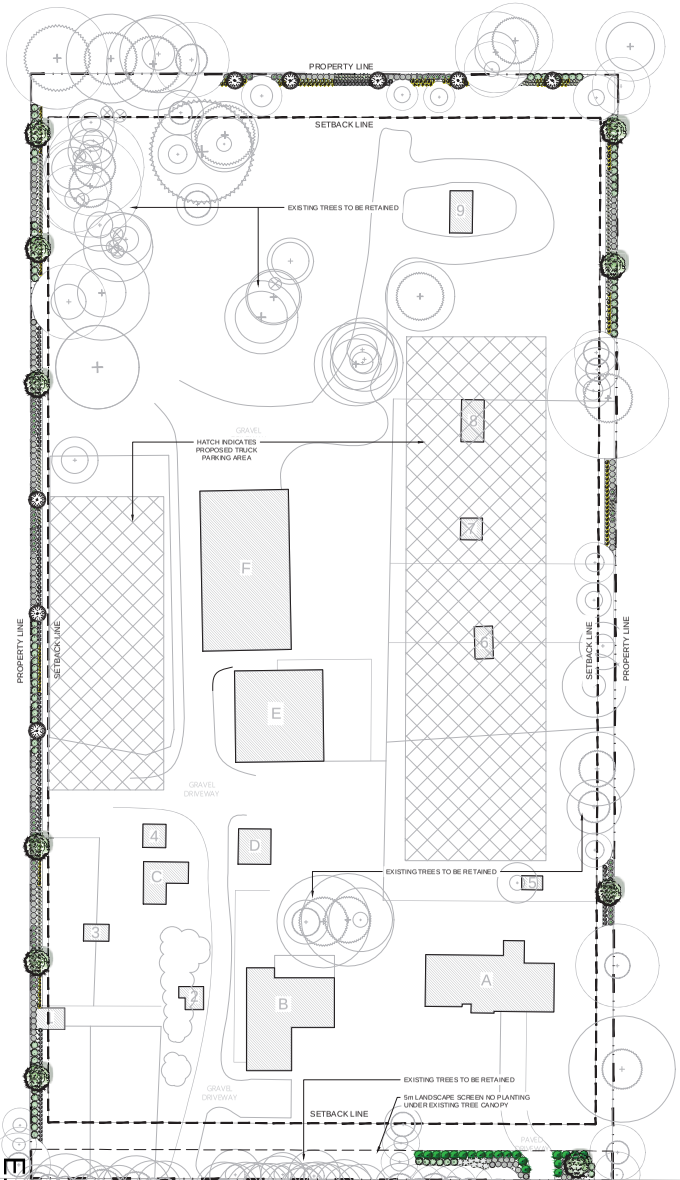
MANDOLIN DESIGNS

DRAWN:	TYSON FAST
DESIGNER:	BFast
DATE:	2024-01-03
SCALE:	1:600
CLIENT NAME:	TUP PERMIT
JOB ADDRESS:	27099 8AVE
SHEET	4 OF 4

REF FILE: TUP 8AVE - Entrance 67

SCHEDULE A

E.7



NOTES

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCT
5. ION WORKS.
6. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
7. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
8. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE, DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE A MINIMUM OF 450mm AND A MINIMUM OF 600mm IN PLANTING BEDS WITH TREES.
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    12.1. Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
    12.2. Maintenance and additional installation of mulch
    12.3. Weed removal
    12.4. Disease control

MINIMUM TREE PLANTING CLEARANCES

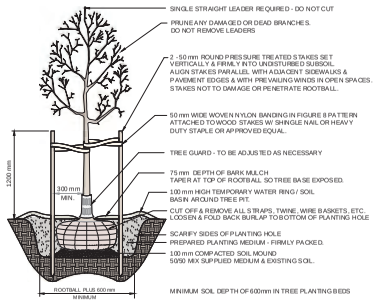
1. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:
    1.1. STREET LIGHT POLES - 6.0m
    1.2. UTILITY POLES - 3.0m
    1.3. EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY - 2.0m
    1.4. SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS - 1.5m
    1.5. MANHOLES, VALVE BOXES, WATER SERVICES - 1.2m
    1.6. BCH LPT/PMT/VISTA SWITCH VAULTS - 2.2m
2. WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF THE CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MINIMUM OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK
3. IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB

SODDING NOTES

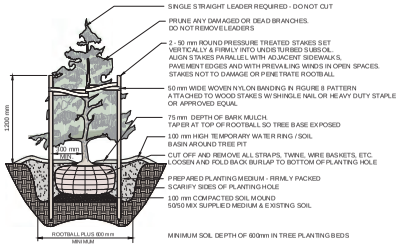
1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
    40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
    40% CREEPING RED FESCUE
    20% PERENNIAL RYEGRASS
    USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
2. AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
3. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
4. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
5. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
6. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
7. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

PLANT LIST

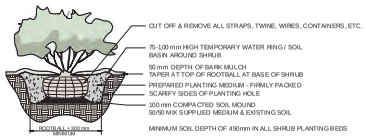
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES					
	10	Quercus robur x alba 'Skirmy Genes'	Skirmy Genes Oak	6cm Cal.	W.B.
CONIFEROUS TREES					
	8	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	2.5m Ht.	W.B.
SHRUBS					
	85	Taxus X Media Densiformis	Anglo Japanese Yew	40cm Ht.	#2 Pot
	65	Ceanothus Velutinus	Snowbrush	40cm Ht.	#2 Pot
	118	Vaccinium ovatum	Evergreen Huckleberry	30cm Ht.	#2 Pot
	145	Lonicera nitida	Boxleaf honeysuckle	30cm ht.	#2 Pot
	16	Juniperus Horizontalis	'Blue Chip' Creeping Juniper	30cm ht.	#2 Pot
PERENNIALS, GROUND COVERS, AND GRASSES					
	164	Arctostaphylos uva-ursi	Bearberry		#1 Pot
	150	Andropogon Gerardii	Big Bluestem		#1 Pot
	162	Festuca glauca 'Elijah Blue'	Blue Fescue		#1 Pot



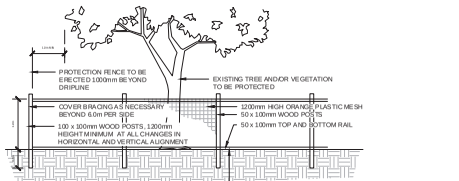
DECIDUOUS TREE N.T.S.



CONIFEROUS TREE N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



NOTES:
1. ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
2. ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
3. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES BE PLACES WITHIN THE TREE PROTECTION ZONE.
4. ALL TREE PROTECTION TO BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.

TREE PROTECTION DETAIL N.T.S.

0 5 10 15 20 m

KM Civil CONSULTANTS LTD
LANDSCAPE ARCHITECTURE
ABBOTSFORD OFFICE
400 - 34077 GLADYS AVE. ABBOTSFORD, BC V2S 2E8
T: 604.853.88.33 F: 604.850.1580 www.kmahn.com
VANCOUVER OFFICE
110-2930 VIRTUAL WAY VANCOUVER, BC V5R 4Y3
T: 604.294.66.62 F: 604.294.6605 www.kmahn.com

LEGEND
SOD
PROPERTY LINE
SETBACK LINE

NO.	DATE (yr/m/d)	DESCRIPTION
3		
2		
1	24/03/12	ISSUED FOR COORDINATION

ISSUES & REVISIONS:

SEAL:

NORTH ARROW:

NORTH

PROJECT NAME:

8TH AVE TEMPORARY USE PERMIT

PROJECT ADDRESS:

27099 8A AVE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

SCALE: 1:200
DRAWN: MA
CHECKED: JT
PROJECT NO: 2401.44-L

DRAWING NO: L1

SCHEDULE B E.7

THIS DRAWING IS THE PROPERTY OF KMAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT

APPENDIX I

TO THE TOWNSHIP OF LANGLEY:

I, Diane Priest

being the owners of:

Lot 4 Section 7 Township 13 New Westminster District Plan 58391

known as 27099 – 8 Avenue

hereby undertake as a condition of issuance of our temporary use permit to:

(a) remove all materials, items and vehicles that are permitted to be stored or parked pursuant to the Temporary Use Permit issued to us

all of which shall be done not later than the termination date set out on the temporary use permit.

We further understand that should we not fulfill the undertaking described herein, the Township or its agents may enter upon the land described on the Temporary Use Permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended, and that any securities submitted by us to the Township pursuant to the Temporary Use Permit shall be forfeited and applied to the cost of restoration of our land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

_____

(Diane Priest)

_____

(Witness)

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-83
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	1850-20
SUBJECT:	2024 CAPITAL IMPROVEMENT AND COMMUNITY GRANTS		

RECOMMENDATIONS:

That Council approve the distribution of $182,625 of grant funding as approved in the 2024 budget to grant applicants meeting the grant policy criteria.

That Council authorize $57,975 from the Council Contingency Fund for the remaining grant applicants which meet the grant policy criteria.

EXECUTIVE SUMMARY:

A total of $300,285 in funds was requested by community groups in 2024 through the Township of Langley's online grant application program. Of these applications, a total of $240,600 meet the criteria established in the policies. The amount available for grant funding as established during the 2024 budget process is $182,625 which leaves a shortfall of $57,975. Therefore, staff are seeking Council direction on the allocation of available funds. The table below summarizes all the grant applications received and their status.

Category	Applications Received	Meets Criteria	Does not meet Criteria
Capital Improvement Grants	10	$59,650	$7,500
Community Association Grant	5	$3,000	$2,000
Community Grants - General	33	$52,450	$25,434
Community Grants - Major Festivals	4	$40,000	$0.
Community Grants - Minor Festivals	4	$18,500	$0
Community Grants - Banners	3	$17,500	$8,251
Community Grants - Scholarships	9	$21,000	$0
Community Grants - Dry Grad	10	$12,000	$0
Community Grants - Fly-by	3	$1,500	$1,500
Community Grants - Remembrance Day	3	$15,000	$15,000
Community Grants - Parades	0	$0	$0
Community Grants	**84**	**$240,600**	**$59,685**

PURPOSE:

To provide Council with a summary of the applicants that meet the grant funding criteria as per policy and seek direction for the distribution of grant funding for capital improvements, community events/projects and scholarships, major/minor festivals and parades, dry grads, Remembrance Day ceremonies, fly-by and banner installations.

BACKGROUND/HISTORY:

According to Policies 06-021 and 06-022, non-profit organizations operating in the Township may apply for different types of grants by February 28 of each year. In addition, the Township has a Banner Program that is outlined in Policy 06-019 for the support of community associations who partner with the Township to produce and install street banners.

Copies of the current policies can be found in Attachments C and D to this report.

DISCUSSION/ANALYSIS:

As per Policies 06-021 and 06-022, non-profit organizations that operate in the Township may apply for community grants by February 28 of each year.

Grants are available for the organization of community events/projects or for bona fide community hall (including museums) capital projects.

The Township also has a Banner Program outlined in Policy 06-019 for the support of community groups who collaborate with the Township to produce and install street banners.

Completed grant applications must be submitted through the Township's online grant portal by February 28, 2024. All submitted applications are subsequently reviewed by staff based on the criteria defined in the associated Council policies.

Eighty-four (84) grant applications were received and reviewed by staff to confirm compliance with Council Policy 06-021 and 06-022.

Any grants that do not explicitly meet policy criteria have been categorized as 'Does not meet criteria' but may still be considered by Council.

Grant Category Summary

	Applications Received	Applications Meeting Criteria	Attachment A Summary Section
Capital Improvement Grants	10	9	A
Community Association Grants	5	3	B
Community Grants – General	33	22	C
Community Grants - Major Festivals	4	4	D
Community Grants - Minor Festivals	4	4	E
Community Grants – Banners	3	3	F
Community Grants - Scholarships	9	9	G
Community Grants - Dry Grad	10	10	H
Community Grants - Ceremonial Fly-By	3	3	I
Community Grants – Remembrance Day	3	3	J
Community Grants – Parades	0	0	K

CONCLUSION:
All applications received are available for review by members of Council in the Corporate Administration department at the Township of Langley Civic Facility.

Staff have included as Attachment B, an excerpt from the City of Langley's Community Grant awards to date for 2024. The City of Langley offers the community two application deadlines a year and distributes funds in both the spring and the fall. The City is reporting that it has distributed $153,938.62 to thirty-six (36) organizations with a second intake of applications to be awarded in July 2024.

Applicable Policies:

Policy 06-021 – Capital Improvement Grants
Policy 06-022 – Community Grants
Policy 06-019 – Banner Program

Criteria from the above-mentioned policies have been provided within the body of this report and provided in Attachments C and D.

Upon Council's approval of the 2024 Capital Improvement and Community Grants program, staff will prepare a media release to communicate the significant financial commitment that is being made to Langley's non-profit organizations in support of the valuable work that they do in our community.

Financial Implications:

In 2023, $257,885 in grant funding was issued to organizations through the Community and Capital Improvement Grant programs.

The 2024 Operating Budget includes $182,625 in base funding for Capital Improvement and Community Grants. In this report, grant applications totaling $243,600 meet the grant criteria for consideration by Council. This leaves a shortfall of $57,975 which staff recommend to be funded from either prior year surplus reserve fund or the Council Contingency Fund.

Respectfully submitted,

Lynne Robinson
BUSINESS SUPPORT MANAGER
for
CORPORATE ADMINISTRATION DIVISION

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

CONCURRENCES	
Division	**Name**
Finance Division	

ATTACHMENT A: 2024 Grant Application Listing
ATTACHMENT B: List of City of Langley 2024 Grants awarded extracted from their website
ATTACHMENT C: Council Policy 06-021 Capital Improvement Grants
ATTACHMENT D: Council Policy 06-022 Community Grants

2024 Grant Application Listing

ATTACHMENT A

SECTION A: CAPITAL IMPROVEMENT GRANTS

Grant Applications that meet policy criteria:
The following 2024 grant applications meet the criteria defined in Council Policy 06-021.

Ref #	Organization	Project	Project Value	Grant Amount
A1	BC Farm Museum Association	Museum Repair	$25,000.00	$7,500.00
A2	Brookswood Senior Centre	Lower Hall Air Conditioners	$26,000.00	$7,500.00
A3	Fort Langley Community Improvement Society	Exterior & Interior Upgrades	$89,000.00	$7,500.00
A4	Fort Langley Lions Seniors Hall	Air Conditioning	$37,000.00	$7,500.00
A5	Langley Arts Council	Art Hanging Equipment and Locking Display Cabinets	$80,000.00	$7,500.00
A6	Langley Little Theatre	Theatre Refurbishment	$20,130.00	$7,500.00
A7	Milner Community Association	Building Improvements	$17,500.00	$7,500.00
A8	Murrayville Community Hall	Kitchen Fire Suppression System Upgrade	$3,000.00	$1,500.00
A9	Willoughby Community Hall Association	Landscaping and re-flooring	$11,300.00	$5,650.00
			Total	**$59,650.00**

Grant Applications that do not meet policy criteria:
The following 2024 grant applications **do not meet** the criteria defined in Council policy 06-021. These applications are for Council review.

Ref #	Organization	Project	Project Value	Amount
A10[1]	Langley School District Foundation	Wix Brown Elementary School Playground	$190,000.00	$7,500.00
			Total	**$7,500.00**

[1] Wix Brown Elementary School is not a “bona fide” community hall as required in Policy 06-021 – Capital Improvement Grants

SECTION B: COMMUNITY ASSOCIATION GRANTS

Grant Applications that meet policy criteria:
The following 2024 grant applications meet the criteria defined in Council Policy 06-022.

Ref #	Organization	Amount
B1	Aldergrove Community Association	$1,000.00
B2	Fort Langley Community Association	$1,000.00
B3	Langley Riders Society (Brookswood/Fernridge)	$1,000.00
	Total	**$3,000.00**

Grant Applications that do not meet policy criteria:
The following 2024 grant applications **do not meet** the criteria defined in Council policy 06-022. These applications are for Council review.

Ref #	Organization	Amount
B4[1]	Aldergrove Community Association	$1,000.00
B4[2]	Langley Arts Council (Aldergrove)	$1,000.00
	Total	**$2,000.00**

[1, 2] Council Policy 06-021 states that only one Community Association Grant can be directed per community.

SECTION C: COMMUNITY GRANTS - GENERAL

Grant Applications that meet policy criteria:
The following 2024 grant applications meet the criteria defined in Council Policy 06-022.

Ref #	Organization	Project	Amount
C1	Aldergrove Agricultural Fair and Festival Association	Canada Day Celebration, Aldergrove	$2,500
C2	Aldergrove Business Association	Christmas Tree Lighting 2024	$2,500
C3	Bard in the Valley	Summer Production	$2,500
C4	BC Farm Museum	BC Farm Museum Special Days	$2,500
C5	Canadian Museum of Flight Association	Airport Observation Area Interpretive Signage	$1,800
C6	Creative Compass Society	Myles of Smiles Music Project, Theatre/Art initiatives and the Fort Langley Film Festival	$2,500
C7	Encompass Support Services Society	Program in the Park	$2,500
C8	Fort Gallery	Interactive pop-up art exhibition by Gwenyth Chao	$2,500
C9	Fort Langley Community Improvement Society	Christmas Lighting Display & Community Donation Program	$2,500
C10	Fraser Region Community Justice Initiatives Association	Youth Black Book	$2,500
C11	Langley Animal Protection Society (LAPS)	Free Spay/Neuter Procedures	$2,500
C12	Langley Arts Council	BC-Wide Portrait Competition, Workshop, and Live Painting Event	$2,500
C13	Langley Community Chorus	Chorfest 2024	$2,500
C14	Langley Field Naturalists	LFN - Butterfly Garden	$2,500
C15	Langley Hospice Society	Langley Hospice Children's Grief Awareness Workshop	$1,150
C16	Langley Literacy Association	Wrap-A-Read	$2,500
C17	Langley Little Theatre Society	Festivals	$2,500
C18	Langley Ukulele Association	2024 Spring and Summer Ukulele Camps	$2,500
C19	Langley Volunteer Bureau	Connecting and Engaging Volunteers	$2,500
C20	Lower Fraser Valley Aboriginal Society	National Indigenous Peoples Day	$2,500
C21	South Fraser Community Rail Society	Community Rail on BCER Right of Way	$2,500
C22	Volunteer Cancer Drivers Society	Langley Cancer Patient Transportation Program	$2,000
		Total	**$52,450.00**

Grant Applications that do not meet policy criteria:
The following 2024 grant applications **do not meet** the criteria defined in Council policy 06-022. These applications are for Council review.

Ref #	Organization	Project	Requested Amount
C23[1]	Aldergrove Community Association	Aldergrove Fair Kid Zone	$2,500
C24[2]	Aldergrove Old Age Pensioners Building Society	Heritage Hall Parking Lot Improvement	$2,034
C25[3]	Langley Community Farmers Market	Inclusive Healthy Lifestyle at the LCFM	$2,500
C26[4]	Langley Community Services Society	Langley Global Fest	$2,500
C27[5]	Langley Environmental Partners Society	Rooftop Honeybee Pilot Project - Aldergrove	$2,500
C28[6]	Langley Pos-Abilities Society	Accessibility Gala	$2,500
C29[7]	Montage Community Club-Connecting Generations of Langley Women	Connecting Generation of Langley Women	$1,900
C30[8]	Pharoahs Car Club - Fraser Valley Chapter	Pharoahs Car Club - Fort Langley Charity Car Show	$2,500
C31[9]	Rotary Club of Langley	WIFI and Monitor at Rotary Interpretive Centre	$1,500
C32[10]	Run For Sobriety Association	Run For Sobriety Annual Run/Walk	$2,500
C33[11]	SkateLife Canada	Langley Skate Jam	$2,500
		Total	**$25,434**

[1] Aldergrove Agricultural Fair and Festival Association applied for a Major Festival Grant for this event and Council Policy 06-021 does not permit consideration of grant requests by other groups for the same event.
[2] Does not meet general Council Policy 06-021 requirement as no other revenue sources have been reported to be explored.
[3] Does not meet general Council Policy 06-021 requirement as funding would be for staff salaries.
[4] All criteria met with exception of the location (Douglas Park in Langley City), note, this event alternates every year between City and the Township
[5] Does not meet general Council Policy 06-021 requirement as project projected to benefit only 100 residents.
[6] Does not meet general Council Policy 06-021 requirement as project projected to benefit only 100 residents and is taking place in Langley City.
[7] Unable to provide documentation required by Council Policy 06-021.
[8] Unable to provide documentation required by Council Policy 06-021.
[9] Infrastructure for Wi-Fi is not in place, needs to be part of a larger conversation with Engineering.
[10] Unable to provide documentation required by Council Policy 06-021.
[11] Unable to provide documentation required by Council Policy 06-021.

SECTION D: COMMUNITY GRANTS – MAJOR FESTIVALS

Grant Applications that meet policy criteria:
The following 2024 grant applications meet the criteria defined in Council Policy 06-022.

Ref #	Organization	Project	Amount
D1	Aldergrove Agricultural Fair and Festival Association	Aldergrove Agricultural Fair and Festival Association	$10,000.00
D2	Fort Langley Jazz & Arts Festival Society	Fort Langley Jazz & Arts Festival	$10,000.00
D4	Langley Good Times Cruise-In	Langley Good Times Cruise-In	$10,000.00
D5	Langley Rotary Clubs Charitable Foundation	Ribfest Langley	$10,000.00
		Total	**$40,000.00**

Grant Applications that do not meet policy criteria:
There were no applications that **do not meet** the criteria defined in Council policy 06-022.

SECTION E: COMMUNITY GRANTS – MINOR FESTIVALS

Grant Applications that meet policy criteria:
The following 2024 grant applications meet the criteria defined in Council Policy 06-022.

Ref #	Organization	Project	Amount
E1	Aldergrove Agricultural Fair and Festival Association	Aldergrove Christmas Parade	$5,000.00
E2	Aldergrove Community Association	Christmas in Aldergrove	$3,500.00
E3	BC Farm Museum	Canada Day at the BC Farm Museum	$5,000.00
E4	Fort Langley Lions	Mayday Festivities and Parade	$5,000.00
		Total	**$18,500.00**

Grant Applications that do not meet policy criteria:
There were no applications that **do not meet** the criteria defined in Council policy 06-022.

SECTION F: BANNER GRANTS

Grant Applications that meet policy criteria:
The following 2024 grant applications meet the criteria defined in Council Policy 06-022.

Please note that the amounts are proportionally distributed based on the number of banners that will be installed in each respective community.

Ref #	Organization	Project	Amount
F1	Aldergrove Business Association	Purchase, installation and maintenance of banners	$4,410.00
F2	Brookswood Village Merchants' Association	Purchase, installation and maintenance of banners	$7,303.00
F3	Fort Langley Community Association	Purchase, installation and maintenance of banners	$5,787.00
		Total	**$17,500.00**

Grant Applications that do not meet policy criteria:
There were no applications that **do not meet** the criteria defined in Council policy 06-022.

SECTION G: COMMUNITY GRANTS - SCHOLARSHIPS

The following schools are permitted to receive grant funding.

Ref #	Organization	Amount
G1	Langley School District Foundation - Aldergrove Community Secondary School ($2,000.00) - Apex Secondary School ($1,000.00) - Brookswood Secondary School ($2,000.00) - D.W. Poppy Secondary School ($2,000.00) - Langley Fine Arts School ($2,000.00) - Langley Fundamental School ($2,000.00) - Langley Secondary School ($2,000.00) - R.E. Mountain Secondary School ($2,000.00) - Walnut Grove Secondary School ($2,000.00)	$17,000.00
G2	Independent Schools - Credo Christian High School ($1,000.00) - Langley Christian School ($1,000.00) - Aldergrove Christian Academy ($500) - Fraser Valley Adventist Academy ($500) - King's School ($500) - Whytecliff Agile Learning Centre ($500)	$4,000.00
	Total	**$21,000.00**

SECTION H: COMMUNITY GRANTS – DRY GRAD

The following schools are typically provided grant funding.

Ref #	Organization	Amount
H1	Aldergrove Community Secondary	$1500.00
H2	Brookswood Secondary	$1500.00
H3	Langley Fine Arts School	$1500.00
H4	Langley Secondary School	$1500.00
H5	RE Mountain Secondary	$1500.00
H6	Walnut Grove Secondary	$1500.00
H7	DW Poppy Secondary School	$1500.00
H8	Langley Fundamental School	$1500.00
	Total	**$12,000.00**

SECTION I: COMMUNITY GRANTS – FLY-BY

The following communities are typically provided grant funding to support a Fly-by at each of the Township's three (3) Remembrance Day ceremonies.

Ref #	Organization	Amount
I1	Aldergrove	$500.00
I2	Fort Langley	$500.00
I3	Murrayville	$500.00
	Total	**$1,500.00**

SECTION J: COMMUNITY GRANTS – REMEMBRANCE DAY

In 2023, Council established a new grant category to better support the Township's three (3) Remembrance Day ceremonies in these communities.

Ref #	Organization	Amount
J1	Fort Langley Community Event Association	$5.000.00
J2	Royal Canadian Legion #265	$5.000.00
J3	Murrayville Cenotaph Remembrance Day Ceremony	$5.000.00
	Total	**$15,00.00**

SECTION K: COMMUNITY GRANTS – PARADES

There was one (1) application in this category, however as it was part of the Remembrance Day event in this community it is considered in Section J.

2024 City of Langley Grants

2024 Community Grants have been awarded by City Council as follows:

Organization	Grant Amount
Bard in the Valley	$15,000.00
BGC – Boys & Girls Club of Langley	$4,000.00
Big Brothers Big Sisters of Langley	$2,500.00
Care for Women Foundation	$3,000.00
Douglas Park Pickleball	$5,000.00
Downtown Langley Business Association - Arts Alive Festival	$12,500.00
Encompass – Best Babies	$3,000.00
Langley Animal Protection Society (LAPS)	$5,000.00
Langley Community Farmers Market	$3,000.00
Langley Community Services Society – Global Fest	$5,000.00
Langley 4H District Council	$150.00
Langley Flippers Swim Club	$2,000.00
Langley Fundamental Middle & Secondary Dry Grad	$500.00
Langley Hospice Society	$1,250.00
Langley Lawn Bowling Club	$ 1,760.00
Langley Literacy Association	$2,500.00
Langley Meals on Wheels Services Society	$4,513.62
Langley Rotary Clubs – RibFest Langley	$5,000.00
Langley Scholarship Committee	$4,950.00
Langley Senior Resources Society	$34,000.00
Langley Senior Secondary School Dry Grad	$500.00
Pitch-In Canada	$425.00
PLEA – Children on the Street	$1,000.00
RE Mountain Secondary School Dry Grad	$500.00
Ron Cares Society – Community Care Kit Program	$1,750.00
Rotary Club of Langley	$2,100.00
Run for Sobriety Association	$1,500.00
Silver Diamond Country Dancers	$1,000.00
Southgate Church Easter Event	$1,000.00
St. Joseph's Church – Soup Kitchen	$1,000.00
Terry Fox Run	$1,300.00
Salvation Army Gateway of Hope	$5,000.00
Vancouver Area Youth Arts – Formerly KPU Music Fest	$3,000.00
Volunteer Cancer Drivers	$1,000.00
Waceya Metis Society	$10,240.00
Youth Parliament	$1,000.00
Zajac Ranch Society	$7,000.00
	$ 153,938.62

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Capital Improvement Grant Program

Policy No:	**06-021**
Previous Policy No.	**02-020**
Approved by Council:	**1998-09-24**
Revised by Council:	**2016-0-25**
Revised by Council:	**2019-11-18**
Revised by Council:	**2021-04-12**
Revised by Council:	**2023-09-25**

1. Purpose

1.1 To provide annual grants for Capital Improvements to community facilities and organizations serving the Township.

2. Background

2.1 Many community organizations operate facilities for the benefit of Township residents.

3. Definitions

3.1 Capital Improvements are additions, restorations, enhancements and/or major repairs to the property and facility that support preservation, safety, and community accessibility. Replacement of interior fixtures may be considered as capital improvements when failure is imminent or beyond repair.

3.2 Capital Improvements are not chattels, equipment, furnishings, signage, public art, routine facility and property maintenance and/or enhancements made for revenue generation purposes.

4. Related Policy

4.1 06-022 Community Grants Program

5. Policy

5.1 The application criteria and information, as amended by the Director designated as the administrator of the Capital Improvement Grant Program and approved by Council.

6. General Grant Criteria

6.1 Proof of Non-Profit Status

The applicant must be a registered non-profit group or organization serving the Township of Langley and must provide proof of non-profit status with their application.

6.2 Financial Disclosure

The application must demonstrate that all other avenues of incomegeneration have been pursued.

The requested funding must not provide for administrative salaries; preference will be given to groups whose applications show a great deal of volunteer effort.

6.3 Membership

The majority of the members, volunteers, or directors of an applicant organization must be residents of the Township of Langley, and the majority of the individuals served by the project/initiative must be residents of the Township of Langley.

6.4 Community Served

Projects and initiatives must be accessible to the general public and must benefit a minimum of 250 residents to qualify community organizations for funding.

The amount of a grant may be pro-rated from the maximum amount to reflect the percentage of Township of Langley residents benefiting from the project / initiative.

6.5 Accountability

All grant recipients are required to submit a copy of their most recent AGM minutes, including a list of executives, and a year-in review report which includes an overview of how Township funding was used in the previous year (if applicable).

6.6 Acknowledgement

All grant recipients are to acknowledge the financial contribution of the Township of Langley on their promotional material and website and must provide proof of such recognition with attached scans of printed materials and exact links to web pages on which the Township is recognized.

6.7 Project Eligibility

Applications for funding of grants must:

- Demonstrate benefit to the Township
- Involve local residents
- Be held in the Township of Langley
- Promote the identity of Langley
- Enhance the quality of life for Township residents

6.8 Sustainability Goals

Each application must directly contribute to the Township's Sustainability Goals, available at: tol.ca/sustainabilitycharter

7. Capital Improvement Grant Criteria

7.1 Capital Improvement Grants are available to "bonafide community halls" which are defined as those halls which exist solely for the use of the residents within the community and are owned and operated by the organization as a community hall.

7.2 Capital Improvement Grants are also available to qualifying Community Museums that meet all other General Grant Criteria.

7.3 A maximum of one Capital Improvement Grant may be awarded to an organization in a calendar year.

7.4 Applications will be fully reviewed each year with respect to meeting the current grant criteria. No priority will be given to grant applicants based on an organization having received previous grant awards.

7.5 Grants are provided on a matching basis equal to 50% of actual costs, to a maximum of $7,500 per grant. The work must not be completed before the grant application is approved.

7.6 Grants are approved on an individual basis each year and are not to be viewed by applicants as an automatic source of ongoing, annual funding.

7.7 The proposed capital improvement must comply with all municipal, provincial and federal rules, acts, laws, and regulations and all permits and authorizations are to be submitted when funds are requested.

8. Capital Improvement Grant – Process

8.1 The Township awards grants annually to registered non-profit organizations serving the Township of Langley and its residents. Capital Improvement Grants are reviewed by Council after recommendations from the Director designated as the administrator for the program.

8.2 Organizations are to complete and submit all applicable sections of the application and supporting materials to the Township of Langley by February 28 of each year.

8.3 Applications must meet all specified criteria in order to be considered.

8.4 Council establishes the overall funding envelope of the Capital Grant program as part of the budget approval process. Changes to the funding envelope may require adjustments to the disbursement of funds.

8.5 Payment

If the Capital Improvement Grant application is approved, the organization is provided with a Capital Improvement Grant Certificate. Organizations must complete the certificate and present it to the Township prior to payment being issued. No advance of funds by the Township of Langley is possible prior to actual expenditure of funds by the organization.

8.6 Payment will be made only for those capital improvements requested in the approved grant application, and only actual costs supported by receipts can be considered. If unanticipated changes are subsequently made to the approved capital project, the Township must authorize the changes prior to the expenditure being made.

8.7 The grant payment claim must be made no later than December 31. Should the organization not be able to claim prior to December 31, the grant is terminated. The proposed capital improvement must comply with all municipal, provincial, and federal rules, acts, laws, and regulations and all permits and authorizations are to be submitted when funds are requested.

8.8 Annual Report

Organizations or groups are required to submit an evaluation of the use of the funds at either the end of the project or the calendar year, whichever comes first. Failure to provide an evaluation will result in future grant requests not being considered

Township of Langley
Est. 1873

ATTACHMENT D

COUNCIL POLICY

Subject: Community Grant Program

Policy No:	**06-022**
Previous Policy No:	**02-021**
Approved by Council:	**1998-08-24**
Revised by Council:	**2011-01-31**
Revised by Council:	**2014-03-03**
Revised by Council:	**2016-07-25**
Revised by Council:	**2017-03-27**
Revised by Council:	**2018-04-09**
Revised by Council:	**2019-11-18**
Revised by Council:	**2021-04-12**
Revised by Council	**2023-09-25**

1. Purpose

1.1 To provide annual grants to non-profit groups and organizations serving the Township of Langley and its residents.

2. Background

2.1 Non-profit groups and organizations serving the Township and its residents provide benefits to the community.

3. Related Policy

3.1 06-021 – Capital Improvement Grant Program

4. Policy

4.1 The application criteria and information, as amended by the Director designated as the administrator of the Community Grant Program and approved by Council.

5. General Grant Criteria

5.1 Proof of Non-Profit Status

The application must be a registered non-profit group or organizations serving the Township of Langley and must provide proof of non-profit status with their application.

5.2 Financial Disclosure

The application must demonstrate that all other avenues of income generation have been pursued. The requested funding must not provide for administrative salaries; preference will be given to groups whose applications show a great deal of volunteer effort.

5.3 Membership

The majority of the members, volunteers, or directors of an applicant organization must be residents of the Township of Langley, and the majority of the individuals served by the project/initiative must be residents of the Township of Langley.

5.4 Community Served

Projects and initiatives must be accessible to the general public and must benefit a minimum of 250 residents to qualify community organizations for funding.

5.5 Accountability

All grant recipients are required to submit a copy of their most recent AGM minutes, including a list of executives, and a year-in-review report which includes an overview of how Township funding was used in the previous year (if applicable).

5.6 Acknowledgement

All grant recipients are to acknowledge the financial contribution of the Township of Langley on their promotional material and website and must provide proof of such recognition with attached scans of printed materials and exact links to web pages on which the Township is
recognized.

5.7 Project Eligibility

Applications for funding of grants must:

- Demonstrate benefit to the Township of Langley
- Involve local residents
- Be held in the Township of Langley
- Promote the identity of Langley
- Enhance the quality of life for Township residents

5.8 Sustainability Goals

Each application must directly contribute to the Township's Sustainability Goals, available at tol.ca/sustainability charter.

5.9 Approval of Annual Grants

Where Council has previously approved annual grants to organizations, staff will include these previously approved grants as part of the grant approval process for Council review and consideration.

6. Miscellaneous Grants

6.1 Remembrance Day

6.1.1 Fly-By Grant

Costs associated with the Fly-By activities for Remembrance Day ceremonies held in the Township may be eligible for reimbursement up to a maximum of $1,500.

6.1.2 Remembrance Day Ceremonies

Grants of up to $5,000 are available to organizers of Remembrance Day ceremonies held in Aldergrove, Fort Langley, and Murrayville.

6.2 Community Associations Grant

6.2.1 Grants of up to $1,000 are available to one community association in each of the seven defined communities:

- Aldergrove
- Brookswood/Fernridge
- Fort Langley
- Murrayville
- Walnut Grove
- Willoughby
- Willowbrook

6.2.2 Council adopted specific criteria outside of general grants criteria for the Community Association grant category as follows:

6.2.2.1 That applicants must be registered non-profit groups or organizations with a valid society certificate.

6.2.2.2 That applicants must have a minimum 25 members who reside in the community that an association deems to represent and more than 50% of the association’s members must be Township residents.

6.2.2.3 That applicants must provide an annual membership list with addresses of members for Township staff and Council to review in consideration of their funding requests.

6.2.2.4 That applicants must provide an annual list of their Board of Directors with addresses for Township staff and Council to review in consideration of their funding requests; and that all Directors are residents in the community covered by the association.

6.2.2.5 That applicants must present a list of activities that they plan to undertake during the year in which a grant is being requested.

6.2.2.6 That the activities that the applicants propose to undertake are impartial and not politically based in any form and focused on community and neighbourhood building.

6.2.2.7 That the applicant association does not support/endorse candidates or individuals in municipal and/or other government elections.

6.2.2.8 That the applicant association remains neutral in its collection of community feedback and input and presents such data to Council without promoting one position over another, other than revealing the results.

6.2.2.9 That the applicant association must provide copies of its current bylaws and constitution for Council and staff to review annually in consideration of their grant.

6.2.2.10 That the applicant association provide annual financial statements, minutes of their last AGM and a summary of their initiatives undertaken during the past year that it has received a grant.

6.2.2.11 That the applicant must acknowledge the financial contribution of the Township of Langley on their websites, but not on any materials pursuant to their activities in the community, unless otherwise pre-approved by Council or staff.

6.3 Community Grant – General

6.3.1 In additional to the general criteria, applications for funding of community grants must substantively meet four out the five project eligibility requirements including:

- Demonstrating benefit to the Township of Langley
- Involve Township of Langley residents
- Be held in the Township of Langley
- Promoted the identity of the Township of Langley
- Enhance the quality of life for Township of Langley residents.

6.3.2 A maximum of one Community Grant – General may be awarded to an organization in a calendar year.

6.3.3 Applications will be fully reviewed each year with respect to meeting the current grant criteria. No priority will be given to grant applications based on an organization having received previous grant awards.

6.3.4 The maximum grant amount is $2,500.

6.3.5 Grants may be pro-rated based on the number of Township residents served.

6.4 Dry Grad Event

6.4.1 Dry Grad activities are private celebrations that are organized by parents or members of the school community and are alcohol and drug free.

6.4.2 Requests for grants from Township of Langley public high school dry grad committees that support the promotion of alcohol and drug free events are considered in this category.

6.4.3 Maximum one grant per school and a maximum of $1,500.

6.5 Combined Format Events

6.5.1 In years where Provincial Health Orders restrict the number of community residents that can participate in programs, projects and events organized by community organizations that is below the required minimum number of participants stipulated by grants criteria, Council may approve grants that are based on a virtual/physical combination delivery format, and furthermore:

6.5.2 That the upper limit for the Combined Format Events category grant be set at $5,000 and be awarded on condition that the organization provide a list of ten (minimum) local community-based artists and performers that will be paid artist fees with the funding received from the Township of Langley.

6.6 Scholarship Grants

6.6.1 Township Public High Schools

6.6.1.1 Requests for grants from Township of Langley public high schools (9) are considered in this category. Scholarships are considered for Township public high schools up to $2,000 per school; up to $1,000 available for Apex Secondary School.

a. Aldergrove Community Secondary School
b. Apex Secondary School
c. Brookswood Secondary School

d. D.W. Poppy Secondary School
e. Langley Fine Arts School
f. Langley Fundamental school
g. Langley Secondary School
h. R.E. Mountain Secondary School
i. Walnut Grove Secondary School

6.6.2 Langley Independent High Schools

6.6.2.1 Requests for grants from Langley independent high schools (6) are considered in this category and will be awarded annually as follows:

a.	Credo Christian High School	$1,000
b.	Langley Christian School	$1,000
c.	Aldergrove Christian Academy	$500
d.	Fraser Valley Adventist Academy	$500
e.	King's School	$500
f.	Whytecliff Agile Learning Centre	$500

6.6.3 Scholarship grants for public schools are administered through the Langley School District Foundation Scholarship Committee.

6.6.4 Scholarship grants for independent schools are administered through the independent school principal or designate and Township staff – based on criteria developed for each school.

6.6.5 All scholarship grants shall be granted only to Township of Langley residents.

6.6.6 Mayor or designate is to be invited to present Township scholarship awards at each public (9) and independent school (6) graduation event.

6.7 Banner Grants

6.7.1 Community organization banner programs must remain compliant with Policy 06-019.

6.7.2 Community organizations cannot use grant funding for banners that advertise or promote special events.

6.7.3 A fixed budget envelope will be allocated for banner grants each year. Grant funds will be prorated and allocated based on the total number of banner installations in each community.

7. Parade and Festival Grants

7.1 Major Festivals

7.1.1 One day to a maximum of $5,000 per event. More than one day, a maximum of $10,000 per event.

Grants may be available to:

7.1.1.1 Township of Langley based community non-profit groups staging events within the Township of Langley are eligible
7.1.1.2 Groups who have an event/festival business plan and a multi-year budget
7.1.1.3 Groups that stage events or festivals that have attracted a minimum attendance of ten thousand or more residents/visitors in the prior year

7.1.2 Recipients of Major Festival Grants agree to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

7.1.3 Only one grant may be requested by the event organizer per event. Other grant requests by other groups intended for use at the same event will not be considered.

7.2 Minor Festival Grant

7.2.1 Minor Festivals Grants by which non-profit groups may qualify for funding up to $5,000, conditional on meeting all existing community grant criteria and upon meeting two of the three additional criteria defined as follows:

7.2.1.1 The group or society is a recognized service club having served the Township of Langley for more than 10 years; has had a significant track record of service to the community inclusive of fundraising; and has made significant gifts to community residents, community groups, and/or other community causes that has resulted in an improvement and enhancement to the social/cultural sustainability of the Township of Langley.

7.2.1.2 The group or society has organized a past community festival, celebration, or event that has drawn audiences greater than 5,000 people into the Township of Langley.

7.2.1.3 The group or society has sufficiently demonstrated it has capacity to organize a festival, celebration, or event that would attract a minimum 5,000 people to the Township of Langley. Such capacity sufficiently demonstrated by the number of volunteers it has committed to the event, the number of sponsors it has secured prior to its application for funding, the existence of an events

marketing/plan and a past record of community events it has previously organized.

7.2.2 Only one grant may be requested by the event organizer per event. Other grant requests by other groups intended for use at the same event will not be considered.

7.3 Parades Grant

7.3.1 Each Parade Grant, to maximum of $10,000, are available to:

7.3.1.1 Township of Langley based community non-profit groups staging events within the Township of Langley.

7.3.1.2 Groups who have an event plan and a multi-year Budget.

7.3.1.3 Groups that stage events or festivals that have attracted a minimum attendance of ten thousand or more residents/visitors in the prior year.

7.3.2 Recipients of Parade Grants agree to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

7.3.3 Event organizers must ensure that the event remains compliant with all municipal, provincial and federal rules, acts, laws, and regulations. Any required permits and authorizations must be in place in advance of the event and confirmed with the Township of Langley.

7.3.4 Only one grant may be requested by the event organizer per event. Other grant requests by other groups intended for use at the same event will not be considered.

8. Annual Grant Criteria

The following criteria are established for specific Council-approved annual grants.

8.1 Langley Seniors Society

8.1.1 A recurring annual grant of $15,000 will be provided to the Langley Seniors Society to subsidize:

- Memberships for low-income seniors living in the Township of Langley. Age and income eligibility requirements are to be established by the Langley Seniors Society.
- Operational costs related to service program delivery

8.1.2 The Langley Seniors Society must notify the Township should there be any changes to eligibility requirements impacting Township of Langley residents.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-94
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	TRANSPORTATION ASSET MANAGEMENT PLAN GRANT FUNDING		

RECOMMENDATIONS:

That Council authorize a grant application to the Province of British Columbia's Infrastructure Planning Grant Program for $10,000 of funding towards the renewal of the 2009 Transportation Asset Management Plan.

That Council authorize a grant application to the Union of British Columbia Municipalities' Asset Management Planning Program for $25,000 of funding towards the renewal of the 2009 Transportation Asset Management Plan.

EXECUTIVE SUMMARY:

To assist local governments in delivering sustainable services through the creation of asset management plans, funding is available from the Province of BC of $10,000 for Infrastructure Planning and the Union of British Columbia Municipalities' (UBCM) Asset Management Planning Program of $25,000.

The funding is proposed to be utilized towards the renewal of the Transportation Asset Management Plan (TAMP). The work to renew the TAMP is underway and funded through existing operating budgets. If the Township is successful in receiving the grants, the cost to renew the TAMP could be reduced from $125,000 to $90,000.

PURPOSE:

To receive Council approval for grant applications to the Province of BC and UBCM for $10,000 and $25,000, respectively, towards completion of a TAMP.

BACKGROUND/HISTORY:

To support Municipalities in furthering their asset management activities, funding is offered through the UBCM's Asset Management Planning Program on a rolling intake basis. Grants of up to $25,000 covering 50% of eligible costs are available to municipalities to undertake the development of asset management plans.

In addition, the Province of BC provides funding for Municipalities to undertake long-term comprehensive plans including, but not limited to asset management plans, integrated stormwater management plans, water master plans, and liquid waste management plans. Grants of $10,000 are available through an ongoing intake.

The Township of Langley's Asset Management activities are governed by Council Policy No. 03-839 Corporate Asset Management. In general, Asset Management is the systematic process used to guide the planning, acquisition, operation and maintenance, renewal, and disposal of assets with the object to achieve a balance of service delivery, risks, and costs over the life of the assets.

DISCUSSION/ANALYSIS:

Staff are proposing to undertake a renewal of the TAMP, which would compliment the current Transportation and Mobility Strategy underway, and would include a detailed assessment and analysis of the Township's current transportation network assets, including but not limited to:

- pavement/roads
- street markings
- streetlights
- signal and traffic controls
- active transportation infrastructure
- bridges
- retaining Walls

The TAMP will consider the condition of assets, their age, the risk associated with their failure and current funding levels to determine the lifecycle of the associated assets and develop a prioritized hierarchy for ultimate replacement to ensure service delivery remains consistent.

Financial Implications:

Sufficient funding exists within operating budgets to complete the TAMP renewal, which is currently estimated at $125,000. Should the Township be successful in receiving funding from UBCM or the Province of BC the actual cost to complete would be reduced by up to $35,000.

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
PUBLIC WORKS DIVISION	A. Ruhl

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-93
FROM:	ENGINEERING DIVISION	**FILE:**	5460-04
SUBJECT:	CAPITAL REQUEST - TELEGRAPH TRAIL CORRIDOR TRAFFIC CALMING		

RECOMMENDATIONS:

That Council authorize $103,600 from the Capital Projects Reserve to implement proposed traffic calming measures along the Telegraph Trail corridor.

That Council direct staff to forgo the community ballot and public consultation process in the Township Neighbourhood Traffic Policy and proceed directly to construction.

ANALYSIS:

As a result of a motor vehicle incident involving a pedestrian, the Township of Langley received several requests for safety improvements and traffic calming measures on Telegraph Trail, west of 216 Street. During its April 15, 2024, Regular Meeting, Council passed the following resolution:

> *That Council direct staff to prepare a report regarding potential traffic calming on Telegraph Trail in the vicinity between 208 and 216 Street.*

The corridor examined between 208 Street and 216 Street includes 87 Avenue, 209 Street, 85 Avenue, and Telegraph Trail. Staff reviewed aerial photos and conducted a walkthrough of the corridor to identify existing conditions and potential improvement options. Staff have not undertaken any recent traffic and pedestrians counts or speed surveys to determine the need or priority of this corridor for traffic calming as compared to other locations within the Township of Langley.

The following list includes the type and location of existing traffic calming measures on the corridor, also illustrated in Attachment A:

- two (2) speed humps and one (1) curb bulge with a crosswalk at 209 Street and 87 Avenue
- road narrowing from 14.2 metres to 8 metres across West Munday Creek
- four (4) speed humps and one (1) raised crosswalk with curb extension in front of Alex Hope Elementary School and Park on 85 Avenue between Walnut Grove Drive and Telegraph Trail
- two (2) speed humps in front of Alex Hope Park on Telegraph Trail between 85 Avenue, 212 Street, and 213 Street
- three (3) speed humps in front of Forest Hills Park on 86A Crescent

Based upon observations during the walk-through and the type and location of existing traffic calming measures, a traffic calming improvement plan was developed for the corridor from 208 Street to 216 Street. The proposed measures include installing curb bulges at intersections using delineator posts to narrow the road and influence driver behavior. The curb bulges also have the added benefit of reducing the crossing distance for pedestrians. The Township has a supply of delineators that can be used for the curb bulges thereby reducing costs. The other measures proposed are the installation of speed humps designed for a 30km/h operating speed. These humps would be supplemented with hump warning sign, speed advisory signs, and pavement markings.

In developing the traffic calming plan for the corridor, staff were concerned that the additional traffic calming measures would potentially divert vehicles to 86A Crescent. As such, the proposed traffic calming plan includes additional traffic calming measures on 86A Crescent. The following table describes the main components of the proposed traffic calming improvement plan using a combination of speed humps and curb bulges in the form of delineators that are in stock to help reduce the overall cost.

Location	Traffic Calming Measure	Cost (delineator bulges)	Cost (concrete curb bulges)
West Munday Creek	two (2) speed humps	$16,000	$16,000
213 Street at Telegraph Trail	three (3) bulges	$9,900	$42,000
Telegraph trail between 213 Street and 214 Street	one (1) speed hump	$8,000	$8,000
214 Street at Telegraph Trail	two (2) bulges	$6,600	$28,000
214A Street at Telegraph Trail	four (4) bulges	$13,200	$56,000
Telegraph trail between 214B Street and 86A Crescent	three (3) speed humps	$24,000	$24,000
86A Crescent at Telegraph Trail	three (3) bulges	$9,900	$42,000
86A Crescent between 215 Street and 86 Court	two (2) speed humps	$16,000	$16,000
Total Cost:		**$103,600**	**$232,000**

Depending on the configuration of the intersections and locations of driveways, curb bulges may not be practical at all corners of the intersection. Each speed hump, including signage, and pavement markings typically costs $8,000 and the installation of curb bulges using delineators are estimated at $3,300 each. The estimated total cost of the proposed traffic calming measures is $103,600.

Alternatively, at an additional cost of $128,400, or $232,000 in total, crews could install concrete curb extensions with applicable sidewalk and catch basin modifications instead of utilizing delineators.

Should Council wish to proceed with this option, the following alternate Council resolution will be required: *"That Council authorize $232,000 from the Capital Projects Reserve to implement proposed traffic calming measures in the form of speed humps and concrete curb bulges along the Telegraph Trail corridor."*

Summary and Recommendations:

The implementation of traffic calming measures fronting schools and playgrounds does not require public consultation, as per previous Council direction. The proposed traffic calming plan does not front any schools or parks and the Township's Neighbourhood Traffic Calming Policy includes a community ballot and public consultation process for these types of projects. However, Council may opt to forgo the typical ballot and public consultation process and direct staff to proceed directly to construction. Directly affected residents would be notified of the upcoming construction, if approved.

Financial Implications:

The estimated cost to implement the recommended traffic calming plan for the Telegraph Trail corridor in 2024 is $103,600 and is proposed to be funded from the Capital Projects Reserve.

Township of Langley Capital Project Description						
Project Title:	Telegraph Trail Corridor Traffic Calming					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$103,600				
Budget Remaining						
Total Projected Cost		$103,600				
Project Description *(Phased Project)	Implement traffic calming improvement measures on Telegraph Trail in the vicinity between 208 Street and 216 Street.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	There was a motor vehicle accident involving a pedestrian on April 14, 2024. Residents raised concerns after this incident, requesting traffic calming improvements to address vehicle speeds through the Telegraph Trail corridor.					
Project Priority Ranking	**High** • deterioration or obsolescence • leverage external funding • emergent conditions					
Length of Project (years):	1	Initial Year of Approval:	2024			

Township of Langley Capital Project Description						
Project Title: Telegraph Trail Corridor Traffic Calming						
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		$103,600				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$103,600**				

Total Currently Unfunded						

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Telegraph Trail Traffic Calming Improvements

ATTACHMENT A



Township of Langley
Est. 1873

Telegraph Trail and 86A Cres Traffic Calming

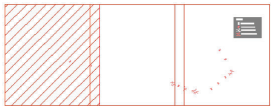
Proposed 8 Speedhumps and 4 curb Buldges.

Signs and Pavement Markings to be installed accordingly.

Legend
- Existing Speed Hump
- Proposed Speed Hump
- Existing Curb Extension
- Proposed Curb Extension

N

Keymap



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Township of Langley
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Telegraph Trail and 86A Cres Traffic Calming

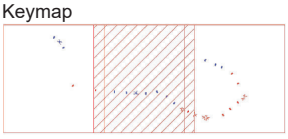
Proposed 8 Speedhumps and 4 curb Buldges.

Signs and Pavement Markings to be installed accordingly.

Legend
- Existing Speed Hump
- Proposed Speed Hump
- Existing Curb Extension
- Proposed Curb Extension

N

Keymap



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Township of Langley
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Telegraph Trail and 86A Cres Traffic Calming

Proposed 8 Speedhumps and 4 curb Buldges.

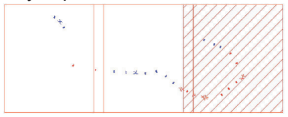
Signs and Pavement Markings to be installed accordingly.

Legend

- Existing Speed Hump
- Proposed Speed Hump
- Existing Curb Extension
- Proposed Curb Extension

N

Keymap



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Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-92
FROM:	ENGINEERING DIVISION	**FILE:**	5480-01
SUBJECT:	ADDRESSING THE TOWNSHIP'S STREET PARKING CHALLENGES		

RECOMMENDATION:

That Council direct staff to engage the services of a qualified consultant to undertake a parking study to review on-street parking management best practices and development of a cash-in-lieu parking policy at an estimated cost of $75,000 with $37,500 to be funded from the Capital Projects Reserve and the remaining $37,500 from existing and available Transportation operating funding.

EXECUTIVE SUMMARY:

At its November 20, 2023, Regular Meeting, Council referred a resolution to staff to determine if the Transportation and Mobility Strategy (TMS) was the best option to review parking related items such as household parking permits, residential only street parking, visitor parking, and demand management solutions for parking in commercial and mixed-use areas. The referral also directed staff to include all previous reviews undertaken.

This report includes a summary of previous reviews of street parking undertaken. The issues of permit parking, residential parking, and parking on arterial roads have previously been examined. Staff reviewed the scope of work and confirmed with our consultant that the TMS, as currently scoped, would not be adequate to provide the level of detail required for the review requested by Council.

As part of past amendments to the Township's Zoning Bylaw 1987 No. 2500 (Zoning bylaw), Council endorsed staff reviewing the cash in-lieu amount currently in place in relation with on-site parking as an option for development in the commercial core of Fort Langley. Council also endorsed development of a new cash-in-lieu system for Aldergrove. Bylaw amendments are needed to ensure the system reflects current construction and land costs and economic conditions. A new policy is recommended to provide criteria and guidance on the application of the cash-in-lieu system.

If endorsed by Council, staff will proceed with preparing a scope of work and issuance of a request for proposal (RFP) for the study. Staff anticipate that the findings of the study would be presented to Council in late 2024.

PURPOSE:

Provide Council information and recommendations to address street parking challenges.

BACKGROUND/HISTORY:

At its November 20, 2023, Regular Meeting, Council considered the following resolution:

> *Therefore be it resolved that Council directs staff to include as part of the Transportation and Mobility Strategy a review of street parking management best practices, including but not limited to:*
>
> 1. *Potential household parking permits on residential-only streets,*
> 2. *Potential visitor or non-resident parking areas on residential-only streets,*
> 3. *Potential demand management solutions for street parking within commercial and mixed-use areas.*

At that meeting, Council referred the resolution to staff to report on whether the Transportation and Mobility Strategy is the best option for this review, and further, that staff provide all previous reviews to Council. As early as 2013, the Township of Langley (the Township) investigated and provided updates to Mayor and Council regarding both on and off-street parking.

DISCUSSION/ANALYSIS:

The following summarizes the reports and memorandums previously submitted to Mayor and Council.

Report to Council, June 23, 2014 “Parking in Willoughby”

Parking concerns within the Yorkson Neighbourhood were examined in previous memorandums to Council dated December 16, 2013, and February 3, 2014. The “Parking in Willoughby” report submitted to Council on June 23, 2014, considered the following plans, bylaws, and best practices, as well as a parking survey.

- road network requirements of the Master Transportation Plan, Yorkson Plan, and Ultimate Cycling Network
- Highway and Traffic Bylaw, Subdivision and Development Servicing Bylaw, and Zoning Bylaw parking requirements
- results of the parking survey undertaken by Creative Transportation Solutions (CTS)
- the impact of secondary suites to on-street parking
- the provision of visitor parking
- the parking requirements of the Township compared to other municipalities
- parking alternatives for consideration such as continuing existing practices, managing on-street parking supply, providing additional on-street and off-street parking

Council subsequently directed staff to monitor parking concerns in Willoughby with a strategy to implement measures to reduce on-street parking demand, including land use and transportation planning with appropriate notifications such as signage and registration of covenants; and explore opportunities for further improvements in consultation with the public and affected stakeholders.

Report to Council, September 29, 2014 “Willoughby Parking”

In September 2014, staff submitted the “Willoughby Parking” report to Council with an update on the review undertaken regarding parking in Willoughby and to provide Council with implications of potential changes. This report contained comprehensive information regarding:

- approved plans, applicable bylaws, policies, and current practices
- time of day versus time limited parking
- future major capital projects and traffic demands
- parking survey undertaken by CTS
- arterial road lane configurations within the lower mainland
- input received from residents.
- parking options identified and examined
- optional recommendations and alternatives

In 2017, Council identified a review of parking requirements in the Township as a key initiative. Accordingly, staff engaged the services of a qualified transportation consultant, Creative Transportation Solutions (CTS), to undertake a review of the Township’s regulations, including Highway and Traffic Bylaw 2010 No. 4758 and the Zoning Bylaw, and further, to conduct a review of parking requirements and best management practices of other municipalities within the region.

Report to Council, July 24, 2017 “Parking Bylaw Review”

On July 24, 2017, staff submitted a “Parking Bylaw Review” report to Council providing information regarding parking demand management and recommendations with respect to follow up strategies. This report contained comprehensive information regarding:

- pay parking/permit parking
- implementation of fees
- time restricted parking
- associated bylaw and policy amendments
- enforcement considerations
- potential technologies
- evaluation of existing parking
- comparison of parking requirements
- recommendations

In response to that report, Council passed a resolution directing staff to pursue strategies including the implementation of time restricted parking and more proactive enforcement using advanced technologies to manage on-street parking more effectively.

Report to Council, June 25, 2018 “Time Restricted Parking Policy”

Staff submitted a “Time Restricted Parking Policy” on June 25, 2018, for Council’s consideration. The report included an in-depth discussion and analysis of time restricted parking, enforcement, financial implications, and recommendations. Council approved Time Restricted Parking Policy No. 05-117, which went into effect immediately.

Report to Council, July 12, 2021 “Zoning Bylaw Parking Amendments”

In 2019, Council sought a review of Zoning Bylaw requirements associated with parking, bicycle and accessible parking, and potential options to reduce parking and to incentivize development in the Aldergrove core area similar to Fort Langley. Staff engaged the services of a qualified professional engineering consultant with expertise in the field of transportation and traffic engineering (Urban Systems Limited) to undertake a review of parking regulations in effect at the time in the Township, specifically in Aldergrove and Fort Langley.

The scope of the review included studying existing policies, guidelines, and parking regulations, best management practices in other jurisdictions, projecting future parking demands, projecting future parking supply, and recommending changes to parking requirements contained in the Zoning Bylaw. Council requested the information be presented through submission of two separate reports, along with proposed bylaw amendments for consideration.

Report to Council, October 18, 2021 “Township Wide Parking Regulations Excluding Fort Langley”

Staff submitted a “Township Wide Parking Regulations Excluding Fort Langley” report to Council on October 18, 2021 that included proposed Zoning bylaw changes to on-site parking regulations including reduced parking requirements for retail, office and commercial uses, changes to accessible parking requirements, introduction of on-site bicycle parking and end of trip use requirements, along with consideration of a cash-in-lieu program for sites that are not able to provide the full requirements of the bylaw.

Report to Council, October 18, 2021 “Parking Regulations Fort Langley”

Staff submitted the “Parking Regulations Fort Langley” report to Council and the Zoning bylaw changes proposing the same changes to the Zoning bylaw for on-site vehicle parking, accessible parking, bicycle parking, end of trip facilities and cash-in-lieu considerations consistent with the rest of the Township.

Memo to Council, March 28, 2023 “Parking Bylaws, Policies, and Current Practices”

In March 2022, a “Parking Bylaws, Policies, and Current Practices” memorandum was sent to Council to provide information related to parking bylaws, policies, and practices in the Township. The memorandum (Attachment A) was provided in response to concerns of insufficient on-street parking supply, consideration of residential parking pass systems, or “resident parking only” signage. The memo provided information which included the following:

- information regarding existing parking concerns in the Township
- current zoning bylaw parking requirements
- time restricted parking policy
- review of resident parking only practices of other lower mainland municipalities
- permit parking considerations for the Township

Summary of Previous Studies and Practices for Parking:

The previous reports, memos, and information on best practices, highlights the following:

- Requests for “resident only” parking are typically found in areas where on-site pay parking is in effect, such as the Langley Memorial Hospital (LMH) and Carvolth Transit Exchange.
- On-street time restricted parking is an option to address overflowing of parking onto local residential roads.
- Resident only parking can apply to any residential housing form.
- It is possible more permits are issued than road spaces are available to accommodate.
- Off-street parking supply may mitigate the demand for on-street parking.
- Increased parking supply may impact other more sustainable modes of travel.
- Residential only parking systems are not in place in most local municipalities.
- Time restricted parking on roads fronting mixed use buildings would provide visitor and customer parking.
- On-street parking is not typically provided on arterial roads but there are examples of on-street parking on wider arterial roads (6 lanes) with parking being permitted overnight.
- Provision of on-street parking should consider other road uses such as bike lanes and bus stops.

Report to Council, June 26, 2023 “Transportation and Mobility Strategy Terms of Reference Endorsement”

On June 26, 2023, Council endorsed the Terms of Reference (TOR) for the Transportation and Mobility Strategy (TMS), which does not include a comprehensive Township-wide parking study as part of the workplan. The TOR included the following specific activities during various phases in the workplan:

Phase 2 Deeper Dive:

Conducting an existing conditions inventory and assessment including infrastructure as well as support programs and policies for all modes of transportation including walking, rolling, cycling, new mobility, transit, driving, equestrians, parking and curbside management, traffic calming, goods movement (including existing regional studies and projects focused on rail), etc.

Phase 4 Planning for Tomorrow:

Identifying support programs and policies for each mode of transportation, including active transportation, transit, new mobility, equestrians, goods movement, parking and curbside management, and safety.

A Request for Proposal (RFP) for the TMS was issued on BC Bid and closed on August 3, 2023. Following the Township’s procurement process, Urban Systems Limited (USL) was the successful proponent. TMS project staff contacted USL to determine if the TMS’s plans, policies and strategies for parking and curbside management could include items such as parking permits, residential parking areas, and demand management in commercial and mixed use.

After discussion with the consultant, the scope of the TMS is not currently examining parking to the detail requested by Council.

As such, the detailed examination of curbside management such as resident only parking, designated visitor parking, time restricted parking, commercial and mixed-use building on-street parking, and interaction with other modes of transportation, such as cycling and transit, could be undertaken in a separate parking study.

Cash In-Lieu Parking Requirements:

As part of past amendments to the Zoning bylaw, Council endorsed staff reviewing the cash in-lieu amount currently in place in relation with on-site parking as an option for development in the commercial core of Fort Langley. At that time, it was noted that bylaw amendments that more accurately reflect current costs and economic conditions are to be brought forward to Council for their consideration.

Similarly, Council endorsed staff reviewing and developing a cash-in-lieu fee structure for on-site parking as an option for developments in the Aldergrove Commercial Core. The new Aldergrove cash-in-lieu bylaw and Zoning bylaw amendments would also be based upon the most current construction and land costs, and economic conditions as well as the provision of 188 parking stalls as part of the Aldergrove Mall (Town Centre) redevelopment project.

In addition to updating the cash-in-lieu parking fee per stall, a policy or guideline is needed to provide criteria for the eligibility and the maximum number of stalls. This could include geographic area, size of the project, and lot size. This review and development of a policy and bylaw would also be undertaken as part of a separate, proposed parking study.

Recommendations:

Based upon the findings of the previous memos, reports, and the scope of the TMS, staff do not recommend including potential household parking permits on residential only streets or resident parking in the TMS. The level of detail needed should be undertaken in a separate study. The revision of the current cash in lieu parking system for Fort Langley and a new cash in-lieu parking system for Aldergrove is needed to reflect current economic conditions and construction costs. Staff recommend that a new policy and bylaw amendments be included in the parking study.

Financial Implications:

Engaging the services of a qualified consultant to undertake a parking study to review on-street parking management best practices and development of a cash-in-lieu parking policy and associated bylaws is estimated to cost $75,000 with $50,000 funded from the Capital Projects Reserve and the remaining $25,000 from existing and available Transportation operating funding.

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Memo to Council: March 28, 2022 – Parking Bylaws, Policies, and Current Practices

ATTACHMENT A

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 28, 2022
FROM:	ENGINEERING DIVISION	**FILE NO:**	5480-02
SUBJECT:	PARKING BYLAWS, POLICIES, AND CURRENT PRACTICES		

This memorandum is provided in response to communication received from a resident on 223 Street in Murrayville addressed to Mayor and Council and aims to provide information related to parking bylaws, policies, and practices in the Township.

In the subject email communication dated March 2022, the resident expressed concern with what was referenced as insufficient on-street parking supply with a request for consideration of implementation of a residential parking pass system and associated “residential parking only” signage.

Parking Concerns in the Township

The Township regularly receives requests for changes to parking regulations on local and collector streets. The changes are requested due to concerns such as vehicles parked for extended durations limiting overall parking supply, overflow parking from commercial areas, large public facilities impacting parking on residential streets, or paid parking resulting in patrons parking on the street to avoid parking charges.

Examples of these concerns include: employees and visitors of the Langley Memorial Hospital parking on local residential streets to avoid paying for parking; commuters utilizing the Carvolth Transit Exchange parking on residential streets to avoid parking charges at the Park and Ride; employees and visitors in Fort Langley or Aldergrove parking in prime store front parking stalls for extended periods of time; and parking in areas where there is a mix of residential and commercial uses where overflow parking may affect nearby residential areas.

Conflicts also occurs in residential areas where condominium and townhouse residents are parking on the street. The Township has received complaints from single-family and other townhouse owners for the lack of on-street parking spaces. The Township of Langley Zoning Bylaw requires developed lots to provide off-street parking and has some of the highest amount required for some land uses as compared to other municipalities in the Lower Mainland. All on-street parking is available to the public on a first come first served basis.

Zoning Bylaw Parking Requirements

The Township of Langley Zoning Bylaw provides information on the parking requirements for various types of land uses including residential single-family and multi-family developments and commercial properties. The Zoning Bylaw parking requirements are:

- Single Family:
    - Residential lots shall provide 2 spaces per dwelling unit

- Rowhouses/Townhouses:
    - Rowhouses shall provide a minimum of 2 parking spaces accessed from a lane per unit plus 1 space for every five units designated as a visitor parking space
    - Townhouses shall provide 2 spaces per unit plus a parking compound for visitor parking based on 1 space per five units
    - Townhouses with tandem parking shall provide 2.5 spaces per unit. Dedicated visitor parking based on a minimum of 1 space per five units, included in the total parking calculation
- Apartments:
    - 1 space per dwelling unit for studio apartments
    - 1.5 spaces per dwelling unit for one or more bedrooms
    - 10% of required parking spaces shall be provided for visitor parking
- Commercial:
    - Restaurants including food primary uses and brewery or distillery lounge areas shall provide 1 space per 35 m^2 of gross floor area. Prior to a Zoning Bylaw amendment on November 22, 2021, the parking requirement was a higher amount of 1 per 20 m^2 of gross floor area,

Parking space requirements in the Zoning Bylaw are minimums. It is common practice for residential front-loaded lots to contain two side-by-side spaces in a fully enclosed garage plus two side-by-side outdoor spaces on the front driveway. It is also common practice for rear loaded properties to have two side-by-side spaces in a fully enclosed garage and one additional outdoor space accessed from a rear lane. Collector or local roads with rear loaded lots have more on-street parking than front loaded lots due to the absence of driveways. On-street parking is not permitted in lanes.

The residential off-street supply in Murrayville is in general conformance to the current Zoning Bylaw and Township policies. However, as bylaw requirements and Township policies change over time, and development has occurred over several decades, there are variations in off-street parking supply in various areas of Murrayville. Most single-family homes in the residential area north of Fraser Highway and east of the Langley Memorial Hospital have off-street parking supply as per the current Zoning Bylaw.

Regarding 223 Street north of Fraser Highway, prior to 2010 only the east side was developed with rear loaded homes and 223 Street constructed to a half road standard with two travel lanes and no street parking. By 2010, the west side of 223 Street was also developed with rear loaded homes and 223 Street was widened to have two travel lanes and on-street parking on both sides. The off-street parking supply for most rear loaded homes fronting 223 Street ranges from three to four stalls accessed from a rear lane. Time restricted parking is in place on 223 Street to address concerns with overflow parking from the Langley Memorial Hospital, which charges for parking. Signs are in place that limit on-street parking to two hours between 8:00am and 5:00pm, which allows for overnight parking by residents and visitor parking during the day.

Time Restricted Parking Policy

Historically, the Township addressed concerns with on-street parking on local and collector residential roads through petitions or ballots from properties fronting these roads to determine support for on-street parking changes such as implementing time restricted parking. Time restricted parking signs were installed on several residential roads in proximity to the Langley Memorial Hospital to address concerns of residents.

In response to concerns raised by local area residents, at the June 24, 2017 Regular Afternoon Meeting, Council requested that staff pursue strategies to manage the demand for parking and bring these to Council for consideration and approval. These measures included:

- Amendments to the Zoning Bylaw to include such considerations as bicycle parking and end of trip facilities; Electric Vehicle (EV) parking; shared parking; and Transportation Demand Management (TDM) incentives.
- Development of a plan for implementation of time-restricted parking at strategic locations including near key high demand areas such as major civic and recreational facilities, transit exchanges, and the hospital.
- Implementation of a more proactive enforcement regime using advanced technology.
- Review of the feasibility and impact analysis of implementing preferred parking for car share, carpool, and EV vehicles at major civic facilities such as the Langley Events Centre.

At its Regular Meeting of June 25, 2018, Council considered Report 18-78 "Time Restricted Parking" which examined feasibility and enforcement as well as practices of other municipalities and included an associated Policy. Council adopted Policy 05-117 "Time Restricted Parking" which provides guidance on suitable locations, initiation, review, and ballot processes, as well as a potential removal process.

Time restricted parking has been implemented in high demand areas throughout the Township. Examples include Fort Langley, downtown Aldergrove, Langley Memorial Hospital, and Carvolth Transit Exchange. To enforce time restricted parking, the Township implemented the use of an Automatic License Plate Recognition System (ALPR) in two Bylaw Enforcement Vehicles. Enforcement activity using this system is currently in effect.

On November 22, 2021, Council adopted Zoning Bylaw amendments that reduced off-street parking requirements for commercial uses. However, the Zoning Bylaw amendments included new bicycle parking and end of trip facilities for townhomes, apartments, and commercial uses consistent with the Township 2015 Cycling Plan and previous Council direction. Staff note that revisions to the Zoning Bylaw requiring EV charging spaces for residential uses has also been implemented. Staff anticipate that other measures such as shared parking, TDM incentives, and preferred parking for car shares or EV vehicles will be considered as part of the upcoming Transportation and Mobility Strategy which will replace the 2009 Master Transportation Plan.

Review of Resident Only Parking Practices of Lower Mainland Municipalities

Several Lower Mainland municipalities were contacted to obtain information on their current practices or policies with respect to Resident Parking Only (RPO). Through the review, it was determined that most municipalities either do not offer RPO or only provide it in isolated areas or based on special characteristics which may include:

- Hospitals – City of Burnaby and City of Abbotsford
- Colleges – City of Coquitlam
- Beaches – City of White Rock
- Population Density – City of Vancouver and City of North Vancouver

Municipalities like the Township in terms of land use and growth patterns, such as the City of Surrey, do not provide RPO but have implemented time restricted and paid parking instead. As noted previously, the Township adopted a Time Restricted Parking Policy in 2018. Some municipalities such as the City of Burnaby and the City of Abbotsford only offer RPO to residential streets surrounding the hospital due to its proximity to residential neighbourhoods. The Township has addressed concerns of hospital employees and visitors parking on local residential streets through the time restricted parking policy.

The City of Coquitlam's RPO system primarily focuses on residential areas surrounding Douglas College. The College offered paid parking on their private lots. To avoid paying the fees, students would park on the streets fronting the school. On-street paid parking was then introduced which diverted students to adjacent local streets. RPO was implemented and expanded to areas beyond

the College as requested by other residents. It should be noted that Coquitlam is no longer developing RPO zones and has removed or reduced some locations. At this time, parking permits are issued to eligible residents within these historical zones, when requested. Their bylaw enforcement is driven by complaints, not through active patrolling. The remainder of RPO zones may be subject to removal in the future.

The City of North Vancouver's system contains both RPO and Resident Exempt (RE) permits. RE permits allow permit holders to be exempt from time restricted parking locations. The RE Policy was developed in response to parking concerns adjacent to the Lions Gate Hospital. RE zones expanded to new neighbourhoods and with that, parking demand would shift to other residential areas. The system was reworked to introduce RPO, reduce RE to 50% of the block, and replace all RE from the commercial area along Lonsdale Avenue with time restricted parking. When parking restrictions for an eligible block is requested, staff review the parking demand to ensure the threshold is met – 75% for RE and 85% for RPO. There are typically 10-15 reviews conducted each year. Within an RPO or RE block, only the residents of buildings with insufficient off-street parking qualify for the permits. For parking enforcement, one to two bylaw officers are on patrol per day using a system similar to the Township's ALPR.

The City of White Rock's RPO initially existed in relation to the paid parking areas to exempt residents from the hourly or daily fees. Over time, the RPO zones expanded throughout the City when residents petitioned for their areas to be included. This resulted in parking permits being granted even in areas with no paid parking impacts. Within the RPO zones, up to four permits can be issued per household, including each unit in a condominium. At this time, bylaw enforcement requires manually checking vehicles for proper display of decals.

Some municipalities such as the City of Maple Ridge restrict the eligibility of RPO and RE to land use. Only single-family dwellings are eligible for consideration, whereas multi-family dwellings like townhomes, apartments, and condominiums have been deemed to have sufficient off-street parking as per the City's zoning bylaw. Visitor parking or temporary permits are not issued to avoid abuse of the system. Similar to the City of North Vancouver, a staff review of the percentage of vehicle occupancy or utilization is needed when initiated by a resident's request.

Permit cost varies between different municipalities. The charges range from approximately $25 per year to $300 per year, with potential plans to increase the minimum prices. There are some policies that have been in effect for numerous years now, which charge a flat rate for all locations. Municipalities that have not yet adopted a variable rate system are moving towards a zone-based system, where permit pricing is dependent on the demand. Appropriate pricing and limiting the number of permits issued will assist in alleviating the demand and the lack of parking available for permit holders.

Permit Parking Considerations for the Township of Langley

RPO and visitor permits will require additional staff resources to administer, implement, and enforce. There will be additional costs to residents for the application and annual permit fees.

The increase in resources required by Engineering Department staff will be for the implementation of the new policy, review of appropriate locations, maintenance and issuance of permits, responding to complaints and concerns, installation and ongoing maintenance of new signs, and other related infrastructure.

Demands on Bylaw Enforcement staff will also increase to enforce each location where RPO is implemented. Currently the Township is utilizing ALPR on two bylaw vehicles to enforce time restricted parking. Additional staff resources may be required to enforce RPO locations.

Expected costs associated with implementing RPO is unknown at this time, as it will depend on the extent of the number of areas approved, permits issued, and the amount of enforcement required. With the potentially high demand, a separate parking section within the Transportation and Bylaw Department may be required to respond to inquiries more effectively. Several other municipalities have created a dedicated Parking Management Department due to this demand.

Conflicts have arisen from areas where pay parking has been implemented. There are private commercial properties that have begun charging for parking in their parking lots. Our understanding is that the parking charge was implemented to ensure that on-site parking is only being used by their patrons. However, charging for parking on private property may also divert parking onto adjacent streets for those who choose to avoid paying the fee. Examples are present in Fort Langley and the Willoughby Town Centre that have been charging for parking on private property. There is potential for customers of those stores to park in other areas in local streets to avoid paid parking. For other paid parking locations such as Carvolth Transit Exchange and the Langley Memorial Hospital, time restricted parking has been implemented on nearby streets.

Advice from legal counsel notes that prohibiting on-site pay parking may lead to conflicts with owners on the use of their parking spaces by persons who are not patrons of their establishment. Alternatively, on-site pay parking may lead to their patrons parking on-street. Requiring free parking may also be contrary to policies related to carbon reduction, biking, and public transit. Pay parking may be considered as a TDM measure that may influence and lead to a shift in the choice of travel towards more public and active modes of transportation.

The review of other municipalities' RPO systems show that typically two permits are issued per household, and some have no limits. Permit holders are informed that on-street parking is still on a first come first served basis with no guarantee that parking will be available. With different land uses, such as condominiums and single-family homes sharing the same street, parking conflicts may not be addressed. Regarding visitor parking, separate permits will be required to be reviewed by staff on a case-by-case basis. Like for residents, on-street parking is not guaranteed for visitors and there may not be parking available for the full duration of the temporary permit. The implication is that the Township may receive an increased number of complaints from residents and visitors regarding the lack of on-street parking despite having paid for a parking permit.

Newer development in town centre areas have been transitioning to mixed use, where office or commercial is on the same site as residential. As such, it is difficult to balance the needs of commercial use and residential use when implementing a resident only parking system.

Summary

The research undertaken by the Township indicates that most Lower Mainland municipalities do not have a permit parking system or have limited it to specific areas. The implementation of residential parking only signage must be undertaken in conjunction with a permitting system to administer and enforce such signs. The Township does not currently have the resources needed to implement, administer, or enforce such a system. As such, staff will continue to manage on-street parking within the parameters of the existing bylaws and policies unless otherwise directed by Council.

With regards to the most recent request for resident only parking or permit parking on 223 Street, staff will advise the resident of the current policy particularly as it relates to the review, revision, and removal process.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-86
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	CAPITAL REQUEST – SHORELINE CLEANUP 25337 - 88 AVENUE AND 8834 - 252 STREET		

RECOMMENDATIONS:

That Council authorize the use of up to $1M from the Capital Projects Reserve for removal of the abandoned structures, vessels, and debris along the Fraser River shoreline of 25337 - 88 Avenue and 8834 - 252 Street.

That Council authorize staff to apply for grant funding from other levels of government to potentially cover or reduce the cost to the Township.

EXECUTIVE SUMMARY:

A sunken vessel, barge, various marina structures and debris require disposal and cleanup from the Fraser River shoreline of Township owned property. Preliminary investigation has produced cost estimates that include legal and environmental procedures to claim and remove the vessel and marina structures and debris. This cleanup work is required in advance of further development of the site for public recreation access.

PURPOSE:

These properties are intended for development as a public access recreation site under previously recognized non-agricultural use from the Agricultural Land Commission including a future boat launch. Clean up of the shoreline of abandoned boat, barge and various marina structures is required before development can occur and to limit the Township's liability of any further environmental impacts the abandoned vessels and structures may cause.

BACKGROUND/HISTORY:

Council provided direction under Item Q7 of the December 5, 2022 meeting, for the following:

> *Therefore be it resolved that Council hereby directs staff to report to Council on the provision of a new boat launch with accessory uses and/or complementary facilities at 252 Street and 88 Avenue in Glen Valley, potentially including, but not necessarily limited to:*
> - *A passive park, marina, appropriate parking, storage and one or more boat launch(es) with other potential additions for Council to consider such as picnic areas, greenway or trail connections or other complementary options;*
> - *Removal of existing structures and other unneeded facilities; and*
> - *Other suggestions or ideas staff may deem appropriate to present to Council for its consideration;*
>
> *That Council hereby directs staff to include within the 2023 Budget Process the necessary road access and railway crossing upgrades and improvements needed for vehicles towing watercraft to access the subject properties, with an outline of any funding already set aside and in place for this purpose and the necessary funding to commence these works within 2023; and*
>
> *That Council hereby directs staff to prepare for Council's consideration, as soon as practical within 2023, the above referenced replacement boat launch project concept for pre-approval within the 2024 budget for the commencement of on-site works to begin no later than within 2023 or 2024, if possible."*

During 2023 and early 2024, Council has provided various direction and approved funding for road improvements in the area. This report provides direction for the first step in removal of debris and preparation of the site for future use.

DISCUSSION/ANALYSIS:

Applicable Policies:

Legislation:

Transport Canada (TC) has jurisdiction for activities in the Fraser River related to watercraft. The process of applying for legal possession of the sunken Chief Skugaid vessel at the marina, including removing the impacted section of marina dock will begin with application for legal possession of the vessel, followed by a public notification process before proceeding with removal.

The Department of Fisheries and Oceans will require a notification and plan from the contractor's environmental consultants for support to proceed with the cleanup of the shoreline including possessed sunken vessel and an adjacent abandoned barge. Environmental monitoring will be required during all construction activity.

Legal Implications:

The Township has been unable to locate and contact the owner of the Chief Skugaid vessel. If the owner was to be located and affirm the ability to perform the vessel cleanup and removal, then the timeline for removal may be impacted.

The intended schedule includes summer completion of the legal possession of Chief Skugaid (the public notice process is 30 days) and award of a contract for cleanup of the vessel and shoreline. The work is subject to the fisheries window and timing of optimum water levels to support the contractor's approach and methodologies for removing the vessel with minimal environmental impact. Final completion of cleanup is expected to be done between the Fall 2024-Fall 2025.

Intergovernmental Implications:

The qʼʷaːṅƛʼəṅ (Kwantlen First Nation), q̓iċəy̓ (Katzie First Nation), and Máthxwi (Matsqui First Nation) would be notified of the intended time of work for the shoreline cleanup.

Interdivisional Implications:

The intended work would be completed in coordination with plans for construction of the 252 and River Road intersection improvement which has been previously approved by Council.

Cost and Resource Allocations:

The estimated cost of the shoreline cleanup including consultant fees is $1M. The project would be managed by staff for retention of a suitable contractor, consultant team and legal support.

Staff will continue to investigate and pursue options for funding from other levels of government to cover or reduce this cost to the Township, but at this time there is no guarantee that any funding would be provided.

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**
FINANCE DIVISION	S. Ruff
ENGINEERING DIVISION	R. Zwaag

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-90
FROM:	ENGINEERING DIVISION	**FILE:**	5260-26-01
SUBJECT:	204 STREET FROM 73A AVENUE TO 72 AVENUE		

RECOMMENDATION:

That Council defer to the development process to construct missing roadway segments along 72B Avenue and 204 Street.

EXECUTIVE SUMMARY:

At its November 6, 2023, Regular Meeting, Council passed a resolution that directed staff to report to Council on the potential completion of 204 Street from 73A Avenue to 72 Avenue. Collector roads, such as 204 Street are typically dedicated and constructed as a condition of development thereby reducing costs to the Township of Langley. The Development Cost Charge (DCC) Program does not include the land or construction cost of local and collector roads. Attachment A illustrates development projects in the area.

As part of approved development project 08-23-0190, the west side of 204 Street has been dedicated between 72 Avenue and 72B Avenue and the developer is responsible to construct the west half of 204 Street, but it is not known when this will occur. There is currently no road dedication for 204 Street between 72B Avenue and 73A Avenue. There is a proposed development project 08-23-0185, but there is no known timeline for when construction would occur.

Council can defer to the development process to construct the missing segments along 72B Avenue and 204 Street which would be consistent with current and past practices for constructing collector roads and minimizing costs to the Township. This would be the recommended option; however, staff have developed alternate options for Council's consideration.

Option 1 is for the Township to construct an interim two-way asphalt roadway without urban features along 72B Avenue and 204 Street frontages of development project 08-23-0190 in advance of development. The asphalt roadway would be impacted to facilitate the construction of the underground parkade and installation of underground utilities. The order of magnitude cost for this option is $1,600,000 and is not recommended by staff.

Option 2 is similar to option 1 but proposes to construct a narrower interim one-way asphalt roadway eastbound on 72B Avenue and southbound on 204 Street. The order of magnitude cost for this option is $1,000,000 and is not recommended by staff.

Option 3 is to construct an interim gravel roadway, approximately 6 metres wide to allow two-way traffic on 72B Avenue and 204 Street. The order of magnitude cost to implement this option is $450,000 and will require regular and ongoing maintenance by the Township and is not recommended by staff.

Option 4 is to construct an interim asphalt driveway on 73A Avenue from 20261 – 72B Avenue with consent of the strata for the use of residents living at both 20261 – 72B Avenue and 20327 – 72B Avenue at an estimated cost of $40,000 for construction and $10,000 for reinstatement of the boulevard, for a total cost of $50,000. This would be staff's alternate recommendation but would require Strata consent/approval.

Option 5 is to install signage to prohibit westbound left turns from 72B Avenue onto 202A Street during morning and afternoon peak periods at an estimated cost of $1,000. Although considered a low-cost option, this could require monitoring and enforcement to ensure compliance and may not be received well by the residents. This option is not recommended by staff.

PURPOSE:

To provide options to address traffic concerns from residents of 72B Avenue.

BACKGROUND/HISTORY:

Residents on 72B Avenue have raised concerns regarding the lack of an alternative access, traffic safety, and delays due to construction activity from an adjacent development site. At its November 6, 2023, Regular Meeting, Council passed the following resolution:

> *"That council directs staff to report to Council on the potential completion of 204 Street from 73A Avenue to 72 Avenue."*

DISCUSSION/ANALYSIS:

204 Street is designated as a major collector road in the 2009 Master Transportation Plan (MTP). Collector roads are typically constructed as a condition of development to urban standards that include two travel lanes, two parking lanes, sidewalks, and streetlights. However, 204 Street is the boundary between the Smith Neighbourhood Plan and the Central Gordon Estates Plan which are at different stages of development. At the present time, 72B Avenue is operating as a dead-end road with the sole access for residents being the intersection of 202A Street. Alternate access is anticipated through the future 204 Street collector road.

Attachment A illustrates the current stage of development in the area. The west half of the road dedication of 204 Street north of 72 Avenue and the east half of the road dedication south of 72B Avenue have been secured between 72 Avenue and 73A Avenue. Road dedication for 204 Street north of 72B Avenue has not yet been secured as a condition of development. The cost of land acquisition and construction of collector roads is not included in the DCC program.

Road dedication as a condition of development has not yet been provided for either the east or west halves of 204 Street between 72B Avenue and 73A Avenue.

Several options to address the queues and delays for residents of 72B Avenue have been developed. Some of these options include constructing 70 metres of 72B Avenue utilizing existing road dedication and constructing 130 metres of the west half of 204 Street using existing road dedication between 72 Avenue and 72B Avenue. Due to the misalignment of 204 Street at 72 Avenue, options with the construction of the west side of 204 Street may need left turn restriction at the intersection of 72 Avenue and 204 Street.

Council can defer to the development process to construct 204 Street to the ultimate standard and configuration which would be consistent with current and past practices for constructing collector roads and minimizing costs to the Township. This would be the option recommended by staff; however, staff have developed alternate options for Council's consideration.

Option 1: Construction of an interim two-way asphalt road on the west side of 204 Street (72 Avenue to 72B Avenue) and the south half of 72B Avenue (fronting 7235 – 204 Street, development project 08-23-0190) by the Township.

The timing of the construction of 204B Street and 72B Avenue fronting 7235 – 204 Street is uncertain. As such, the Township can consider constructing a temporary half road on the west half of 204B Street (72 Avenue to 72B Avenue) and 72B Avenue (20356 – 72B Avenue to 204 Street). The following factors should be considered with this option:

- Construction of a temporary half road on 72B Avenue and 204 Street to an urban standard with curb, boulevard, and streetlights is not recommended as the road would be impacted by future construction of an adjacent multi-family building and underground parking structure.

- Hoarding of a road right-of-way is common to provide the necessary working area and truck access for construction.
- A temporary road connection, without typical urban features is feasible within the existing road dedication and would be a lower cost option.
- Reconstruction of the temporary road to the ultimate urban standard would be required as a condition of the development project.
- Order of magnitude cost is $1,600,000 and not recommended by staff.

Option 2: Construction of an interim one-way eastbound and southbound asphalt road on the west side of 204 Street (72 Avenue to 72B Avenue) and on the south half of 72B Avenue by the Township. This option has the following considerations:

- Alternate access out of the 72B Avenue would be provided, but access in would continue to be limited to 202A Street.
- It is our understanding the major concern from residents is with exiting 72B Avenue, which would be addressed with this option.
- The temporary road would have similar implications from future development as described in option 1.
- Order of magnitude cost is reduced to $1,000,000 and not recommended by staff.

Option 3: Construction of a two-way temporary gravel road on the west side of 204 Street (72 Avenue to 72B Avenue) and the south side of 72B Avenue by the Township. This option has the following considerations:

- Similar limitations and benefits to option 1, except with a 6-metre-wide temporary gravel road.
- Regular maintenance required by the Township for the temporary gravel road surface.
- Likelihood of dirt and gravel being tracked and at both ends of the temporary gravel road and onto 72 Avenue and 72B Avenue.
- Order of magnitude cost is $450,000 and not recommended by staff.

Option 4: Construction of an interim asphalt driveway on 73A Avenue from 20261 – 72B Avenue.

- The townhouses at 20261 72B – Avenue and 20327 – 72B Avenue only have driveways on 72B Avenue.
- At the northwest end of 20261 – 72B Avenue, there is a dead-end internal strata road that is approximately 30 metres from the intersection of 73A Avenue and 202A Street.
- A temporary 6-metre-wide driveway connecting to 73A Avenue could be constructed for the use of the residents of both 20261 – 72B Avenue and 20327 – 72B Avenue.
- The proposed driveway would be skewed to avoid impact to an access panel for underground utilities located in the boulevard.
- Strata approval for construction and assurance that the driveway could be used by residents of both Township complexes would be required prior to works being undertaken.
- Order of magnitude cost is $40,000 for construction and $10,000 for reinstatement afterwards. This would be an alternate recommendation.

Option 5: Impose turn restrictions on 72B Avenue at 202A Street.

- Concerns from residents are primarily delays in exiting 72B Avenue onto 202A Street.
- Staff have observed delays and queues on 72B Avenue during peak traffic period.
- Westbound left turning vehicles must wait for gaps in northbound and southbound traffic.
- Westbound right turning vehicles only need to wait for gaps in northbound traffic.

- Restricting the westbound movement to right turns only at 202A Street would reduce queue and delays to residents of 72B Avenue.
- There are opportunities further north on 202A Street for motorists wishing to go south to go around the block using other routes.
- The long-term plan for this intersection, following completion of other road connections, such as 204 Street, is to restrict this westbound to southbound turn movement due to the proximity of 72B Avenue to 72 Avenue.
- The turn restriction could be in place for the morning and afternoon peak hours of traffic (6-9am and 3-6pm).
- May not be received well by residents and would likely require ongoing monitoring and enforcement.
- Minimal cost of $1,000 but not recommended by staff.

The following table summarizes the order of magnitude costs associated with the staff recommendation and alternate options.

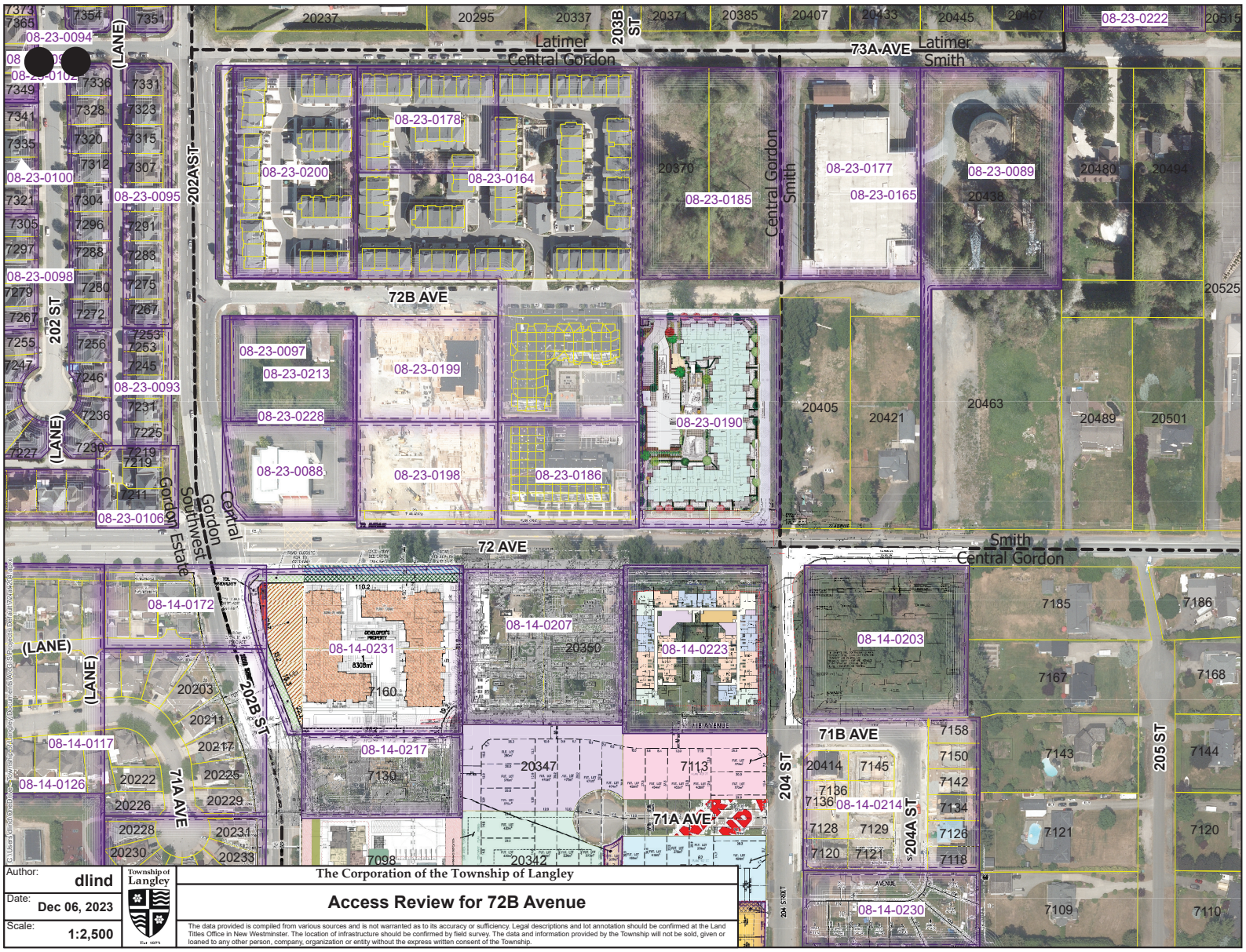
Option	Description	Order of Magnitude Cost
Status Quo	defer to development to construct 72B Avenue and 204 Street (recommended)	$0
1	temporary 204 Street and 72B Avenue two-way half road by Township (not recommended)	$1,600,000
2	temporary 204 Street and 72B Avenue one-way half road by Township (not recommended)	$1,000,000
3	temporary 204 Street and 72B Avenue two-way gravel road by Township (not recommended)	$450,000
4	temporary driveway on 73A Avenue (alternate recommendation)	$50,000
5	westbound left turn restrictions at 72B Avenue and 202A Street (not recommended)	$1,000

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

ATTACHMENT A Site Map of Development Projects on 72B Avenue and 204 Street

ATTACHMENT A



Author:	dlind
Date:	Dec 06, 2023
Scale:	1:2,500

Township of Langley

The Corporation of the Township of Langley

Access Review for 72B Avenue

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-89
FROM:	ENGINEERING DIVISION	**FILE:**	5330-27-074
SUBJECT:	CAPITAL REQUEST - JERICHO BOOSTER PUMP STATION		

RECOMMENDATION:

That Council authorize the use of an additional $1,980,000 of Water Development Cost Charges and $20,000 from the Water Capital Works Reserve for construction of the new Township Jericho Booster Pump Station.

ANALYSIS:

Willoughby is supplied with water from Metro Vancouver, which is currently drawn directly from Metro Vancouver's (MV) Barnston Island Main (BIM) through the existing Township Willoughby Booster Pump Station. To increase water supply and service development growth in Willoughby, the proposed Willoughby Booster Pump Station is required to supply water from the Metro Vancouver Jericho Reservoir recently constructed.

Tender for construction of the Jericho Booster Pump Station closed on April 10, 2024, with 7 (seven) bids received. Bids ranged from $17,660,000 to $23,232,045, all of which exceeded the engineer's estimate of $17,330,000, including contingencies. Additional costs for inspection, construction management, BC Hydro, Metro Vancouver crews, and Township of Langley crews to connect the pump station to the water system will exceed the current budget allowance.

Funding has been allocated to this project in the DCC bylaw, identified as project 23W007, up to a total DCC recoverable amount of $29,150,550.

Financial Implications:

Additional funding of $2,000,00 is required, with $1,980,000 proposed to come from the Water DCC program and $20,000 from the Water Capital Works Reserve, to award the tender and proceed with construction. Details of required funding are presented in the tables below.

Township of Langley Capital Project Description						
Project Title:	Jericho Booster Pump Station					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$2,000,000				
Budget Remaining	$18,046,639					
Total Projected Cost	$18,046,639	$2,000,000				

Project Description *(Phased Project)	This project will replace the existing Willoughby Pump Station with a new station that has increased capacity and will have its water supplied out of the new Metro Vancouver Jericho Reservoir. The existing station will then be converted to service the northern areas of Willoughby.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The existing Willoughby Pump Station is unable to utilize the water stored in the new Metro Vancouver Jericho Reservoir until the new Booster Pump Station is completed. In addition, ongoing development in Willoughby requires capacity upgrades to service the Northwest Langley water system.
Project Priority Ranking	**High** • deterioration or obsolescence • leverage external funding • emergent conditions

Length of Project (years):	8	Initial Year of Approval:	2018

Township of Langley Capital Project Description						
Project Title:	Jericho Booster Pump Station					
Work Breakdown	WTR1164					
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		$1,980,000				
Reserve: Water Capital Works		$20,000				
Debt	$18,046,639					
TransLink						
ICBC						
Other:_____						
Total Currently Funded	$18,046,639	**$2,000,000**				
Total Currently Unfunded						

Estimated Annual Operating Impact	$ 48,176

Respectfully submitted,

Dave McCormick, P.Eng.
ACTING MANAGER, UTILITIES AND ENVIRONMENT
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-95
FROM:	ENGINEERING DIVISION	**FILE:**	1855-60-001
SUBJECT:	CAPITAL REQUEST - 2024 TRANSLINK FUNDING		

RECOMMENDATION:

That Council authorize the use of $2,275,020 of Development Cost Charges, $1,449,963 of Capital Projects Reserve, and $105,000 of internal sources for 2024 TransLink Projects.

ANALYSIS:

TransLink provides grant funding opportunities for capital projects that expand and enhance Major Road Network (MRN) vehicle, cycling and pedestrian infrastructure. Opportunities for cost-sharing capital projects on the MRN are managed through five (5) TransLink grant programs; Bicycle Infrastructure Capital Cost Share (BICCS), Major Road Network and Bike Upgrades (MRNB), Structures, Bus Speed and Reliability (BSR), and Walking Infrastructure to Transit (WITT).
At the October 23, 2023, Regular Meeting, Council authorized applications to TransLink for funding of $6,413,233. Subsequently, TransLink has agreed to fund all applications and staff are seeking Council's confirmation of the Township's required cost sharing of $3,829,983.

Financial Implications:

A summary of approved projects, cost share percentages, and projects that require additional Township contributions are noted in the tables below.

Approved Allocated 2024 TransLink Funding:				
Program	**2024 TransLink Funding**	**TransLink Cost Share**	**Project**	**Additional ToL Funding Required**
MRNB	$2,098,000	50%	Fraser Highway Widening: 24300 block to 24600 block	$2,098,000 (DCC Eligible)
Sub Total:	**$2,098,000**			**$2,098,000**

Approved Competitive 2024 TransLink Funding:				
Program	**2024 TransLink Funding**	**TransLink Cost Share**	**Project**	**Additional ToL Funding Required**
BICCS Competitive	$600,000	75%	Fraser Highway Widening: 24300 block to 24600 block	$200,000 (DCC Eligible)
Structures	$148,214	50%	20400 block 16 Avenue Bridge	$93,964
Structures	$1,023,019	50%	Mufford Overpass Rehabilitation	$1,023,019
Structures	$310,000	50%	2600 block 200 Street Bridge (Pedestrian Path Rehabilitation)	$310,000
BSR	$30,000	50%	64 Avenue & 200 Street	$30,000
BSR	$75,000	50%	86 Avenue & 200 Street	$75,000
Subtotal:	**$2,186,233**			**$1,731,983**
Total Allocated & Competitive:	**$4,284,233**			**$3,829,983**

The following table confirms funding awarded for the Willowbrook Connector/208 Street widening project of which Township cost sharing amounts have previously been funded by Council.

BICCS	$533,000
WITT	$196,000
BICCS Rapid Implementation	$1,000,000
WITT Competitive	$400,000
Total Allocated & Competitive	**$2,129,000**

A summary of the required funding sources is presented below. Details of individual projects requesting additional funding are available in the following capital sheets.

Required Township Cost Sharing	
Source	**2024**
Highway DCC's	$2,275,020
Capital Projects Reserve	$1,449,963
Transfer from Existing Capital Budget	$105,000
Total:	**$3,829,983**

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Widening: 24300 Block to 24600 Block					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$4,996,000				
Budget Remaining	$8,283,303					
Total Projected Cost	$8,283,303	$4,996,000	TBD			
Project Description *(Phased Project)	Continuation of the design and construction of the next phase of widening Fraser Highway from 243 Street to 246 Street to four (4) travel lanes plus multi-use paths on both sides and ultimate intersection improvements with turn bays at 244 street. Project is 50% funded by TransLink (75% for multi-use paths) Funding has been received from TransLink for the 2022, 2023, and 2024 program years, with additional funding requests anticipated to occur in 2025.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	Existing intersection of 244 Street and Fraser Highway is congested during peak hours with high traffic volumes along Fraser Highway. Installation of turn lanes and widening Fraser Highway to four (4) lanes with multi-use paths will improve traffic flows, reduce vehicle conflicts, and improve safety.					
Project Priority Ranking	**High**					
	• deterioration or obsolescence • leverage external funding • emergent conditions					
Length of Project (years):	4	Initial Year of Approval:	2022			

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Widening: 24300 Block to 24600 Block					
Work Breakdown	RDS1356					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$3,188,213	$2,275,020				
Reserve: Capital Projects Reserve		$22,980				
Debt						
TransLink	$5,095,090	$2,698,000				
ICBC						
Other:_____						
Total Currently Funded	**$8,283,303**	**$4,996,000**				

Total Currently Unfunded			**TBD**			

Estimated Annual Operating Impact	$38,956

Township of Langley Capital Project Description						
Project Title:	20400 Block 16 Avenue Bridge Rehabilitation					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$242,178				
Budget Remaining	$162,250					
Total Projected Cost	$162,250	$242,178				
Project Description *(Phased Project)	Bridge Rehabilitation at 16 Avenue and 20400 block. Work includes replacing the rip rap at the east abutment, replacing scour protection at the west abutment, and replacing the damaged railing and concrete curb at the northwest corner.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	Bridge rehabilitation is required to ensure that no further undermining of the abutments occurs during future storm events, to ensure continued safe travel for vehicular traffic, and to increase the life cycle of the bridge.					
Project Priority Ranking	**High**					
	• deterioration or obsolescence • leverage external funding • emergent conditions					
Length of Project (years):	2	Initial Year of Approval:	N/A			

Township of Langley Capital Project Description						
Project Title:	20400 Block 16 Avenue Bridge Rehabilitation					
Work Breakdown	RDS1379					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve	$108,125	$93,964				
Debt						
TransLink	$54,125	$148,214				
ICBC						
Other:_____						
Total Currently Funded	**$162,250**	**$242,178**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Mufford Overpass Rehabilitation					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$2,046,038				
Budget Remaining	$131,250					
Total Projected Cost	$131,250	$2,046,038				
Project Description *(Phased Project)	The scope of the construction work will include repairs to the spalling and cracking at the east abutment, slab jacking is required due to settlement of the east approach slab and additional security fencing on both the north and south side of the overpass.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	The repairs are required to ensure continued safe travel for vehicular and pedestrian traffic and to increase the life cycle of the overpass. This project is located on the Major Road Network and is eligible for cost sharing with TransLink under the Structures Program.					
Project Priority Ranking	**High**					
	• deterioration or obsolescence • leverage external funding • emergent conditions					
Length of Project (years):	2	Initial Year of Approval:	N/A			

Township of Langley Capital Project Description						
Project Title:	Mufford Overpass Rehabilitation					
Work Breakdown	RDS1378					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve	$65,625	$1,023,019				
Debt						
TransLink	$65,625	$1,023,019				
ICBC						
Other:_____						
Total Currently Funded	**$131,250**	**$2,046,038**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	2600 Block 200 Street Bridge (Pedestrian Path Rehabilitation)					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$620,000				
Budget Remaining						
Total Projected Cost		$620,000				

Project Description *(Phased Project)	Construction repairs are required to the pedestrian walkways due to deterioration of the structural beams and wood decking. In addition, the existing handrails require sandblasting and repainting.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The project is required to ensure continued safe travel for pedestrians and to increase the life cycle of the bridge. The project is located on the Major Road Network and is eligible for cost sharing with TransLink under the Structures Program.
Project Priority Ranking	**High** • deterioration or obsolescence • leverage external funding • emergent conditions

Length of Project (years):	2	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	2600 Block 200 Street Bridge (Pedestrian Path Rehabilitation)					
Work Breakdown	New					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$310,000				
Debt						
TransLink		$310,000				
ICBC						
Other:_____						
Total Currently Funded		**$620,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Bus Speed Reliability Improvements: 64 Avenue & 200 Street					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$60,000				
Budget Remaining						
Total Projected Cost		$60,000				

Project Description *(Phased Project)	Westbound left-turn bay extension on 64 Avenue east of 200 Street. Works include removing existing center median in front of Canadian Tire's driveway, replacing with a new median and delineators, and installing signs and pavement markings.
Project Justification and Consequences of Not Proceeding *(Phased Project)	During PM peak hours, westbound left-turn vehicles spill back onto the westbound through lanes, blocking westbound through movement. The Transit Priority Study recommends extending the westbound left-turn bay to improve the westbound flow, therefore shortening the bus waiting time at the intersection of 64 Avenue and 200 Street.
Project Priority Ranking	**High** • deterioration or obsolescence • leverage external funding • emergent conditions

Length of Project (years):	1	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	Bus Speed Reliability Improvements: 64 Avenue & 200 Street					
Work Breakdown	New					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges (Transfer from RDS1242)		$29,700				
Reserve: Capital Projects Reserve (Transfer from RDS1242)		$300				
Debt						
TransLink		$30,000				
ICBC						
Other:						
Total Currently Funded		**$60,000**				
Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Bus Speed Reliability Improvements: 86 Avenue & 200 Street					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$150,000				
Budget Remaining						
Total Projected Cost		$150,000				
Project Description *(Phased Project)	Adding a westbound left-turn signal to existing traffic signal and extending the westbound left-turn bay at 86 Avenue and 200 Street. Works include replacing existing signal heads with new signal heads, replacing some signal poles, upgrading signal cables to accommodate new left phases, replacing one portion of the existing median, and installing signs and pavement markings.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	Coast Mountain Bus Company has raised concern about delays for westbound left-turn buses at 86 Avenue and 200 Street. The Transit Priority Study recommends adding a westbound left-turn signal and extending the westbound left-turn bay to reduce intersection delays and improve the speed and reliability of transit on the 200 Street corridor.					
Project Priority Ranking	**High**					
	• deterioration or obsolescence • leverage external funding • emergent conditions					
Length of Project (years):	1	Initial Year of Approval:	N/A			

Township of Langley Capital Project Description						
Project Title:	Bus Speed Reliability Improvements: 86 Avenue & 200 Street					
Work Breakdown	New					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges (Transfer from RDS1242)		$74,250				
Reserve: Capital Projects Reserve (Transfer from RDS1242)		$750				
Debt						
TransLink		$75,000				
ICBC						
Other:						
Total Currently Funded		**$150,000**				

Total Currently Unfunded						

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 – REGULAR MEETING	**REPORT:**	24-87
FROM:	MUNICIPAL ADMINISTRATION AND FINANCE DIVISION	**FILE:**	0810-30
SUBJECT:	ICE AND DRY ARENAS FACILITY PROJECT - CAC FUNDING		

RECOMMENDATION:

That Council identify and approve the Township of Langley's general Community Amenity Contributions, as they become available, as the funding source for an amount of $80.944M for the Township's new Ice and Dry Arenas Facility Project.

That Council authorize staff to internally borrow funding from available reserves if general Community Amenity Contribution funds are not available when required, to be repaid as the CAC funds are received.

EXECUTIVE SUMMARY:

At it's Council Meetings during 2023, Council approved the Ice and Dry Arenas Facility Project, and identified both the Growing Communities Fund and a Loan Authorization Bylaw as funding sources for portions of the Project. The remaining sources were to be confirmed at a future date as "funding sources as identified by Council".

In keeping with the Council adopted Community Amenity Contribution policies which include an arena facility, staff recommend Community Amenity Contributions be identified as the funding source for the balance of the funds required for the Project. If General CAC funds are not available when required, then funds will be internally borrowed from available reserves, to be repaid back as the CAC funds are received.

Council also directed staff to report back regarding additional funding allocations required for Metro Vancouver Fees and TransLink Fees (both due at the time of building permit), Hydro costs for designing, establishing, and constructing the route and power supply requirements for the Project, and various fixtures, finishings and equipment. These envelopes are required to be funded at this time and are estimated to be able to be covered by an envelope of $5M. These costs will be added to the Project scope and funded within the budget envelope approved within this report's Recommendation.

Respectfully submitted,

Jason Winslade
GENERAL MANAGER
for
MUNICIPAL ADMINISTRATION DIVISION

and

Sandra Ruff
DIRECTOR
for
FINANCE DIVISION

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-82
FROM:	BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	LRP00014
SUBJECT:	BOOTH, FERNRIDGE AND RINN NEIGHBOURHOOD PLANS		

RECOMMENDATIONS:

That Council give first reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007.

That Council give first reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008.

That Council give first reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009.

That Council give first reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010.

That Council receive for information the updated Brookswood-Fernridge Amendments to the Community Amenity Contributions Policy #07-166.

That Council receive for information the updated Brookswood-Fernridge Greenway Amenity Policy #07-235.

That Council receive for information the updated Brookswood-Fernridge Arterial Road Completion Amenity Policy #07-236.

That Council consider that Booth Neighbourhood Plan Bylaw No. 6008, Fernridge Neighbourhood Plan Bylaw No. 6009, and Rinn Neighbourhood Plan Bylaw No. 6010 are consistent with the Township of Langley Financial Plan.

That Council consider that Booth Neighbourhood Plan Bylaw No. 6008, Fernridge Neighbourhood Plan Bylaw No. 6009, and Rinn Neighbourhood Plan Bylaw No. 6010 are consistent with the Metro Vancouver Integrated Liquid Waste Water Resource Management Plan and Integrated Solid Waste and Resource Management Plan.

That Council authorize staff to schedule a Public Open House prior to a required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009; and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010.

That Council authorize staff to schedule the required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009; and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010.

That Council consider that the consultation process during preparation of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009; and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010 is consistent with Sections 475 and 476 of the Local Government Act and Council Consultation – Official Community Plan Policy 07-160.

That Council refer Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010 to relevant organizations and agencies as outlined in this report for comment.

EXECUTIVE SUMMARY:

One of the few remaining greenfield development areas in Metro Vancouver, Brookswood-Fernridge has been designated for urban growth since 1979 when the first Township of Langley Official Community Plan (OCP) was adopted.

In 1987, the Brookswood-Fernridge Community Plan (BFCP) envisioned single-family as the primary form of residential development. A new BFCP was adopted in 2016 to provide a planning framework that aims to balance two key community values: the desire to preserve a small-town feel characterized by towering cedars, and the need to provide a wide range of housing options at different price points.

With the new planning framework, the Booth, Fernridge and Rinn Neighbourhood Plans (NPs) were adopted in July 2023 and provided for a wide range of housing typologies.

In December 2023, the provincial government amended the Local Government Act (LGA) to require municipalities to permit small-scale, multi-unit housing (SSMUH) more broadly. In January 2024, Council directed staff to update the NPs to align with the new provincial legislation. Also, in late March 2024, Council provided additional principles for the update.

Based on the new provincial requirements and Council principles, the NPs have been revised and presented in the proposed bylaws. As a result, the total buildout population of the entire Brookswood-Fernridge community would be approximately 59,900, which represents no change between the existing plans and the revised plans, as opposed to a higher population projection if the NPs remained the same.

Notable changes to the NPs are summarized below:

- Housing: Over 940 hectares (2,330 acres) of land has been designated for residential purposes in Brookswood-Fernridge. This amount represents more than 70% of land in the community. More than 98% of this capacity has been designated for SSMUH options, with the remainder (2%) designated for apartments, special housing, manufactured home park, and low density residential.

- Environmental protection areas: Approximately 235 hectares (580 acres), or 20% of the entire Brookswood-Fernridge community is designated as Aquatic Conservation, Ecological Corridor, Neighbourhood Park and Park and Open Space, which would be dedicated into public ownership. The estimate includes proposed changes to add:
    - 4.5 metres of additional protection on each side of the Streamside Protection and Enhancement Area (SPEA), by requiring creek greenways to locate outside of the 30-metre protection zone, for a total of 9 metres of protection on both sides of a ravine
    - a 10-metre Sensitive Environment Protection Development Permit Area beyond SPEA
    - conservation and park areas in and beyond the existing Horne Pit

  Pervious areas on public rights-of way (such as boulevards with street greenways) and on private properties (such as front yards, back yards and side yards) are not included in the estimate, which could add 7%, for a total of approximately 27% of the entire community for the purposes of enhancing conservation and tree canopy coverage.

- Schools: Five additional elementary schools, two new middle schools and one new secondary school will be required. While the new elementary school sites (as development prerequisites) have been generally identified in the revised plans, the exact locations for the middle schools and high school will be finalized, with further collaboration with School District 35.

- Employment areas: 55 hectares (135 acres) of new employment lands adjacent to Campbell Heights have been added.

The Booth, Fernridge and Rinn NPs have been revised pursuant to the provisions of the Local Government Act, as detailed in the report.

Subject to Council's approval for the recommendations above, a Public Open House and a required Public Hearing as part of the bylaw approval process are recommended, to provide for additional community engagement and public input.

PURPOSE:

This report is in response to Council's direction on January 29, 2024 to update the Booth, Fernridge and Rinn Neighbourhood Plans to align with the new small-scale, multi-unit housing legislation.

BACKGROUND/HISTORY:

The Township has invested a significant amount of time and resources in the planning of Brookswood-Fernridge in the last decade. The planning process included two attempts to update the Brookswood-Fernridge Community Plan (BFCP), once in 2014 and another in 2016.

The second attempt resulted in a new plan that replaced one that was in place since 1987. The planning process involved technical analysis, policy research and community engagement that included dialogue sessions, workshops, open houses and Public Hearings. On October 23, 2017, Council adopted the new BFCP and directed staff to commence the preparation of neighbourhood plans (NPs) for Booth, Fernridge and Rinn.

On January 21, 2019, Council endorsed the Terms of Reference for the NPs. While the planning process for the NPs was impacted by the Covid-19 pandemic, community engagement and agency consultation remained robust. Meetings with the Council-appointed Neighbourhood Planning Team, ask-a-planner sessions and open houses were conducted using virtual or online methods. In-person engagement activities resumed in mid-2022 when health restrictions began to relax. The three NPs were adopted by Council on July 24, 2023.

In late 2023, the provincial government introduced changes to the Local Government Act (LGA) to require municipalities to permit small-scale, multi-unit housing (SSMUH) options that are ground-oriented and compatible in scale and form within single-family neighbourhoods.

At the January 29, 2024 Regular Meeting, Council directed staff to update the Booth, Fernridge and Rinn NPs by revising or altering any components or policies that do not align with the SSMUH legislation, with an expectation of finalizing the plans in the second quarter of 2024.

At the March 25, 2024 Regular Meeting, Council endorsed additional principles for the three NPs, as follows:

A. Additional environmental preservation and pervious area setbacks in additional to minimum SPEA requirements for Little Campbell River and/or other important waterways, subject to the removal of previously lower density housing forms with lower percentages of impervious services that local government no longer controls and can no longer ensure;
B. Exploration of employment land options, including area(s) located adjacent to Campbell Heights;
C. The potential establishment of Special Study Areas for subarea(s) for which residential development of the forms still controlled by local government are potentially inappropriate to designate;
D. The potential expansion of trail connections between Campbell Valley Regional Park and the developed areas of Brookswood, including, but not necessarily limited to, the Derek Doubleday Arboretum, if possible;
E. Additional preservation or park space(s) within the lands known as “Horne Pit”;
F. Ensuring quality urban planning for upcoming urban areas in South Langley that generally maintains projected, reasonable and established residential densities despite the inability to now create lower density residential single family subdivisions with certainty; and
G. Options to streamline and improve the flexibility and responsiveness of the neighbourhood planning process and subsequent governing documents.

DISCUSSION/ANALYSIS:

The report discusses:

a) the revised Booth, Fernridge and Rinn Neighbourhood Plans, based on the new Council directions and in the larger context of new legislative changes to permit SSMUH options in areas that were previously restricted to single-family uses;
b) proposed amendments to the Community Amenity Contributions (CAC) Policy, Brookswood-Fernridge Greenway Amenity Policy, and Brookswood-Fernridge Arterial Road Completion Amenity Policy;
c) potential implications of the revised plans on the Township of Langley Financial Plan, and Metro Vancouver Integrated Liquid Waste Water and Solid Waste Management Plans; and
d) the requirements of the plans under the LGA.

Council Directions

On March 25, 2024, Council provided specific directions for the NPs. Each direction is discussed below.

A. *Additional environmental preservation and pervious area setbacks in additional to minimum SPEA requirements for Little Campbell River and/or other important waterways, subject to the removal of previously lower density housing forms with lower percentages of impervious services that local government no longer controls and can no longer ensure.*

There are three watercourses in the Brookswood-Fernridge area: Anderson Creek, Little Campbell River, and Murray Creek, all of which are red-coded under the Watercourse Classification (Map 11 in the Official Community Plan), indicating known or suspected fish-bearing habitats.

It has been a Township practice to locate creek greenways (approximately 4.5 metres in width) within the Streamside Protection and Enhancement Area (SPEA). Additional environmental preservation and pervious area setbacks could be gained by locating creek greenways beyond the 30-metre SPEA which would increase the protected area by approximately 5.5 hectares (13.5 acres) in the three watersheds. Based on the Council-endorsed principle, policy provisions have been added to the three NPs to locate creek greenways outside of SPEA.

A Sensitive Environment Protection Development Permit Area is recommended for the Brookswood-Fernridge Community Plan and has been incorporated into the proposed Bylaw No. 6007. A Development Permit would be required for all development and subdivision activity or building permits within 40 metres of the top-of-bank of all watercourses and wetlands (30-metre SPEA plus 10-metre additional beyond SPEA), with objectives to: (a) provide greater protection to watercourses and their associated riparian habitat by securing areas in public ownership; (b) enhance erosion control; (c) improve vegetation management; and (d) increase tree canopy cover.

B. *Exploration of employment land options, including area(s) located adjacent to Campbell Heights.*

One of the goals of the Official Community Plan is to maintain a balance between local job opportunities and labour force growth. To ensure this goal is achieved, given the population growth, additional employment lands are recommended for the area generally bounded by 30 Avenue (north), 200 Street (east), 27 Avenue (south) and 196 Street (west).

Approximately 55 hectares (135 acres) in size, the new employment area has been incorporated into the Brookswood-Fernridge Community Plan and the Booth and Fernridge NPs.

C. *The potential establishment of Special Study Areas for subarea(s) for which residential development of the forms still controlled by local government are potentially inappropriate to designate.*

No Special Study Area has been identified.

D. *The potential expansion of trail connections between Campbell Valley Regional Park and the developed areas of Brookswood, including, but not necessarily limited to, the Derek Doubleday Arboretum, if possible.*

Section 2.1.4 of the Official Community Plan encourages the Township to pursue the development of an arbour ribbon between the urban and rural areas. The arbour ribbon would consist of a linear green space, on the urban side of the Agricultural Land Reserve (ALR) edge, that incorporates trails, parks, buffers, and landscaping.

The Brookswood-Fernridge Community Plan indicates a Trail/Greenway (Map 3) and a Nature Corridor (Map 4) along the ALR boundary, connecting Campbell Valley Regional Park (at 204A Street and 20 Avenue) and Derek Doubleday Arboretum, with potential linkages along: (a) 208 Street through the City of Langley to the Langley Bypass and Fraser Highway; (b) 40 Avenue and along Murray Creek; and (c) 40 Avenue and 216 Street north. These potential linkages would be explored as part of the ongoing process to develop a Transportation and Mobility Strategy.

E. *Additional preservation or park space(s) within the lands known as "Horne Pit".*

An Aquatic Conservation area has been added between the wetland area and the Little Campbell River in the 19800 block between 25 Avenue alignment and 26 Avenue alignment. In addition, the property at 19757 - 24 Avenue, with approximately 220-metre frontage along the Little Campbell River and adjacent riparian areas, has been added to the Aquatic Conservation area in Horne Pit.

These two additions represent approximately a gain of 3 hectares (7.6 acres) of Aquatic Conservation in and around Horne Pit.

F. *Ensuring quality urban planning for upcoming urban areas in South Langley that generally maintains projected, reasonable and established residential densities despite the inability to now create lower density residential single family subdivisions with certainty.*

With the recent introduction of SSMUH legislation in British Columbia, urban planning is evolving with few precedents and lessons to serve as guidance. The SSMUH Policy Manual released by the province in late 2023 and the recent directives given by Council serve as new benchmarks for the revised plans. They contribute to the community's aspirations to preserve the small town feel and provide more housing options. The measures taken by Council, including the Council principles, have increased preservation of sensitive environmental areas, increased the potential to enhance urban tree canopy coverage in the future, increased local economic development and job opportunities, and increased the range of housing options in the Brookswood-Fernridge community, while the projected population increase remains relatively unchanged.

G. Options to streamline and improve the flexibility and responsiveness of the neighbourhood planning process and subsequent governing documents.

On-site Detention Options
High groundwater table conditions prevalent in Brookswood-Fernridge are expected to present challenges to implementation of the NPs. Proactive engineering planning efforts have focused on exploring options to consider small-scale, on-site detention (versus large communal ponds), which would facilitate development of smaller land assemblies. Specific engineering measures for stormwater detention will be finalized in the Engineering Servicing Plan as soon as the revised NPs are adopted by Council.

Simplified Guidelines for Development Permit Area "A" - Residential
Urban design provisions for high-density residential developments in the existing NPs have been combined into a simplified Development Permit Area "A" in the Brookswood-Fernridge Community Plan, which has been revised to align with the SSMUH requirements and incorporated into the proposed Bylaw No. 6007.

Revised Neighbourhood Plans

The Booth, Fernridge and Rinn Neighbourhood Plans have been revised with the primary objectives to:

- align them with the new provincial legislation via Bill 44 (2023) to permit SSMUH options
- follow Council-endorsed directives discussed above
- simplify and consolidate regulatory requirements in Brookswood-Fernridge without compromising the community's aspirations to retain a small-town character while providing for a mix of affordable housing

Key changes to the NPs are summarized as follows:

- a complete overhaul has been done to simplify the style and prescriptive regulatory language, while maintaining the community aspirations to reinforce a small-town feel
- most of the neighbourhood design considerations (Section 3) have been consolidated into an updated Development Permit Area "A" in the Brookswood-Fernridge Community Plan. The update is in alignment with the new provincial regulation - for clarity, the design guidelines do not impose unreasonable form and character considerations to hinder SSMUH developments
- to further simplify the documents, the Single Family 4 and Single Family 5 land use designations in the existing plans have been incorporated into Single Family 3 in the revised versions
- all Single Family designations in the existing plans are labelled with a SSMUH typology.
- a new colour scheme is used for the revised land use map. The bright yellow colour platelet conventionally used for single-family has been replaced by shades of green to denote SSMUH options
- the preferred locations for future elementary schools and neighbourhood parks are specified on the Land Use Plan maps (whereas the existing plans use an asterisk to denote a general location). Five additional elementary schools, two new middle schools and one new secondary school will be required. While the new elementary school sites (as development prerequisites) have been generally identified in the revised plans, the exact locations for the middle schools and high school will be finalized, with further collaboration with School District 35
- aquatic Conservation areas have been enlarged to reflect the proposed additional 10-metre from the top-of-bank of a stream for the Sensitive Environment Protection Development Permit Area discussed above

Based on the new provincial requirements and Council principles, the NPs have been revised and presented in the proposed bylaws. As a result, the total buildout population of the entire Brookswood-Fernridge community would be approximately 59,900, which represents no change between the existing and revised plans, as opposed to a higher population projection if the NPs remained the same. The following table summarizes the difference in projected population between the two versions of plans.

Neighbourhood	Existing NPs (Population)	Revised NPs (Population)	Change #	Change %
Booth	18,100	15,500	- 2,600	-16.8%
Fernridge	15,200	12,500	-2,700	-21.6%
Rinn	12,500	8,000	-4,500	-56.3%
Total (3 NPs)	*45,800*	*36,000*	*-9,800*	*-27.2%*
Traditional Brookswood	10,000	19,500	9,500	48.7%
Glenwood	4,040	4,400	360	8.2%
Total (CP Area)	**59,840**	**59,900**	**60**	**-0.4%**

The above estimates are based on the following assumptions:

a) the community will have a mix of developments from single-family dwellings with suites to four SSMUH units on a lot, plus apartments, special housing, manufactured home park, and low density residential
b) an uptake rate will be 1 SSMUH development on every 3 new residential lots created
c) new SSMUH developments will be built to the maximum thresholds for number of units on each lot, building height and lot coverage
d) secondary suites will occur in 2 of 3 new single-family dwellings
e) pockets of the traditional Brookswood area will continue to remain predominantly single-family due to property owner preferences and servicing constraints
f) additional costs associated with expensive leak-proof measures due to the high groundwater table conditions prevalent in the area will continue to impact the financial viability of building below finished grade structures for suites in single-family areas and underground parking in multi-family areas

The Township will continue to monitor these estimates based on new SSMUH market trends, with the intention to revise them once every five years, as required by the LGA. The following table summarizes the dwelling unit projections between the two versions of plans, plus the traditional Brookswood area.

Residential Designation / Geographic Area	Existing NPs (Estimated Dwelling Units)	Revised NPs (Estimated Dwelling Units)	Change #	Change %
Single-Family (various)	9,100	3,200	-5,900	-64.8%
SSMUH (various)	0	5,700	5,700	n.a.
Rownhouse/Townhouse	4,050	3,400	-650	-16.0%
Apartment	3,700	3,700	0	0.0%
Manufactured Home Park	510	510	0	0.0%
Total (4 NP Areas)	**17,360**	**16,510**	**-850**	**-4.9%**
Traditional Brookswood	5,800	7,700	1,900	32.8%
Total	**23,160**	**24,120**	**1,050**	**4.5%**

The above projections indicate that the revised plans result in a reduction of dwelling units in all new NP areas. However, there is a net increase of 1,050 dwelling units, with the most gain in the traditional Brookswood area (which is not in one of the 3 NP areas).

Revised Community Amenity Contributions (CAC) Policy Amendment

Council approved a CAC Policy that guides voluntary amenity contributions by the developer as part of a rezoning application process. An amendment to the CAC Policy is recommended for the proposed changes to the Booth, Fernridge and Rinn Neighbourhood Plans (Attachment A). Further changes to the CAC Policy may be required after the Open House and Public Hearing.

Revised Brookswood-Fernridge Greenway Amenity Policy

Council approved the Brookswood-Fernridge Greenway Amenity Policy (BFGAP) on July 24, 2023. The BFGAP identifies a list of amenities that supports the development of complete neighbourhoods. It has been revised to reflect the proposed changes to the Booth, Fernridge and Rinn Neighbourhood Plans (Attachment B). Further changes to BFGAP may be required after the Open House and Public Hearing.

Revised Brookswood-Fernridge Arterial Road Completion Amenity Policy

On July 24, 2023, Council adopted the Brookswood-Fernridge Arterial Road Completion Amenity Policy #07-236. The Policy has been updated based on the proposed changes to the revised plans (Attachment C). Further changes to the Brookswood-Fernridge Arterial Road Completion Amenity Policy may be required after the Open House and Public Hearing.

Township of Langley Financial Plan

Pursuant to Section 477 of the LGA, Council must consider the Official Community Plan (OCP) amendments in conjunction with its financial plan (both operating and capital). This section contemplates the potential financial implications of the OCP amending bylaw for the NPs.

Capital

The Township's five-year capital plan, as reviewed and updated annually, provides for new infrastructure and capital projects. Any new infrastructure that is required as a result of growth including engineering services, parks infrastructure and amenity features may be accommodated through one or a combination of the following funding mechanisms which will be reflected in the respective updated financial plan as they are quantified:

- Development Cost Charge (DCC) Program and related DCC revenue
- Neighbourhood Parkland Acquisition Fees
- Amenity Zoning Policy
- CACs
- Contributions by the Township of Langley where deemed appropriate to support community development and address public needs

DCCs are the key source of funding for engineering infrastructure included in neighbourhood plans. This is consistent with the Township's position that it will not finance nor assume a financial risk in the provision of engineering services (roads, utilities, parks infrastructure, etc) required for development.

The NPs also include policies related to new developments at the time of rezoning to contribute to amenity reserves. Said contributions are then used to fund amenities. As part of Corporate Asset Management Policy 03-839, new infrastructure will require increases to operating and maintenance budgets to meet existing service levels and maximize the useful life of these assets. Requirements will be addressed in the preparation of the Township of Langley Financial Plan updated annually.

User Pay Utility Operating Plan
It is expected that the proposed OCP amendments will impact the User Pay Utility Operating Plan. Specific impacts will be addressed in respective five-year financial plans. In terms of water, sewer, and solid waste, user fees applied to each participating property would be used to fund ongoing operating, distribution, collection, and disposal costs. The level of user fees is reviewed annually to ensure that such costs can be covered and to ensure that the fees contribute towards future capital infrastructure renewal and replacement.

Universal Services Operating Plan
In terms of the Universal Services Operating Plan which provides for ongoing transportation, stormwater, fire, police, recreation, and general government services, all development incrementally adds to the need for increased services. Specific impacts will be addressed in respective five-year financial plans.

Property tax revenue is expected to pay for the majority of ongoing general costs/services and Council ultimately controls and sets property tax levels. The proposed OCP changes would result in new assessed property values and additional property tax revenue which could be used for increased operating costs to minimize overall property tax impact.

Cumulative Impact of OCP Changes and Related Development
Successive OCP changes have a cumulative impact on the Township's financial plans. For example, when growth reaches a certain point, new facilities and staff resources are required. Needs brought on by the cumulative impact of growth are addressed through the annual financial planning processes including departmental spending requests that are reviewed and approved by Council.

Summary
Once they are determined, the capital costs of the infrastructure needed to support growth in the NP areas will be mostly secured through DCCs and other contributions through development. It is expected the proposed OCP amendments will impact the Township's long-term operating and maintenance plans and related financial budgets. Such impacts will be addressed as part of future engineering and financial studies to accompany the land use plan, prior to final adoption of related bylaws. In addition, specific financial impacts will be addressed in future five-year financial plans as development takes place.

Metro Vancouver Integrated Liquid Waste Water and Solid Waste Management Plans
In accordance with the Local Government Act, after first reading of an OCP bylaw, Council must consider the Plan in conjunction with any waste management plan that is applicable in the municipality. Metro Vancouver approved the Integrated Liquid Waste and Resource Management Plan in 2010 to manage wastewater, rainwater runoff and snowmelt. The plan is designed to protect the region's livability and environmental quality and outlines steps needed to enhance the current system as population increases. The goals of the plan are to:

- protect public health and the environment by managing sanitary sewage and stormwater at their sources and providing wastewater collection and treatment services protective of the environment
- use liquid waste as a resource for recovery of energy and materials which have nutrient value
- encourage effective, affordable and collaborative management, including innovative alternative approaches to traditional treatment systems

As Booth, Fernridge and Rinn develop, they will be serviced with municipal sanitary and stormwater systems in conformity with the Integrated Liquid Waste and Resource Management Plan.

In 2010, Metro Vancouver approved the Integrated Solid Waste and Resource Management Plan. This plan was based on the avoidance of waste through waste reduction campaigns and recovery of materials and energy from the waste that remains. The Integrated Solid Waste and Resource Management Plan has four goals:

- minimize waste generation
- maximize reuse, recycling and material recovery
- recover energy from the waste stream after material recycling
- dispose of all remaining waste in landfill, after material recycling and energy recovery

The Plan's goal is to achieve a regional diversion rate of 70% through waste reduction and recycling. Waste and recyclables from Booth, Fernridge and Rinn will be collected and disposed of or recycled which complies with the Integrated Solid Waste and Resource Management Plan.

Housing Needs Report
Pursuant to Section 473 of the Local Government Act, Council must consider the most recent Housing Needs Report (HNR) and the housing information on which the report is based when amending an OCP in relation to residential development. The Township's 2020 HNR identified the need for a range of housing types and tenures including housing affordable for lower-income households. With a diversity of planned SSMUH, apartment and other housing options, including secondary suites, the NPs contribute to addressing housing needs identified in the HNR.

The BC government is expected to release new guidance to update HNRs in 2024, with an expectation that municipalities follow the guidance to update their HNRs by January 1, 2025. The Township has considered the 2020 HNR and determined that information such as macroeconomic factors, regional economic trends, the Langley sub-regional housing market and the greenfield nature of Brookswood-Fernridge remains valid.

Should an updated HNR indicate necessary changes to the NPs, they could be incorporated into the amendments to the Township of Langley Official Community Plan required by the new provincial legislation by the end of December 2025.

Early and Ongoing Consultation
The Township has invested a significant amount of time and resources in the planning of Brookswood-Fernridge in the last ten years. The planning process included two attempts to update the Brookswood-Fernridge Community Plan, once in 2014 and another in 2016, with the second attempt resulting in a new plan that replaced one that was in place since 1987. Based on the Brookswood-Fernridge Community Plan, the NPs were adopted by Council on July 24, 2023 after an extended process during the Covid-19 pandemic that took place between 2019 and 2022.

Robust public engagement was conducted as part of the process that involved hundreds of stakeholders in planning team meetings, ask-a-planner sessions, workshops, open houses and public hearings. The result was a "common ground" that balanced the interest of those who would like to preserve the existing small town feel and "towering cedar" character of the community and the interests of those who wanted growth, development and more housing options. Many of these housing options are now required to be permitted in all single-family areas by the new provincial legislation introduced under Bill 44 (2023).

Accordingly, the consultation efforts for the NPs have been carried out pursuant to Sections 475 and 476 of the LGA and Council Consultation – Official Community Plan Policy 07-160.

Additional Consultation with External Organizations and Agencies
Consistent with the requirements of the LGA, the NPs will be referred to the following external agencies prior to the conclusion of the public hearing:

- Katzie, Kwantlen, Matsqui and Semiahmoo First Nations
- City of Surrey and City of Langley
- Langley School District No. 35, TransLink, Metro Vancouver, and Fraser Health Authority
- Langley Environmental Partners Society, Little Campbell Watershed Society, Save the Little Campbell Committee and Nicomekl Enhancement Society
- Urban Development Institute and Homebuilders Association Vancouver
- The Agricultural Land Commission

Any submissions to Council will need to be received by 4:30pm on the date of the advertised public hearing for the subject bylaws.

Next Steps
Subject to Council's consideration of first reading of the three NPs, a suggested timeline and associated tasks are recommended, as follows:

- Public Open House - May 9, 2024
- Council Meeting - May 13, 2024
    - consider second reading and direct staff to proceed with a Public Hearing
- Public Hearing - May 27, 2024
- Council Meeting - June 10, 2024
    - consider third (and final) reading
- Council Meeting - June 24, 2024
    - consider final reading, if not given on June 10, 2024

Respectfully submitted,

Chanpreet Kooner
DIRECTOR
for
BYLAW, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

ATTACHMENT A Revised Community Amenity Contributions Policy

ATTACHMENT B Revised Brookswood-Fernridge Greenway Amenity Policy

ATTACHMENT C Revised Brookswood-Fernridge Arterial Road Completion Amenity Policy

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

CONCURRENCES	
Division / Department	**Name**
ENGINEERING DEPARTMENT	R. Zwaag
FINANCE DIVISION	S. Ruff

Township of Langley
Est. 1873

ATTACHMENT A

COUNCIL POLICY

Subject: Community Amenity Contributions

Policy No:	**07-166**
Approved by Council:	**2018-07-23**
Revised by Council:	**2019-04-15**
	2019-11-18
	2021-10-18
	2022-12-12
	2023-02-13
	2023-07-24
	2023-09-25
	2023-12-04
	2024-03-25
	2024-xx-xx

1. Purpose

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

2. Background

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

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

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

3. Related Policies

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

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

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

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

3.2 Specific policies include:

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

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

4. Principles

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

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

5. Policy

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

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

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

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

- Fire Hall in North Willoughby
- Fire Hall in Brookswood-Fernridge;
- Community Police Office in Brookswood-Fernridge

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

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

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

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

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

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

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

Table 1

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

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

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

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

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

Table 2

Urban Areas (within the UCB)				
Use	Single Family	Townhouse / Rowhouse / Duplex	Apartment (6 storeys or less)	Apartment (7 storeys or more)
Target Contribution	$25,000 per unit	$20,000 per unit	$25 per ft^2	$20 per ft²

Calculating the contribution per ft^2 is as follows:

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

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

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

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

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

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

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

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

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

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

Table 3

Brookswood-Fernridge Neighbourhood Plan Areas	Community Amenity Contributions per Dwelling Unit			
	Single Family*	Townhouse/ Rowhouse/ Duplex[1]	Apartment[2]	Required Amenity Contribution[3]
CAC Target Contribution Amounts	~~$35,500~~ $30,200	~~$29,450~~ $25,000	~~$21,750~~ $18,500	See section 5.1

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

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

Table 4

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

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

5.3 EXEMPTIONS

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

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

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

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

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

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

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

5.4 COLLECTION OF CACs

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

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

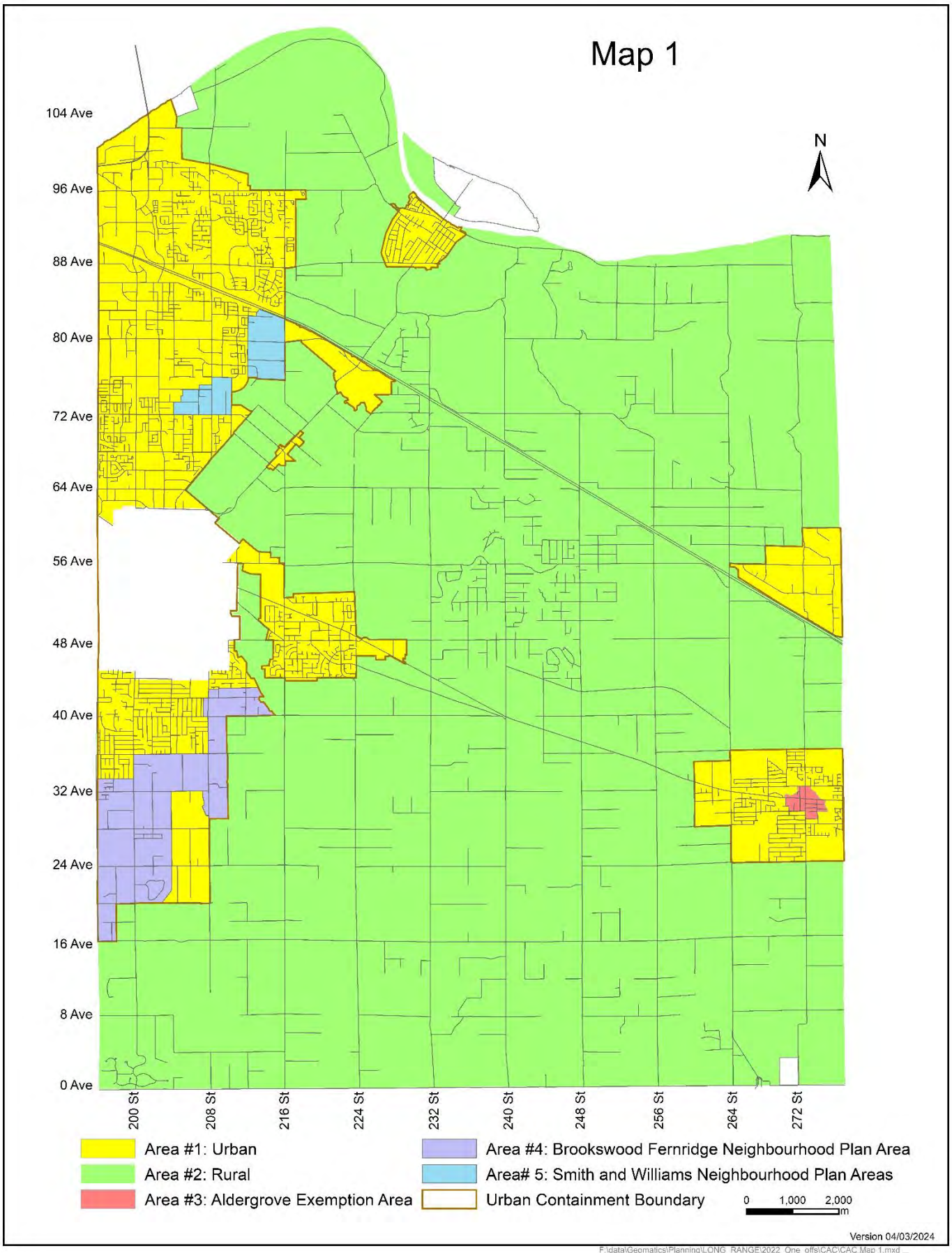
(c) Under specific circumstances, payment of CAC and Density Bonus target contribution amounts associated with residential floor space that exceeds OCP base densities may be made at the time of issuance of a Building Permit, as deemed appropriate by Council. Payment of CACs associated with base OCP densities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

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

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

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

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


Map 1
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Area #1: Urban
Area #2: Rural
Area #3: Aldergrove Exemption Area
Area #4: Brookswood Fernridge Neighbourhood Plan Area
Area# 5: Smith and Williams Neighbourhood Plan Areas
Urban Containment Boundary
0 1,000 2,000
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Version 04/03/2024
F:\data\Geomatics\Planning\LONG_RANGE\2022_One_offs\CAC\CAC_Map_1.mxd

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Brookswood-Fernridge Greenway Amenity Policy

Policy No: 07-235
Approved by Council: 2023-07-24
Revised by Council:

1. Purpose

1.1 This policy provides a means of establishing amenities in the Brookswood-Fernridge Neighbourhood Plan Areas pursuant to an amenity zoning bylaw.

2. Background

2.1 The Brookswood-Fernridge Neighbourhood Plans require the provision and construction of various amenities including greenways of various types, a pocket park, a Neighbourhood Public Square, a'Satellite' Recreation/Cultural Facility, public art and nature conservation areas. Amenity zoning provisions of the Local Government Act may be used to acquire and construct the amenities.

3. Related Policy

3.1 Brookswood-Fernridge Neighbourhood Plans, Schedule BF-1 (Booth), BF-2 (Fernridge) and BF-3 (Rinn) to the Brookswood-Fernridge Community Plan.

4. Policy

4.1 The Brookswood-Fernridge Neighbourhood Plans require the provision and construction of various amenities including greenways of various types, a Neighbourhood Public Square, a 'Satellite' Recreation/Cultural Facility, nature conservation areas and public art ("Amenities") as shown in Schedule A.

4.2 All developing properties in that portion of the Brookswood-Fernridge Neighbourhood Plans shown on the attached schedule, ("Development Area" as shown in Schedule A), will benefit from the Amenities.

4.3 The Township has determined that an equitable sharing of the cost of the Amenities in the Development Area will be $83.01 per m^2 of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule B, of properties designated as Single Family 2, Single Family 3, Single Family 4, Rowhouse / Townhouse, Apartment, and Commercial Village within the Development Area. For the purposes of this Policy "Developable Land" means the gross area of a parcel excluding streamside protection areas, the area below the top of bank and land to be used for greenways and parks. Detention Pond lands are included within the definition of "Developable Land".

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

4.5 Section 482 of the Local Government Act provides for the establishment of different density regulations for a zone, one generally applicable for the zone and the other applicable if conditions, including those relating to the conservation or provision of amenities, and the number, kind, and extent of amenities are met.

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

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

a) where the property being developed contains greenways of various types, a pocket park, a Neighbourhood Public Square, a 'Satellite' Recreation / Cultural Facility, and/or public art the developer shall, subject to 4.7(b), provide the Amenity Cost by way of Improved Land plus cash;

b) where the property being developed contains greenways of various types, a pocket park, a Neighbourhood Public Square, a 'Satellite' Recreation / Cultural Facility, and/or public art and the General Manager of Community Development of the Township, or his designate, determines that the construction of the improvements would be premature the developer shall provide the Amenity Cost by way of cash plus Unimproved Land; and

c) where the property being developed does not contain greenways of various types, a Neighbourhood Public Square, a 'Satellite' Recreation / Cultural Facility, a nature conservation area, and/or public art the developer shall provide the Amenity Cost by way of cash only.

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

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

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

4.11 Where the Amenity Cost includes Unimproved Land the value of the Unimproved Land shall be deemed to be $2,500,000 per acre (2023 deemed cost).

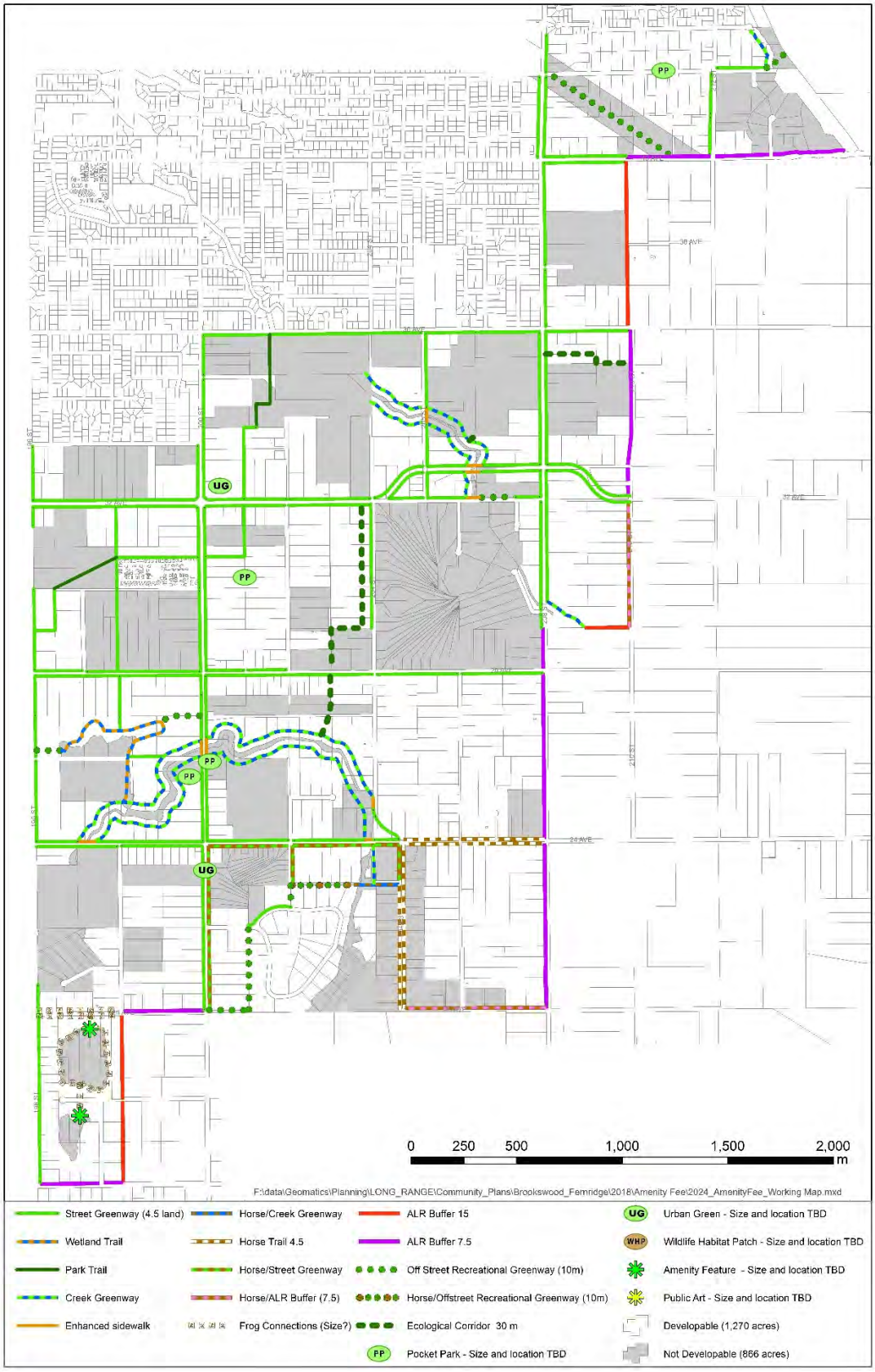
4.12 Amenity costs collected will be placed in an interest-bearing Reserve Fund.

4.13 Where the Amenity Cost includes Improved Land, the value of the Improved Land shall be deemed to be the value of the Unimproved Land plus the following costs:

a)	ALR Buffer 15	$1,524.83 per lineal metre
b)	ALR Buffer 7.5	$904.83 per lineal metre
c)	Creek Greenway	$654.83 per lineal metre
d)	Nature Corridor + Greenway	$704.83 per lineal metre
e)	Street Greenway	$695.67 per lineal metre
f)	Enhanced Sidewalk	$365.67 per linear metre
g)	Endangered Species Connections/Buffers	$796.50 per lineal metre
h)	Horse Trail Greenway	$695.67 per lineal metre
i)	Horse / ALR Buffer Greenway (7.5m)	$904.83 per lineal metre
j)	Horse / Creek Greenway (6m)	$654.83 per lineal metre
k)	Horse / Off-Street Recreational Greenway (10m)	$796.50 per lineal metre
l)	Horse / Street Greenway	$695.67 per lineal metre
m)	Off-Street Recreational Greenway (10m)	$796.50 per lineal metre
n)	Park Portion of the Semiahmoo Trail	$796.50 per lineal metre
o)	Little Campbell River Wetland Trail	$654.83 per lineal metre
p)	Little Campbell River Wetland Trail Bridge	$2,000,000.00 per unit
q)	Nature Pocket Park (passive)	$716.59 per square metre
r)	Nature Conservation Areas	$78.83 per square metre
s)	Neighbourhood Public Square	$625.75 per square metre
t)	Public Art	$200,000.00 per unit
u)	‘Satellite’ Recreation/Cultural Facility	$15,000,000.00 per unit

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

Schedule A
Brookswood-Fernridge Neighbourhood Plans Amenities



Schedule B
Brookswood-Fernridge Neighbourhood Plans Amenity Cost

BF Amenity Costs	Approximate area (acres)	Approximate land cost	Approximate development cost	Approximate total cost
ALR Buffer (15m)	6.54	$16,350,000.00	$2,213,657.63	$18,563,657.63
ALR Buffer (7.5m)	7.92	$19,800,000.00	$3,865,047.36	$23,665,047.63
Creek Greenway (6m)	-	-	$4,062,094.88	$4,062,094.88
Ecological Corridor	12.54	$31,359,929.10	$1,193,172.65	$32,553,101.75
Enhanced Sidewalk (2m)	-	-	$235,481.62	$235,481.62
Endangered Species Connections (10m + Tunnel)	4.73	$11,836,409.32	$1,526,753.04	$13.363.162.36
Horse Trail (8.5m construction, 4.5m land)	2.98	$7,439,252.72	$1,862,434.60	$9,301,687.32
Horse / ALR Buffer	2.29	$5,735,330.78	$1,120,539.67	$6,855,870.46
Horse / Creek Greenway (6m)	-	-	$142,143.22	$142,143.22
Horse / Off-street Recreational Greenway (10m)	0.73	$1,830,050.21	$236,054.25	$2,066,104.46
Horse / Street Greenway (8.5m construction, 4.5m land)	2.20	$5,504,490.21	$1,378,068.81	$6,882,559.02
Off-street Recreational Greenway (10m)	4.79	$11,978,652.51	$1,545,100.68	$13,523,753.19
Park Portion of the Semiahmoo Trail	-	-	$663,530.16	$663,530.16
Little Campbell River Wetland Trail	-	-	$704,095.87	$704,095.87
Little Campbell River Wetland Trail Bridge	-	-	$2,000,000.00	$2,000,000.00
Nature Pocket Park (1 acres) Passive	1.00	$2,500,000.00	-	$2,500,000.00
Nature Conservation Areas	20.00	$50,000,000.00	$6,380,500.20	$56,380,500.20
Neighbourhood Public Square	1.00	$2,500,000.00	$2,532,410.25	$5,032,410.25
Public Art	-	-	$1,200,000.00	$1,200,000.00
Satellite Recreation / Cultural Facility	-	-	$15,000,000.00	$15,000,000.00
Street Greenway (8.5m Construction, 4.5m land)	34.21	$85,521,891.42	$21,410,711.36	$106,932,602.78
Total	**110.48**	**$252,356,006.26**	**$69,271,796.24**	**$321,627,802.51**

Developing Properties		
	Approximate acres	Approximate hectares
Single Family 2	10.55	4.27
Single Family 3	558.33	225.95
Single Family 4	255.60	103.44
Rowhouse / Townhouse	109.77	44.42
Apartment	5.85	2.37
Commercial Village	37.04	14.99
Institutional	7.32	2.96
Parks & Open Space	7.43	3.01
Aquatic Conservation	47.56	19.25
Minus Amenity Areas	- 86.48	- 35.00
Total	**1,043.34**	**422.23**

Amenity Cost = **$321,465,432.60** / 3,872,402.70m^2 = $83.01 per m^2;
or $830,144.64 per hectare;
or $335,959.53 per acre.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Brookswood-Fernridge Arterial Road Completion Amenity

Policy No: 07-236
Approved by Council: 2023-07-24
Revised by Council:

1. Purpose

This policy provides a means of providing transportation amenities in the Brookswood-Fernridge area pursuant to an amenity zoning bylaw.

2. Background

The Brookswood-Fernridge area requires amenities in the form of land for public transportation. Amenity zoning provisions of the *Local Government Act* may be used to acquire the land for public transportation amenities.

3. Related Policies

Brookswood-Fernridge Community Plan

4. Policy

4.1 The Brookswood-Fernridge area requires the provision of land for public transportation amenities ("Amenities") as shown in Schedule A.

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

4.3 The Township has determined that an equitable sharing of the land acquisition cost (and excludes construction and maintenance costs) of the Amenities in the Development Area will be $32.17 per square metre of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule C. For the purposes of this Policy "Developable Land" means the gross area of a parcel excluding streamside protection areas and the area below the top of bank. Detention Pond lands are included within the definition of “Developable Land”.

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

4.5 Where the Township is procuring land for the provision of Amenities the Township will receive the land by purchasing at market value, road dedication, or other means as may be required.

4.6 Section 482 of the *Local Government Act* provides for the establishment of different density regulations for a zone, one generally applicable for the zone and the other applicable if conditions, including those relating to the conservation or provision of amenities, and the number, kind, and extent of amenities are met.

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

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

a) where the property being developed contains Amenities, the developer shall provide the Amenity Cost by way of Unimproved Land plus cash;

b) where the property being developed does not contain Amenities, the developer shall provide the Amenity Cost by way of cash only;

c) where the property being developed contains Amenities whereby the Township has purchased the land as per s. 4.5, the developer will reimburse the Township for the purchase cost of the land acquired for Amenities, and provide the Amenity Cost by way of cash.

4.9 Where the Amenity Cost includes Unimproved Land the value of the Unimproved Land shall be deemed to be $2,500,000 per acre (2023 deemed cost).

4.10 Amenity costs collected will be placed in an interest-bearing statutory capital Reserve Fund.

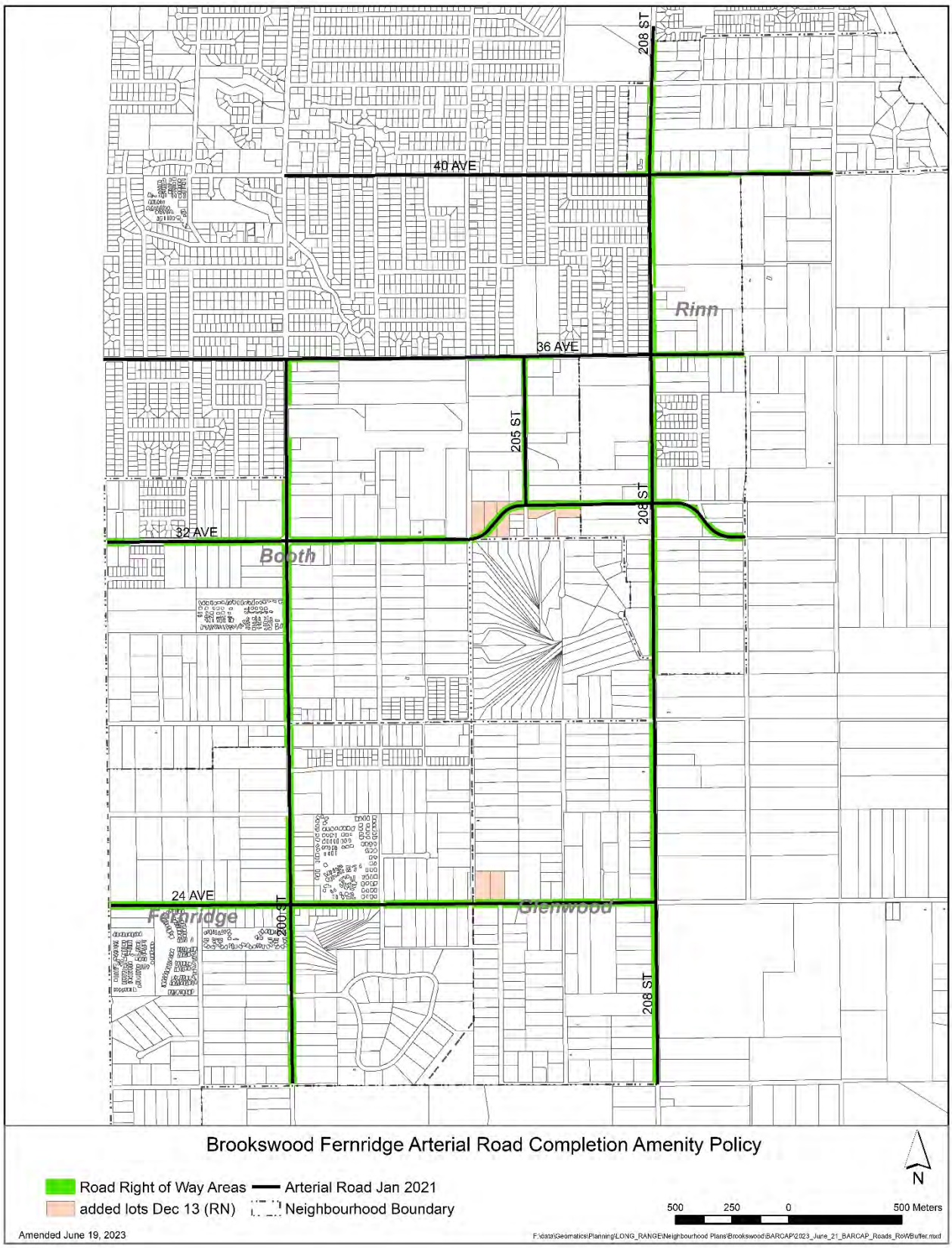
4.11 Nothing in this policy will fetter the discretion of the Council of the Township to exercise its legislative powers and functions.

4.12 Rebates shall be made available where the Amenity Cost has been provided by way of Unimproved Land plus cash, as per Section 4.8 a) and b) above. In such cases, the flow of calculated amount of rebate shall be based on availability of sufficient funds in the Reserve Fund; and shall be processed on a on a first-in / first-out basis. For clarity, rebates will be paid out at the same rate as contributions are collected without the Reserve Fund rate accepting any risks or liabilities.

4.13 In-stream applications, where the required public hearing has, at time of adoption of this Policy, been concluded, shall not be subject to the provisions of this Policy.

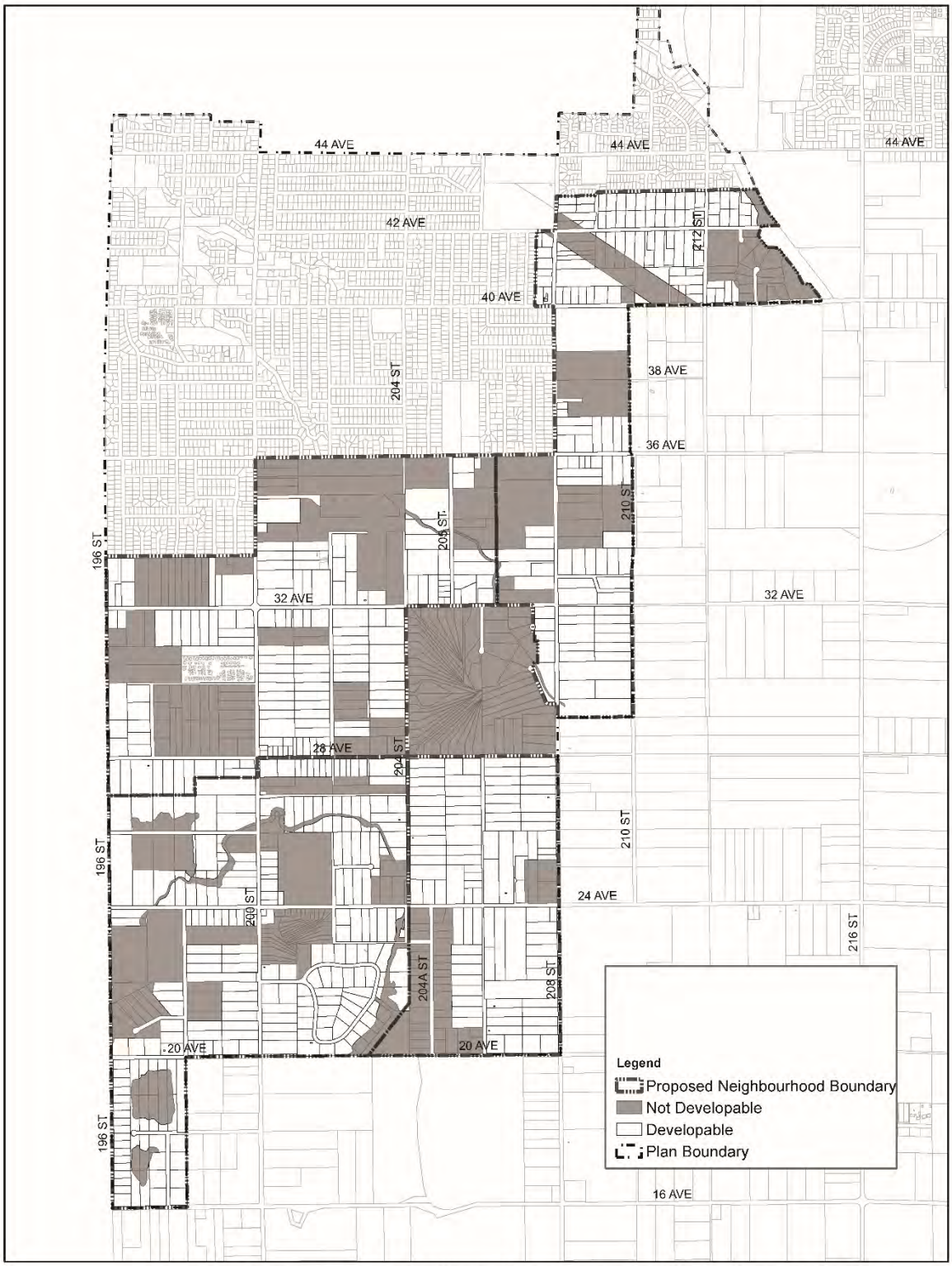
Schedule A

Brookswood-Fernridge Arterial Road Completion Amenities



Schedule B

Development Area



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Schedule C

Brookswood-Fernridge Area Transportation Amenity Cost Calculation

Road	Approximate area (acres)	Approximate land cost ($)
Booth		
200 Street	4.51	$11,286,640
205 Street	0.20	$509,509
32 Avenue	6.82	$17,058,245
32 Avenue Extension	17.66	$44,150,000
36 Avenue	0.54	$1,344,248
Fernridge		
200 Street	3.43	$8,577,685
24 Avenue	3.86	$9,657,385
Glenwood		
204 Street Realignment	4.25	$10,625,000
208 Street	3.70	$9,240,534
24 Avenue	1.79	$4,486,062
Rinn		
208 Street	5.41	$13,515,659
32 Avenue	4.22	$10,546,480
36 Avenue	0.32	$812,373
40 Avenue	0.26	$652,207
Brookswood (buildout area)		
208 Street	0.73	$1,820,552
32 Avenue	0.01	$25,123
36 Avenue	0.27	$667,411
40 Avenue	0.49	$1,231,596
Total	**58.47**	**$146,206,709**

Amenity Cost = $146,206,709 / 4,544,294.63 square metres = $32.17 per square metre;
or $321,736.86 per hectare;
or $130,206.91 per acre.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN) BYLAW 2017 NO. 5300
AMENDMENT BYLAW NO. 6007

EXPLANATORY NOTE

Bylaw No. 6007 amends the Brookswood-Fernridge Community Plan by aligning the land use policies with the new regulations in the Local Government Act (commonly known as Bill 44, 2023) to require local governments to provide small-scale, multi-unit housing options that are ground-oriented and compatible in scale and form within single-family neighbourhoods; and the revised Neighbourhood Plans for Booth, Fernridge and Rinn.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN) BYLAW 2017 NO. 5300
AMENDMENT BYLAW 2023 NO. 6007

WHEREAS it is deemed necessary and desirable to amend the "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300", as amended;

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 6007".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300", as amended, is further amended by:

    a) adding the following paragraphs at the end of Section 1.5 PLANNING AND ENGAGEMENT RPOCESS:

    "On October 23, 2017, Council adopted the new Community Plan and directed staff to commence the preparation of neighbourhood plans (NPs) for Booth, Fernridge and Rinn.

    In January 2019, Council endorsed the Terms of Reference for the NPs. While the planning process for the NPs was impacted by the Covid-19 pandemic, community engagement and agency consultation remained robust. Meetings with the Council-appointed Neighbourhood Planning Team, ask-a-planner sessions and open houses were conducted using virtual or online methods. In-person engagement activities resumed in mid-2022 when health restrictions began to relax. The three NPs were adopted by Council on July 24, 2023.

    In December 2023, the British Columbia government amended the Local Government Act to require municipalities to permit small-scale, multi-unit housing (SSMUH) options that are ground-oriented and compatible in scale and form in single-family neighbourhoods. In early 2024, Council directed staff to revise the NPs to align with the new provincial legislation. The Community Plan was revised as part of the effort to update the NPs."

    b) replacing the second last sentence in Section 4. LAND USE with the following:

    "The Land Use Plan for the entire Brookswood-Fernridge Community Plan area accommodates an ultimate projected population of 59,900 at build-out."

c) replacing the approximate build-out populations in Section 4. LAND USE with the following:
   - Booth – 15,500
   - Fernridge – 12,500
   - Rinn – 8,000
   - Glenwood – 4,040

d) replacing Policy #1, Section 4.1 with the following:

   "Calculate development density for lands designated as Single Family 1, Small-Scale Multi-Unit Housing 2, Small-Scale Multi-Unit Housing 3, and Low Density Residential, based on minimum lot sizes and other relevant plan policies of said Land Use Designations. Calculate development density for lands designated as Rowhouse / Townhouse, Apartment, Manufactured Home Park, Commercial Village, Employment and Institutional, based on Floor Space Ratio (FSR), as defined by the Township of Langley Zoning Bylaw, in relation to developable land area. Land areas (undevelopable areas) dedicated for street, lane and trail rights-of-way, lands dedicated for park spaces (e.g., neighbourhood greenways), lands below the top-of-bank for protected waterbodies and riparian setback areas above (secured through Schedule 3 Development Permit Areas: Streamside Protection and Enhancement of the Township of Langley Official Community Plan, Bylaw 1979 No. 1842) lands to accommodate rainwater detention ponds, and easements/rights-of-way for electrical transmission, gas pipelines and other utilities, are not considered developable land area nor are they included in FSR calculations for determining development density."

e) replacing the introductory paragraph of Section "4.2 SINGLE FAMILY 1" with the following:

   "The Single Family 1 land use designation accommodates single family dwellings with a minimum lot size of 0.8 hectares (2 acres), except for properties with frontage on 208 Street north of 28 Avenue where limited infill subdivision may be considered. The intent of these policies is to ensure that larger lot, low-density single-family housing is provided for lands that are encumbered by steep ravines and escarpments, lake-front habitats, and equestrian supportive properties adjacent to the Campbell Valley Regional Park."

f) deleting Policy #2 in Section 4.2 and renumbering Policy #3 to Policy #2.

g) inserting a new Section "4.3 SMALL-SCALE MULTI-UNIT HOUSING 1 (SSMUH 1), as follows:

   "The Small-Scale Multi-Unit Housing 1 (SSMUH 1) designation accommodates a variety of ground-oriented housing types with a minimum lot size of 3716 m^2.

   Policies:

   1. Accommodate up to four dwelling units, including secondary suites, on a minimum lot size of 3716 m^2 within areas designated Small-Scale Multi-Unit Housing 1 (SSMUH 1)."

h) renaming Section "4.3 SINGLE FAMILY 2" to "4.4 SMALL-SCALE MULTI-UNIT HOUSING 2 (SSMUH 2)".

i) replacing the first sentence in Section 4.3 with the following:

"The Small-Scale Multi-Unit Housing 2 (SSMUH 2) designation accommodates a variety of ground-oriented housing types with a minimum lot size of 930 m^2 (10,000 ft^2)."

j) replacing Policy #1 in Section 4.3 with the following:

"1. Accommodate up to four dwelling units, including secondary suites, on a minimum lot size of 930 m^2 (10,000 ft^2) within areas designated Small-Scale Multi-Unit Housing 2 (SSMUH 2)."

k) renaming Section "4.4 SINGLE FAMILY 3" to "4.5 SMALL-SCALE MULTI-UNIT HOUSING 3 (SSMUH 3)".

l) replacing the first sentence in Section 4.4 with the following:

"The Small-Scale Multi-Unit Housing 3 (SSMUH 3) designation accommodates a variety of ground-oriented housing types with a minimum lot size of 650 m^2 (7,000 ft^2)."

m) replacing Policy #1 in Section 4.4 with the following:

"1. Accommodate up to four dwelling units, including secondary suites, on a minimum lot size of 650 m^2 (7,000 ft^2) within areas designated Small-Scale Multi-Unit Housing 3 (SSMUH 3)."

n) replacing Section 4.5 SINGLE FAMILY 4 (SF4) with the following:

"4.6 LOW DENSITY RESIDENTIAL

The Low Density Residential Land Use designation accommodates single family dwellings with a minimum lot size of 4,047 m^2 (one acre). The intent of the land use designation is to ensure that larger lot, low-density single-family housing is provided as a transition of scale and density between a urban area to the north and the rural area to the south. Small-Scale Multi-Unit Housing (SSMUH) options are not permitted in the Low Density Residential designation."

o) replacing Section 4.6 SINGLE FAMILY 5 (SF5) with the following:

"4.7 SSMUH IN TRADITIONAL BROOKSWOOD

Brookswood-Fernridge consists of an area that was developed between the late 1960s and mid-1990s for urban uses. This established area or "traditional Brookswood" is generally bounded by 196 Street (west), City of Langley municipal boundaries (north), Murray Creek and 208 Street (east), and 33A Avenue, 36 Avenue and 42 Avenue (south). The area west of 208 Street consists of 930m^2 (10,000 ft^2) single detached residential lots, and east of 208 Street ("Cedar Creek") consists of 650 m^2 (7,000 ft^2) lots.

Pursuant to the LGA, the Township must permit SSMUH in traditional Brookswood, subject to the following conditions:

- Properties must be serviced by municipal water and municipal sewer.

- Payment of all applicable fees and charges, such as Development Cost Charges, Community Amenity Contribution, Greenway Amenity Fee and Planning Administration Fee.
- Issuance of relevant development and/or building permit.

Sewer and water service extensions beyond 50 metres must follow the Local Area Services Policy. Extensions to municipal water and sewer that are less than 50 metres can be considered if:

- there is sufficient capacity in the water and sewer systems for fire protection and general domestic purposes to warrant the extension, as determined by the Township of Langley
- extensions do not exceed 50 metres from the main trunk lines and are designed and built to the satisfaction of the Township of Langley
- the cost of extensions is paid by the proponent"

p) replacing the first sentence in Section 4.15 with the following:

"The Utility land use designation accommodates existing and future utility infrastructure and facilities."

q) adding Section 4.16 Employment, as follows:

"The Employment land use designation provides employment opportunities for community residents. Employment uses identified will permit a mix of light industrial, warehousing and distribution uses designed in such as way to be compatible with nearby residential uses.

Policies:

1. Permit employment uses, limited to the following:
   - wholesale, warehouse and distribution
   - indoor and outdoor storage
   - scientific and technical research
   - information technology

2. Where an above use is defined in Zoning Bylaw 1987 No. 2500, the definition in said bylaw shall prevail above any other definition.

3. Provide a continuous landscape buffer (with the exception of site access points) at least 30 metres wide, as shown on Map 1, to be established and maintained as part of Employment properties."

r) replacing Table 10.1: Development Permit Areas in Brookswood-Fernridge with the following:

DPA	TYPE	LGA SECTION (RSBC 2015)
A	Residential	488.1(f)
B	Commercial and Mixed Use	488.1(f)

C	Protection of Farming	488.1(c)
D	Wildfire Hazard	488.1(b)
E	Sensitive Environment Protection Area	488.1(a)
F	Employment	488.1(f)

s) deleting Section 10.5.2 Properties Affected and replacing it with the following:

10.5.2 PROPERTIES AFFECTED

A development permit addressing hazardous condition guidelines (see Guidelines Section below) must be approved before:

- Subdivision of land;
- Alteration of land, including but not limited to clearing, grading, and preparation for or construction of services, roads and trails; and/or
- Construction of, addition to, or alteration of a building or structure for those properties within 40 metres of Aquatic Conservation and Nature Space designated areas (as delineated on Map 4), as well as the expansion or addition of said areas, from time to time.

t) adding Section 10.6 – DEVELOPMENT PERMIT AREA E – SENSITIVE ENVIRONMENT PROTECTION AREA, as follows:

Lands identified as Development Permit Area E – Sensitive Environment Protection Area on Map 11 are designated as a Development Permit Area under Section 488.1(a) of the Local Government Act to establish objectives and guidelines for the protection of the natural environment, its ecosystems and biological diversity. “Sensitive Environment Development Permit Area” is a 10-metre-wide vegetated buffer located outside of a Streamside Protection and Enhancement Area (SPEA) that provides additional protection to the adjacent sensitive riparian and aquatic ecosystems from development.

10.6.1 – JUSTIFICATION AND INTENT

The establishment of Development Permit Area F ensures that all watercourses, wetlands and streamside areas in Brookswood-Fernridge are protected.

The intent of Development Permit Area E is as follows:

- Identify the riparian and aquatic habitat areas particularly susceptible to disturbance and provide further protection by establishing a development-free vegetated buffer adjacent to the Streamside Protection and Enhancement Area (SPEA) under Schedule 3 of the Township of Langley Official Community Plan.
- Afford greater protection to watercourses and their associated riparian habitat by securing environment protection areas in public ownership.
- Facilitate environmentally sensitive development of lands adjacent to identified protected area(s) through particular attention to the

subdivision of land, siting of buildings and structures, and areas of parking, storage, and landscaping.

- Ensure that adjacent development activity does not encroach upon or alter the protected area(s).
- Ensure natural vegetation and trees are maintained and conserved, or alternatively planted as necessary, to minimize erosion, sediment migration and slope stability, and provide and enhance terrestrial, riparian, and aquatic habitat.
- Ensure that land clearing adjacent to the protected area(s) is limited to a phased construction schedule, in order to minimize the potential negative impacts of runoff and erosion on exposed soils in the sensitive environment protection area.
- Develop stormwater management plans that strive for the maintenance of pre-development flow regimes of local watercourses and wetlands.
- Encourage that development sites use stormwater infiltration, where possible, to augment stream base flows and shallow aquifers.

10.6.2 – GUIDELINES

The following guidelines apply to all development within Development Permit Area E:

A. Sensitive Environment Protection Area Establishment

1. Sensitive Environment Protection Areas are to be established in accordance with their potential impacts proposed by adjacent development. The Township of Langley must endorse the proposed protection area boundaries.
2. The protection areas are to be dedicated, where possible, into public ownership for conservation purposes.
3. The boundaries of the protection areas are to be physically delineated on the ground by a B.C. Land Surveyor prior to site disturbance.
4. All lots must provide the required minimum lot dimensions as set out in the Zoning Bylaw exclusive of the protection area boundaries.

B. Erosion Control

5. All work is to be undertaken and completed in such a manner as to prevent the release of sediment to the protected area(s), in accordance with the requirements of the Township of Langley.
6. Silt fencing, or other appropriate erosion and sediment control mitigation measures, should be erected to prevent the movement of silt into the watercourse protection area prior to any disturbance to the soil on the site.

7. Earthworks, including but not limited to removal, alteration, and placement of soil adjacent to watercourse protection areas is to be kept to a minimum.

8. The Township may require environmental impact studies, enhancement works, and monitoring in support of development proposed to be located within a Sensitive Environment Protection Area. Supporting documentation, technical studies, and recommendations with respect to impacts of the proposed development may include:

    - a geotechnical slope stability and erosion control report
    - a flood protection report
    - a groundwater impact assessment report
    - a wildlife habitat assessment report
    - a vegetation impact assessment report
    - an archaeological review
    - a detailed trail plan

C. Vegetation Management

9. Natural vegetation is to be retained wherever possible to ensure minimal disruption to the environment. Land clearing adjacent to the protection areas is to be restricted to a phased construction schedule.

10. Habitat restoration landscaping of all bare, sparse or impacted riparian areas within the watercourse protection area may be required. Vegetation species should be native and selected based on site specific conditions.

11. Stormwater outflows to protected areas must have water quality and erosion control features to minimize impacts on riparian and fish habitat. Water quality and erosion control features must comply with applicable stormwater management plans.

D. Monitoring

12. The implementation and maintenance of required environmental mitigation measures designed as per sections 1-11 must be monitored by a qualified environmental monitor.

u) adding Section 10.7 – DEVELOPMENT PERMIT AREA F – EMPLOYMENT AREA, as follows:

Lands identified as Development Permit Area F – Employment Area on Map 11 are designated as a Development Permit Area under Section 488.1(f) of the Local Government Act to establish objectives and guidelines for the form and character of commercial, industrial and employment-related development.

10.7.1 – JUSTIFICATION AND INTENT

The establishment of Development Permit Area F ensures that development within Employment areas integrates with surrounding uses and the small-town, treed character of Brookswood-Fernridge.

The intent of Development Permit Area F is as follows:

- weave built elements into the natural landscape
- facilitate high-quality design at the public realm interface
- minimize impacts of employment development on adjacent uses and the natural environment

10.7.2 – GUIDELINES

The following guidelines apply to all development within Development Permit Area F:

A. Site Planning

- Where buildings are visible from the public realm, locate lobbies and ancillary office uses to face the public realm.
- Provide pedestrian and cycling infrastructure such as sidewalks and separated bicycle lanes from public streets to building entrances to facilitate safety for those walking or using transit to access employment.
- Locate outdoor and commercial vehicle storage to minimize visibility from the public realm and adjacent properties.
- Minimize site manipulation to the greatest extent possible, recognizing that different employment uses will have different site manipulation requirements.
- Retain existing trees and landscape on the edges of sites and within the Landscape Buffer.

B. Building Design

- Continue the West Coast Contemporary architectural themes in Brookswood-Fernridge into the Employment area.
- Integrate multiple finishes and textures on building faces visible from the public realm.
- Though painted and unpainted concrete are permitted, exposed concrete shall be one of at least three exterior materials visible from the public realm, such as wood, stone, brick or other masonry, and metal.
- Wood should feature into public facades, preferably in the form of exposed timber structural elements. Other opportunities are accent cladding, and soffits where overhangs and/or weather protection elements are present.
- Colours should be neutrals and earth tones so buildings blend into the natural environment.

C. Landscaping

- Include natural elements at site entrances such as large rocks/boulders and native plantings.
- Prioritize planted areas of native and drought-tolerant species rather than lawns.
- Maximize landscaped areas wherever possible.
- Accent features such as benches shall include wood and stone/concrete elements. Powder coated metal can feature for other accents such signs, railings, and weather shelters.

D. Lighting

- Lighting shall be full cut off to minimize light pollution.
- Perimeter lighting is required to enhance all-hours security.

v) deleting the map following the title “Map 1 – Integrated Community Concept” and replacing it with the map on Schedule “A” to this Bylaw;

w) deleting the map following the title “Map 2 – Land Use Plan” and replacing it with the map on Schedule “B” to this Bylaw;

x) deleting the map following the title “Map 3 – Open Space and Community Facilities” and replacing it with the map on Schedule “C” to this Bylaw;

y) deleting the map following the title “Map 4 – Environment” and replacing it with the map on Schedule “D” to this Bylaw;

z) deleting the map following the title “Map 10 – Neighbourhood Plan Areas” and replacing it with the map on Schedule “E” to this Bylaw;

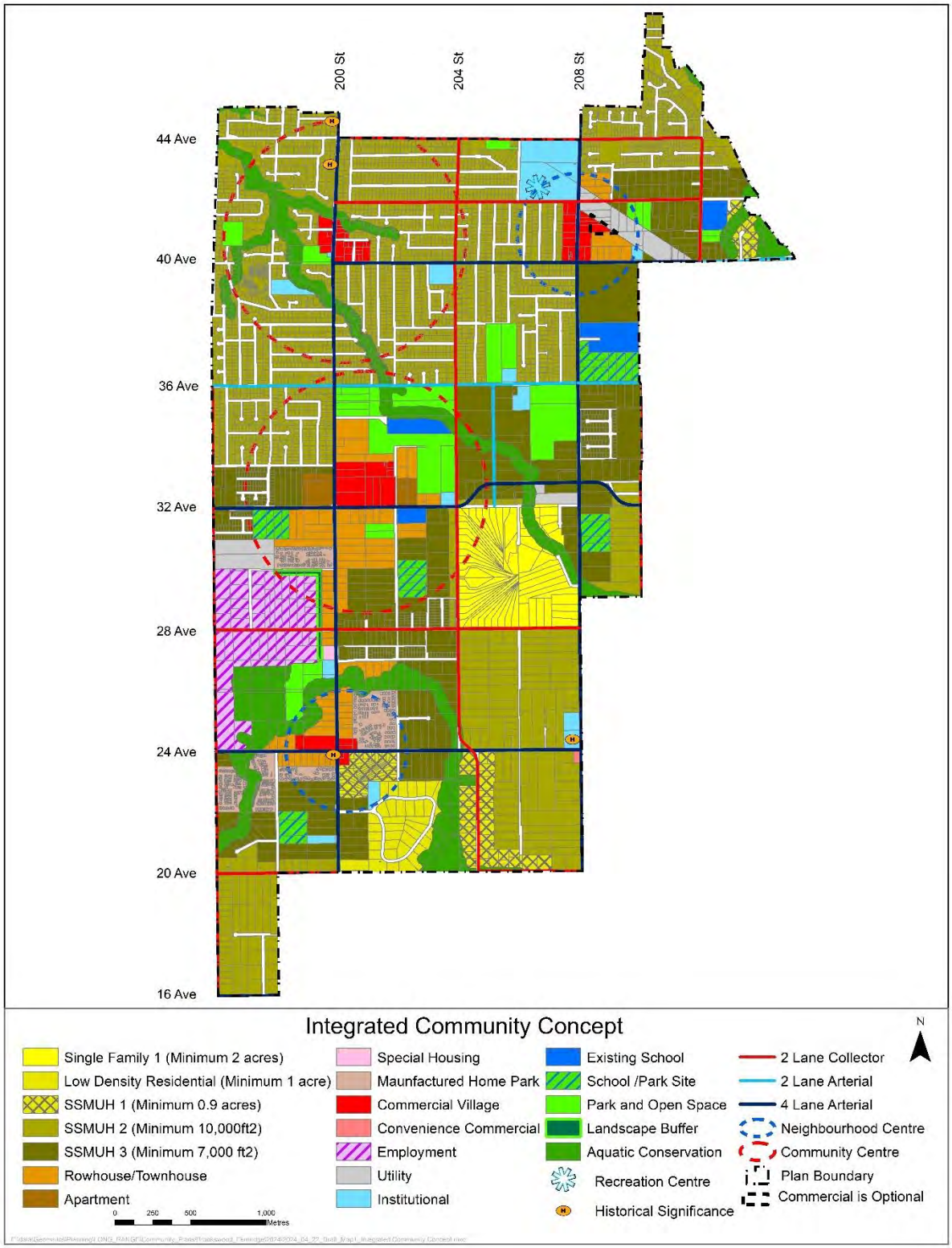
aa) deleting the map following the title “Map 11 – Development Permit Areas” and replacing it with the map on Schedule “F” to this Bylaw;

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
RECONSIDERED AND ADOPTED the	day of	, 2024

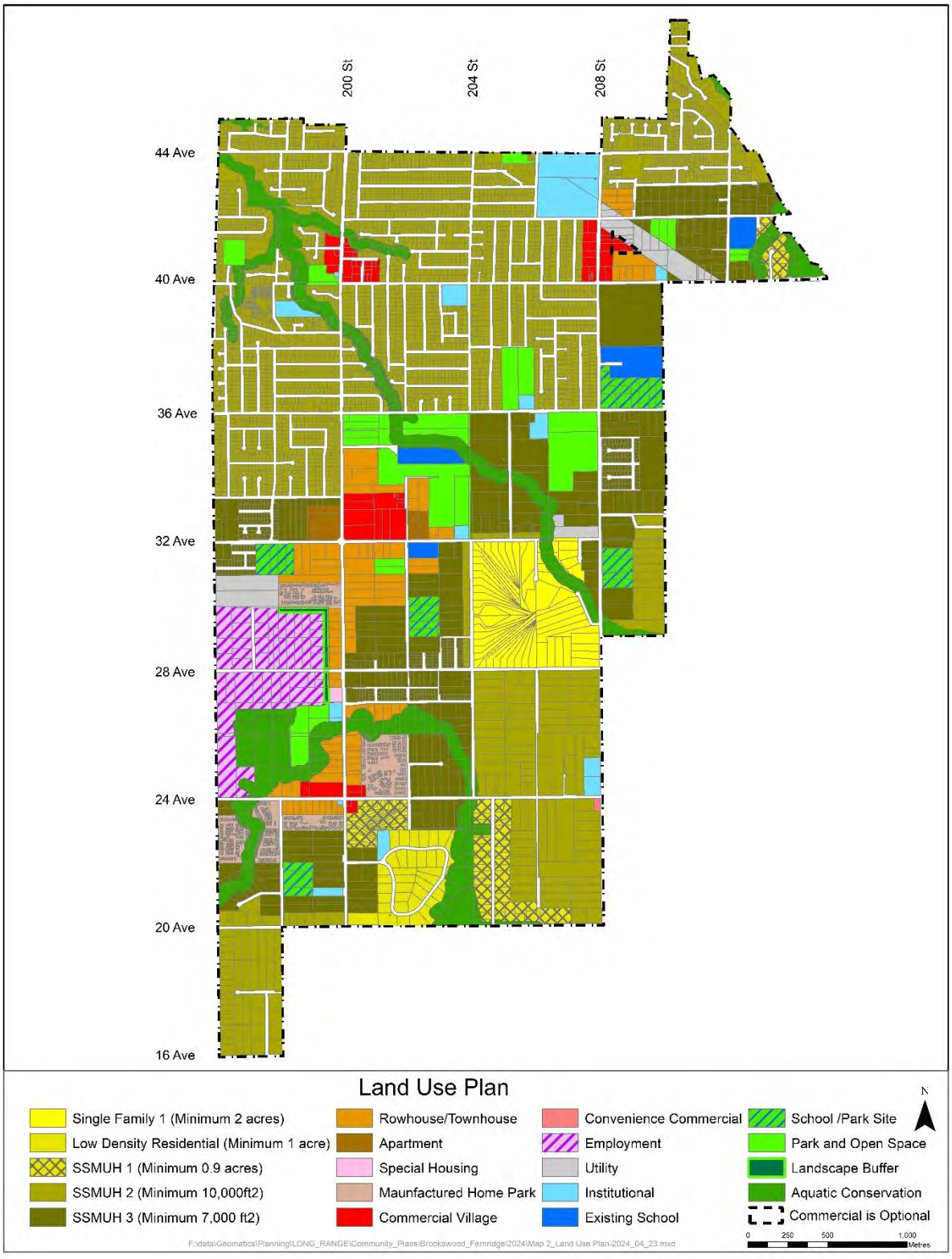
_____ Mayor _____ Township Clerk

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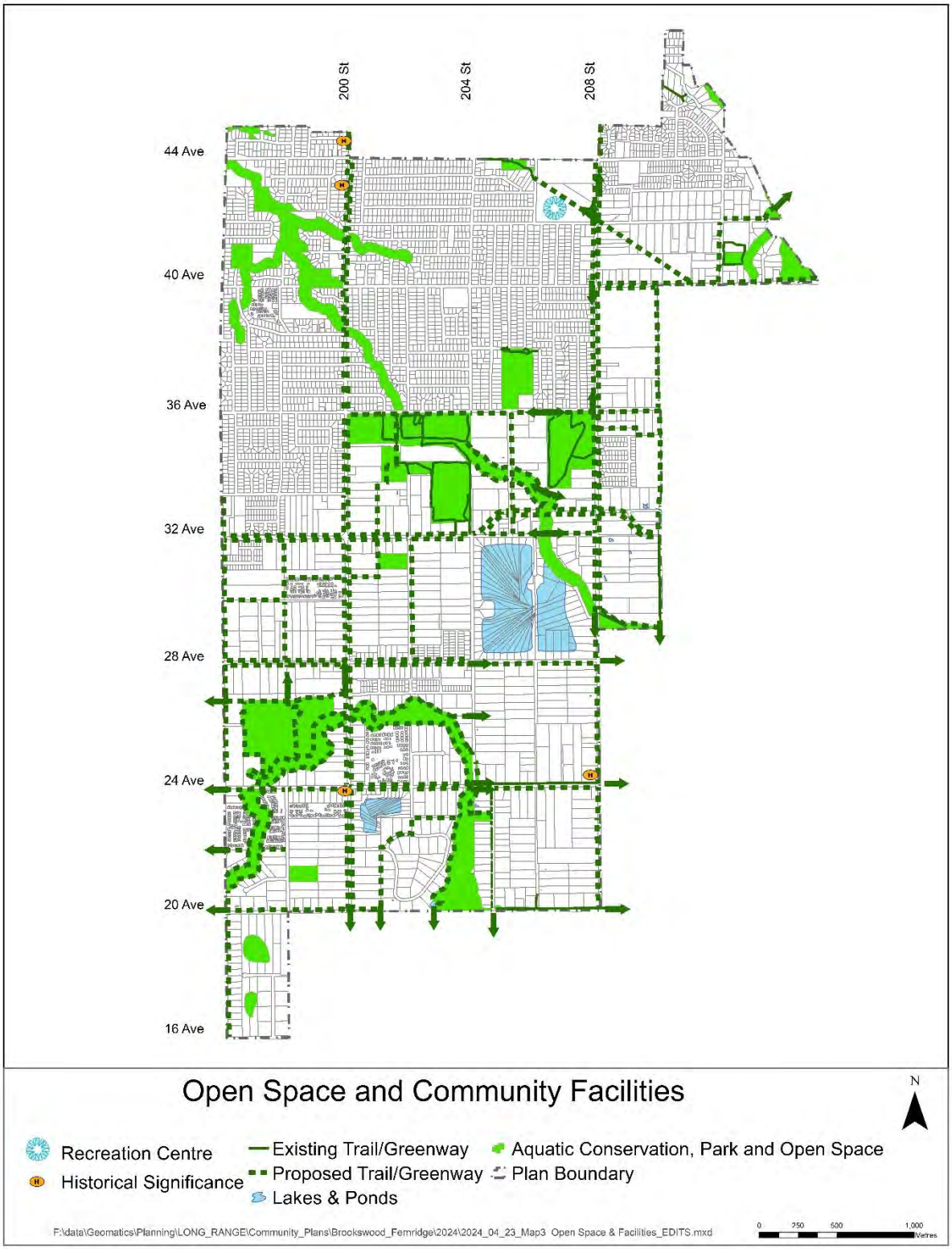
SCHEDULE “A”
BYLAW NO. 6007



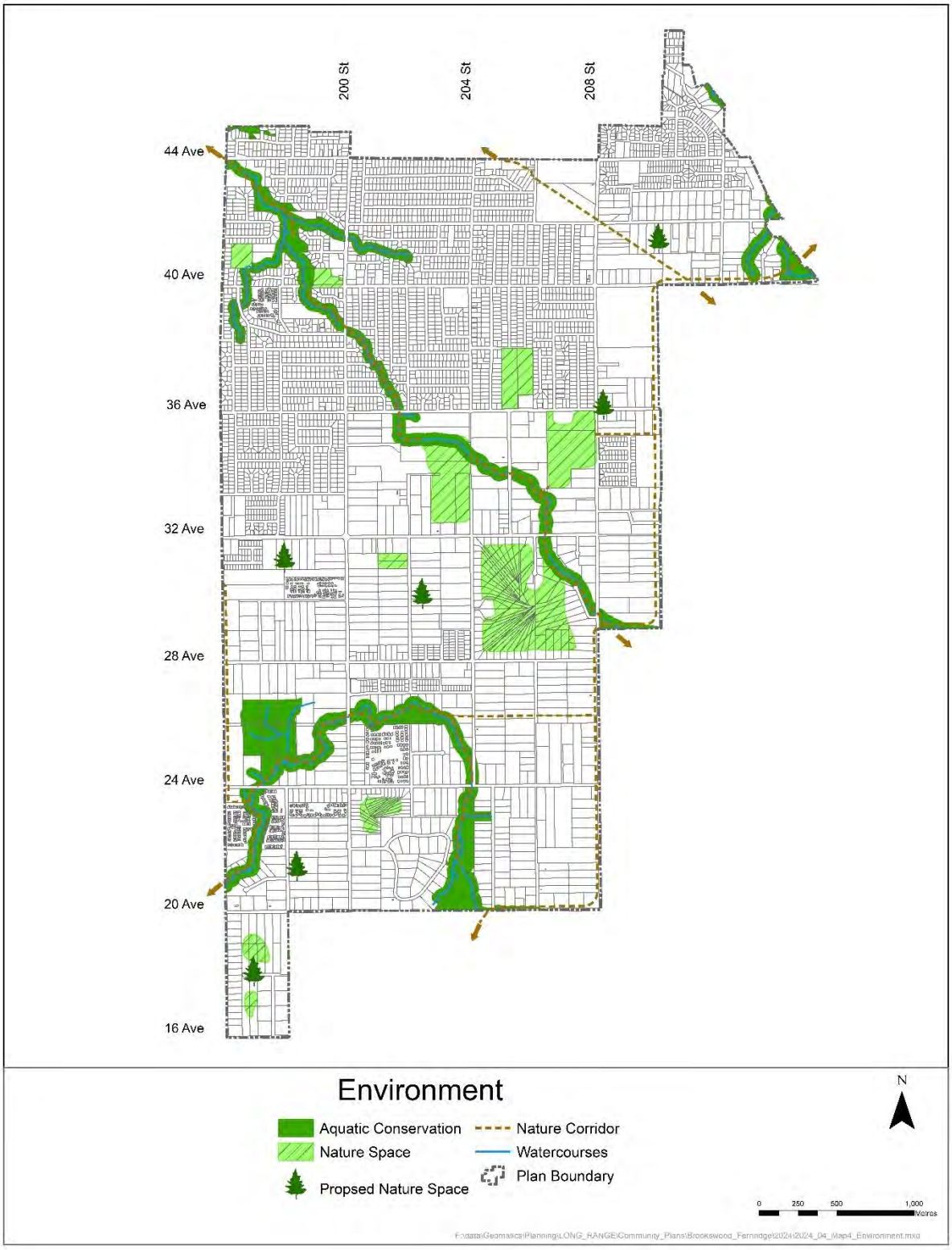
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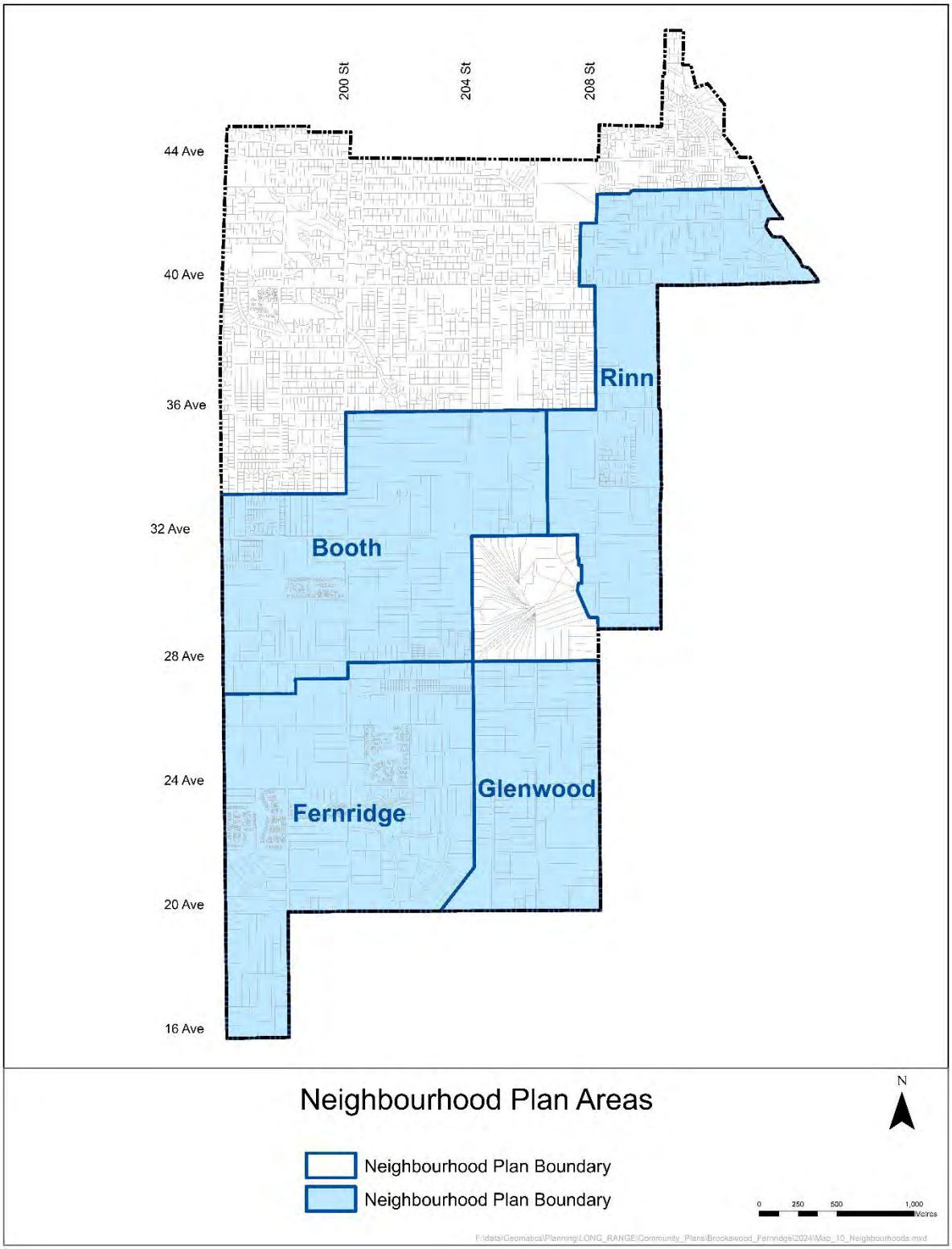
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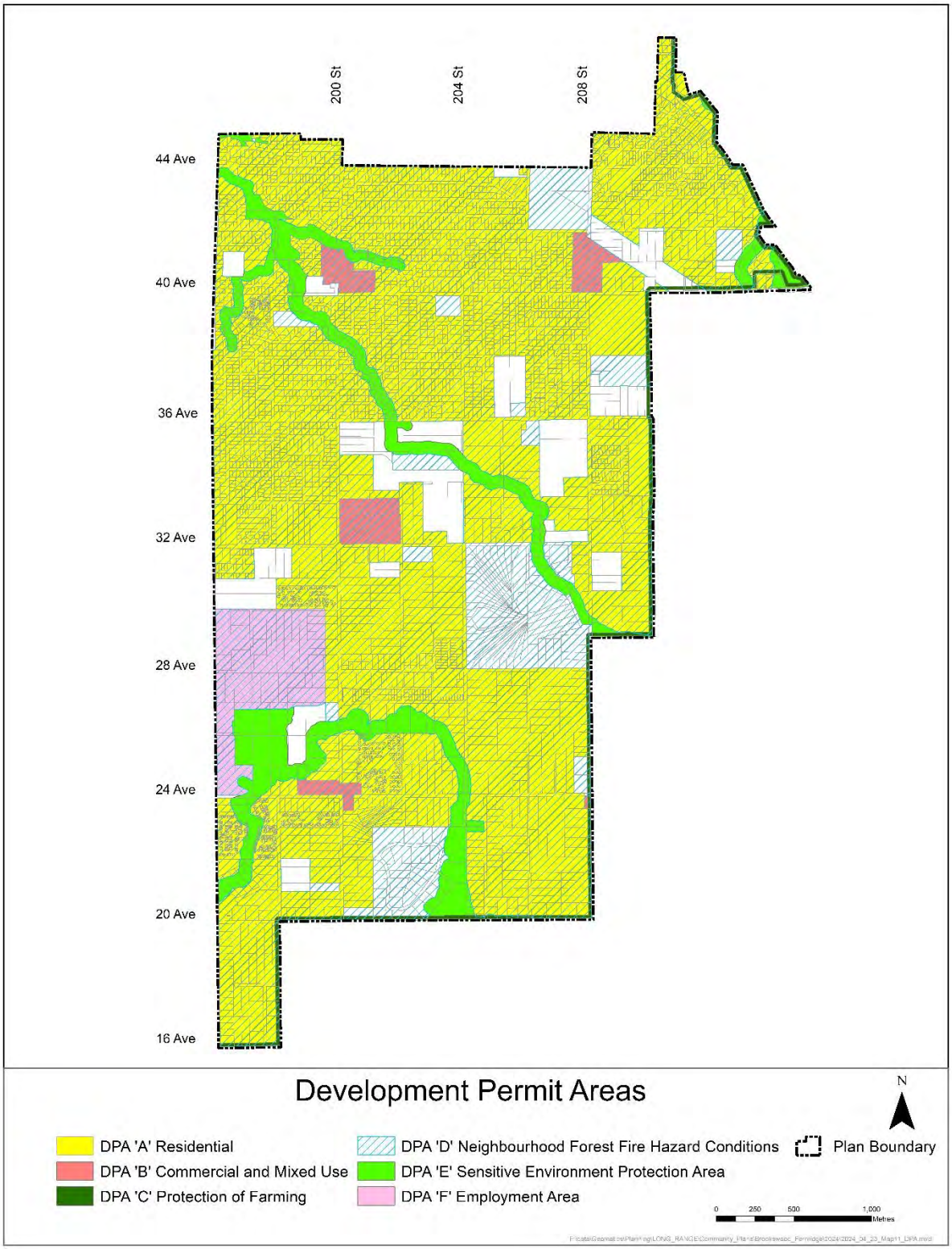
SCHEDULE “D”
BYLAW NO. 6007



SCHEDULE “E”
BYLAW NO. 6007



SCHEDULE “F”
BYLAW NO. 6007



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN)

BYLAW 2017 NO. 5300
AMENDMENT (BOOTH NEIGHBOURHOOD PLAN) BYLAW NO. 6008

EXPLANATORY NOTE

Bylaw No. 6008 amends the Langley Official Community Plan and Brookswood-Fernridge Community Plan by incorporating the Booth Neighbourhood Plan.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN) BYLAW 2017 NO. 5300
AMENDMENT (BOOTH NEIGHBOURHOOD PLAN) BYLAW NO. 6008

WHEREAS it is deemed necessary and desirable to amend the "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300", as amended.

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300" as amended is further amended by:

   a) adding the following contents to the newly created Section 11:

      "The following neighbourhood plans, as shown on Map 10 Neighbourhood Plan Areas, have been adopted by Council and are attached to this Brookswood-Fernridge Community Plan as schedules:

      Booth Neighbourhood Plan Schedule BF-1";

   b) adding Schedule "BF-1" Booth Neighbourhood Plan as shown as Schedule "A" attached to and forming part of this bylaw; and

   c) rescinding "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Booth Neighbourhood Plan) Bylaw No. 5795".

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



Booth Neighbourhood Plan

Bylaw No. 6008

Brookswood-Fernridge Community Plan

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN) BYLAW 2017 NO. 5300
AMENDMENT (BOOTH NEIGHBOURHOOD PLAN)
BYLAW NO. 6008

Adopted by Council _____

CONSOLIDATED FOR CONVENIENCE ONLY

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

AMENDMENTS

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

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Township of Langley

Est. 1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Schedule "BF-1" Brookswood-Fernridge Community Plan

Booth Neighbourhood Plan

Booth Neighbourhood Plan

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1.0 INTRODUCTION

Booth neighbourhood is an area within the community of Brookswood-Fernridge in the Township of Langley. The Booth Neighbourhood Plan seeks to establish a high quality of life for residents, business owners and employees by offering a range of housing, local commerce, recreation, public and nature spaces that support the physical and social environments where residents live, learn, work, and play.

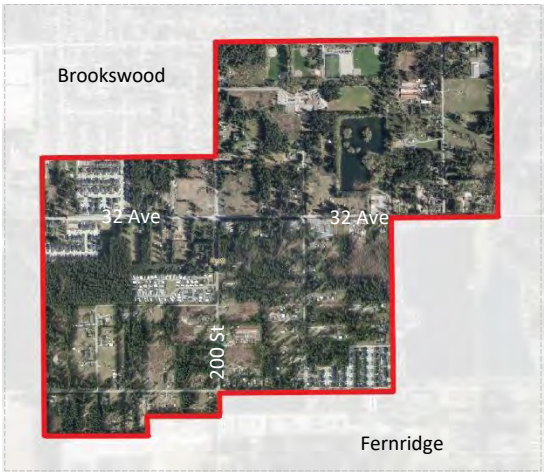
1.1 Policy Context

The Booth Neighbourhood Plan incorporates the Vision and Guiding Principles of the Brookswood-Fernridge Community Plan and implements the policies of the Official Community Plan for the Township of Langley. The Brookswood-Fernridge Community Plan and the Official Community Plan guide growth and change in the Booth neighbourhood. However, if there is a conflict between a policy in these other two Plans and this Neighbourhood Plan, the Booth Neighbourhood Plan policy takes precedence.



1.2 Plan Area

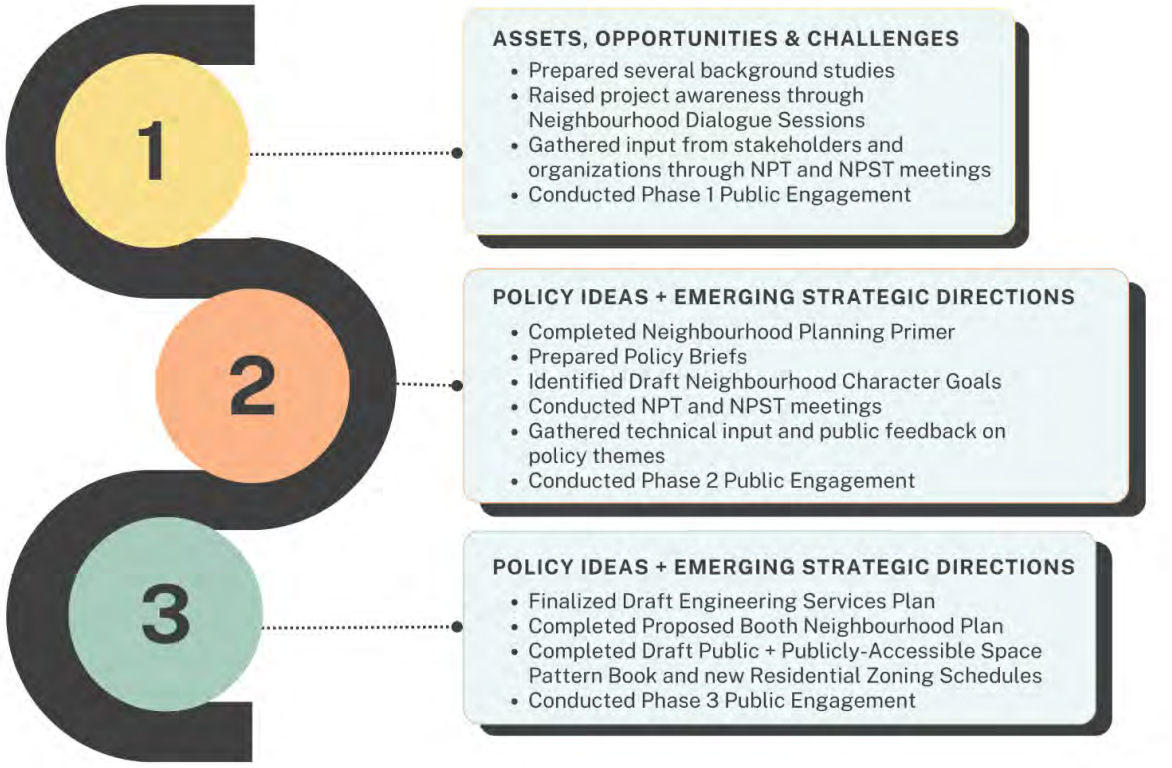
The Booth Neighbourhood Plan area encompasses 270 hectares (668 acres) in the mid-western area of Brookswood-Fernridge. Its boundaries are 196 Street (west), 33A and 36 Avenue (north), 206 and 204 Street (east) and 28 Avenue (south). The two Arterial Roads are 200 Street and 32 Avenue with “greenspace” located at Noel Booth Park, Dale Ball Park, and Anderson Creek.



Booth Neighbourhood Plan Area

1.3 Plan Purpose and Process

The Township of Langley has invested a significant amount of time and resources in the planning of Brookswood-Fernridge. The planning process included two attempts to update the Brookswood-Fernridge Community Plan (2014 and 2016). The second attempt in 2016, resulted in a new plan that replaced one that was in place since 1987. The planning process involved technical analysis, policy research and community engagement that included dialogue sessions, workshops, open houses and Public Hearings. On October 23, 2017, Council adopted the new BFCP and directed staff to commence the preparation of neighbourhood plans (NPs) for Booth, Fernridge and Rinn.



In January 2019, Council endorsed the Terms of Reference for the NPs. While the planning process for the NPs was impacted by the Covid-19 pandemic, community engagement and agency consultation remained robust. Meetings with the Council-appointed Neighbourhood Planning Team, 'ask-a-planner' sessions and open houses were conducted using virtual or online methods. In-person engagement activities resumed in mid-2022 when health restrictions began to relax. The three NPs were adopted by Council on July 24, 2023.

In December 2023, the provincial government changed the Local Government Act to require municipalities to permit small-scale, multi-unit housing (SSMUH) options that are ground-oriented and compatible in scale and form in single-family neighbourhoods. The Booth NP was revised in early 2024 to align with the new provincial legislation.

2.0 NEIGHBOURHOOD VISION AND OBJECTIVES

Careful planning and thoughtful design are needed to create places that support a high quality of life for all residents and contribute to the Township of Langley's prosperity.

Planning the future of Booth neighbourhood begins with recognizing the Vision and Guiding Principles of the Brookswood-Fernridge Community Plan. Policy will be guided by its four Neighbourhood Character Goals.

2.1 Vision Statement

Booth neighbourhood's small town, forested character is situated within a highly connected, north-south/east-west street and block grid pattern. The area has a dense tree canopy, tree-lined roads and there are wide sidewalks and boulevard strips.

It provides for a variety of necessities, activities, and services, and supports human health and well-being. The Booth neighbourhood has incorporated long-term biodiversity and ecological functions along with climate change measures to have a limited carbon footprint. Booth is a great new neighbourhood that is distinct, welcoming, responsive, historic and change resilient.

2.2 Neighbourhood Character Goals

This vision is further articulated in its four Neighbourhood Character Goals. These goals shape and respond to neighbourhood change and innovation, provide direction to implement measures such as infrastructure investments, park design, and neighbourhood and development patterns.

Goal 1: Booth is Designed with Nature

Nature is an important part of Booth. Natural areas and features contribute to the neighborhood's livability and to the health of its residents, business owners and workers. Environmental change, whether natural or human-caused, will affect our municipality and region in the future. In response, the design and construction of built environments in Booth will incorporate a variety of green infrastructure features, including neighbourhood forestry, greenways and engineered elements promoting nature conservation, preservation, restoration, enhancement, management, and stewardship of natural environments.





Goal 2: Booth is a Complete Community

Striving for a complete community, the Booth Neighbourhood Plan supports an integrated system where the built and natural spatial elements are intertwined. By balancing the social, economic, and environmental needs of Booth residents, people of all ages and abilities can live, work, shop, learn, and play locally.

The Booth neighbourhood will provide an appropriate housing supply to generate a sustainable population base, which will support:

- local businesses and services
- community amenities and utilities
- viable public transit
- a variety of land uses and densities
- investment in alternative transportation modes
- connected transit routes
- adaptable and resilient neighbourhoods

Goal 3: Booth is a Walkable Neighbourhood



Walkability is more than just pedestrian infrastructure (such as sidewalks and pathways). It is also about appropriate scale and design. Booth is comprised of small blocks, human-scaled buildings, and many connected public spaces. To encourage pedestrian activity and active and healthy lifestyles, the Booth neighbourhood:

- encourages social, economic and land use diversity
- provides easy access to green spaces
- includes universally accessible design features

- offers equitable access to goods, services, and facilities
- features street trees and wide sidewalks
- incorporates age-friendly design
- supports connectivity

As a walkable neighbourhood, Booth facilitates greater social interaction through features such as community parks, social spaces at a variety of scale and design features such as front porches.

Goal 4: Booth is a Distinct Neighbourhood

Booth identifies as a “small-town” neighbourhood. Its character is shaped by its natural and built environments, which give it a distinctive personality. Development in Booth is integrated with nature, including distinctive subdivision and lot patterns, careful siting of buildings, and the provision of street trees and landscape features.

3.0 DESIGN CONCEPT

This section of the Plan defines the design concept for the Booth area. The built environment in Booth includes several “building blocks” that establish the spatial arrangement and character. These include block and street patterns, lot configurations and street design, building forms and placement, vegetation, landscaping, and natural features such as trees, topography, and watercourses. The spatial arrangement of these building blocks contributes to the development of a sustainable spatial pattern, based on the urban design principles of centres, walkability, and viable transit, which are cornerstones of the Township of Langley Official Community Plan.

3.1 Design Concept

The design concept for Booth incorporates both natural and built environments. Aspects of the natural and built environments include preservation, restoration, proximity and access to nature, walkable scale, energy efficiency, and attractive parks, streets, paths, and public spaces.

The Booth Town Centre is generally located in the northeast quadrant of 200 Street and 32 Avenue. This community-scale, mixed-use hub serves as both a neighbourhood and a community anchor and destination, that incorporates a “Main Street” design concept, and includes a concentration of employment, commercial and community services, civic activities, and residential uses, as well as public gathering spaces and a high-quality design and character for the private and public realms.

3.2 Booth Town Centre

Booth Town Centre Policies:

1. Design neighbourhood blocks that result in a street structure with high connectivity for pedestrians, cyclists, transit users, and motorists.

2. Provide continuous, small-scale pedestrian-oriented retail spaces along the “Main Street” and 201 Street, between 32 and 33 Avenue, as identified in Figure 3.1 showing Booth Town Centre Street Frontage Types.

3. Establish a Mobility Hub in the Booth Town Centre pursuant to Section 7.5 of this Plan.

4. Incorporate gateway features that include distinct building/commercial signage, architectural and landscape design features, and/or other measures to create a sense of arrival as identified in Figure 3.1 showing Booth Town Centre Street Frontage Types (33A Avenue at 200 and 201 Street and the new Main Street; 32 Avenue at 201 and 202 Street; and 202 Street at the new Main Street).

5. Enable development that is solar optimized, highly walkable, and supportive of other modes of active transportation, thereby assisting in the reduction of greenhouse gas emissions and improving energy efficiency.

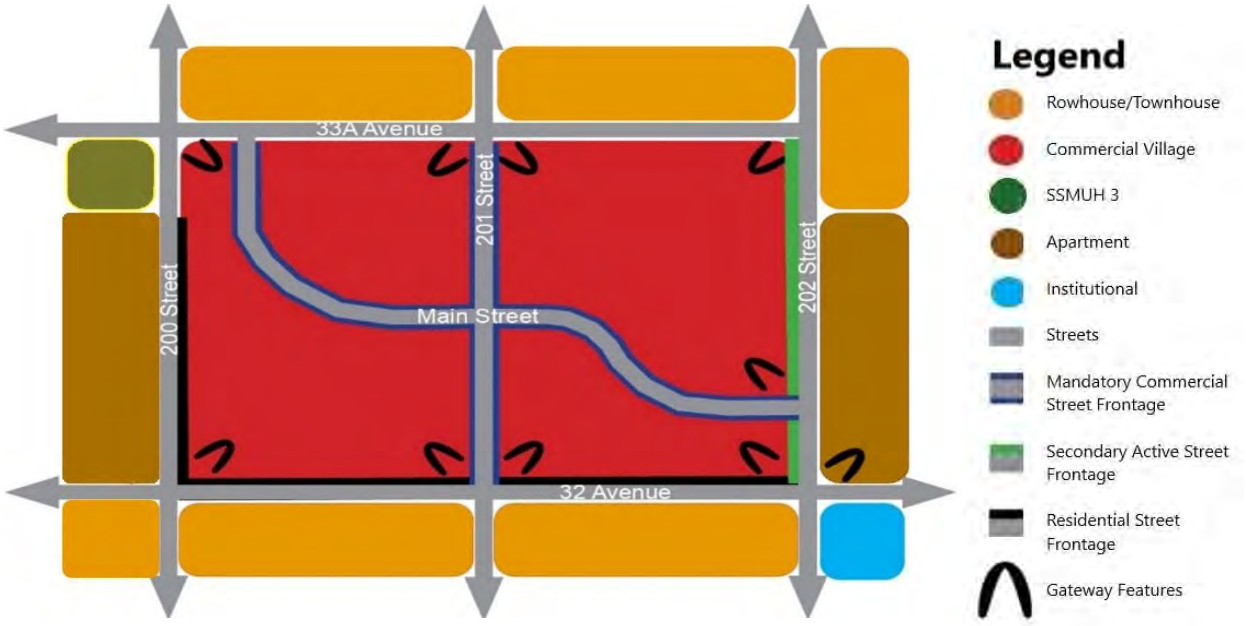


Figure 3.1: Booth Town Centre Street Frontage Types

4.0 LAND USE PLAN

The Neighbourhood Character Goals and Design Concept are embodied in the Booth Land Use Plan (see Map 1) and associated policies. The Land Use Plan identifies the land use designations in the plan area, as well as future transportation corridors, conservation areas, parks and schools, and other features and infrastructure.

4.1 Land Use Designations and Policies

The land use designations are identified on Map 1, which defines a future land use pattern by identifying the location, use, and building types/forms of development for all properties in the planning area.

The Township of Langley Zoning Bylaw further shapes land use by specifying requirements for development of individual and assembled properties. To ensure that the policies of the plan are achieved, Table 1 specifies the Corresponding Zones of the Zoning Bylaw that may be applied to the land use designations as part of rezoning consideration.

Land Use Designations Policies:

1. Use the Land Use Map (Map 1) to identify where different types of development are planned to achieve a development pattern that supports the Neighbourhood Character Goals.

2. Apply the policies of this Neighbourhood Plan and relevant policies of the Brookswood-Fernridge Community Plan to direct the land use pattern and form of development to achieve the desired outcomes that are aligned with the Neighbourhood Character Goals.

3. Comprehensive Development (CD) zoning is identified for the Commercial Village designation only. The use of CD zones may be considered based on the following conditions:

    a. The proposed development is of a scale, character, or complexity requiring comprehensive master planning and implementation that is not reasonably guided and regulated by Corresponding Zones.
    b. The proposed development and CD zone fully implement Township of Langley policies and objectives.

Map 1 Colour	Land Use	Corresponding Zone
	SSMUH 2	R-1E Residential Zone P-1 Civic Institutional P-2 Community Care Facility
	SSMUH 3	R-1D Residential Zone P-1 Civic Institutional P-2 Community Care Facility
	Manufactured Home Park	MH-1 Residential Manufactured Home Park Zone
	Rowhouse/Townhouse	R-CL (RH2) Rowhouse CD- Comprehensive Development P-1 Civic Institutional
	Apartment	CD- Comprehensive Development P-1 Civic Institutional
	Commercial Village	CD Zone P-1 Civic Institutional
	Institutional	P-1 Civic Institutional
	Park and Open Space	P-1 Civic Institutional
	Aquatic Conservation	P-7 Aquatic Conservation
	Utility	Every Zone

Table 1: Land Use Designation Legend

4.2 General Policies

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

General Land Use Designations Polices:

1. Obtain a Development Permit in accordance with Sections 488 (1) (a), (b), (c), (e) and (f) of the Local Government Act (LGA) for development on lands within the Booth Neighbourhood Plan area as outlined by the Development Permit Areas on Map 11 of the Brookswood-Fernridge Community Plan (BFCP) to achieve quality, resilient design.

2. Calculate development density for lands designated as Small-Scale Multi-Unit Housing, and rowhouse development on lands designated as Rowhouse/Townhouse, based on minimum lot sizes.

3. Calculate development density for lands designated as Apartment, Commercial Village, Employment and Institutional, based on Floor Space Ratio (FSR), as defined by the Township of Langley Zoning Bylaw. Developable land area does not include conservation areas, publicly dedicated parks/open spaces, and land dedicated for new roads.

4. Incorporate existing stands of trees, along with the retention and integration of existing significant trees, as part of the Integrated Site Design Concept process, as outlined in the Subdivision and Development Servicing Bylaw Schedule I – Tree Protection. Retention and planting of evergreen, coniferous trees shall be part of the project design.

    a. For lands designated as Apartment and Commercial Village, as well as townhouse development on lands designated as Rowhouse/Townhouse, incorporate medium and large sized trees for a minimum of twenty per cent of a development site's Landscaping Area requirements as delineated in Township of Langley Zoning Bylaw.

    b. For lands designated as Small-Scale Multi-Unit Housing or designated as Rowhouse/Townhouse, provide for retention of medium and large sized trees or planting space for the next generation of trees in the front, back, and side yard setback areas for each lot.

5. Design appropriate building transitions between different land uses and distinct building types that are respectful of solar access, views, densities and massing. Building massing, use of glazing, site design and landscaping should mitigate overlook and privacy considerations. Noise and light attenuation measures should be instituted between different land uses. At a minimum, where a transition interface of two distinct building types occurs at a property line, the height of the taller and/or more dense development should step down to within one storey of the adjacent building form envisioned in the Plan. Alternatively, where a transition interface occurs across a lane or street, the height of the higher density development should step down to within two storeys of the adjacent building form. The depth of the step down should be equal to or greater than 1.5 times the height of the building storey.

6. Apply lower densities than the maximum provided in this Plan for developments, as applicable, in cases where they cannot be achieved due to irregularly shaped and/or insufficient developable land area given the site development context. Reductions in setbacks or the altering of other dimensional and development requirements of this Plan or Corresponding Zones (see Table 1 above) to achieve maximum density as provided for in the Plan or associated Zoning schedules will not be considered if it results in a loss of tree planting areas and open space, which are important neighbourhood character features.

7. Design all principal buildings to incorporate energy conservation through architectural and site design. Examples include, but are not limited to:
    - photovoltaic panels on the roof
    - overhangs/screens for windows on south and west facing elevations
    - low carbon mechanical systems (such as heat pumps)
    - rainwater management best practices

8. Ensure that a development site layout does not result in remnant properties that cannot be serviced (e.g., utilities and transportation), or would be uneconomic or impractical to develop.

Residential Land Use Designation Policies:

1. Provide for a variety of housing forms, unit sizes (floor area and number of bedrooms), floor plans, and tenures within the Booth Neighbourhood Plan area, as guided by the Township of Langley Housing Action Plan and Housing Needs Report(s), including:

    a. Incorporating a diversity of housing choices to support housing affordability
    b. Encouraging secondary suites, coach homes, and laneway homes
    c. Encouraging a variety of tenures, such as fee simple, strata and purpose-built rental
    d. Encouraging development of short-term and long-term supportive housing, and subsidized rental housing (see Township of Langley Housing Action Plan)

2. Include adaptable housing requirements in accordance with Section 3.1.9 of the Official Community Plan and the Housing Action Plan.

4.3 Small-Scale Multi-Unit Housing (SSMUH)

The Small-Scale Multi-Unit Housing (SSMUH) designations accommodate a variety of ground-oriented housing types on individual fee-simple lots that would have formerly been designated for “single-family” residential development. Permitted dwelling types, as defined in the Zoning Bylaw, include:

- Single-family dwelling (including secondary suite)
- Two-family dwelling
- Manorhome
- Townhouse
- Apartment
- Coach house

Any future ground-oriented residential building types added to the Zoning Bylaw following adoption of this Neighbourhood Plan are permitted in the SSMUH designations.

The Booth Neighbourhood Plan includes three SSMUH designations which are differentiated by minimum lot size for purposes of subdivision:

1. SSMUH 1 – minimum lot size of 3,462 m^2
2. SSMUH 2 – minimum lot size of 930 m^2
3. SSMUH 3 – minimum lot size of 650 m^2

Small-Scale Multi Unit Housing Land Use Designation Policies:

1. Up to four dwelling units are permitted on each lot.

2. Where permitted by the British Columbia Building Code, secondary suites will be counted as individual dwelling units within a SSMUH development.

3. Subdivision and development in each SSMUH designation will be in accordance with the corresponding zone in the Zoning Bylaw, as shown in Table 1.

4. All new lots created by subdivision must be rear loaded with vehicle access from a lane.

5. On corner lots, the front lot line must be perpendicular to the front yards of lots on the long side of a block, as shown in below figure



4.4 Manufactured Home Park

The Manufactured Home Park designation accommodates manufactured home park development.

Manufactured Home Park Policies:

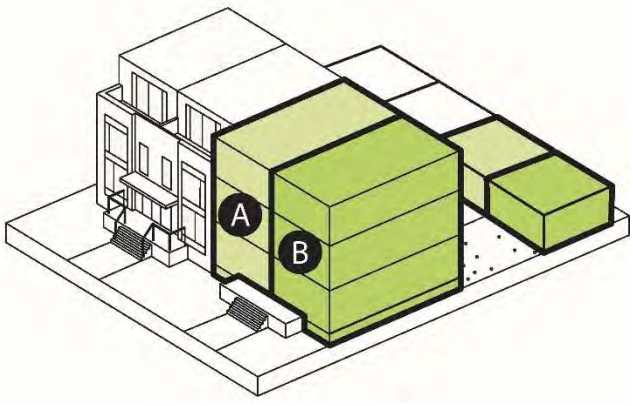
1. Siting of buildings and structures requires a minimum setback of 6.0 metres from property lines and a minimum separation distance of 6.0 metres between buildings and structures to provide adequate space to accommodate tree-planting and other livability considerations.

4.5 Rowhouse/Townhouse

The Rowhouse/Townhouse designation accommodates rowhouse and townhouse development. This designation is located as indicated on Map 1, including within and in proximity to the Booth Town Centre. It provides for ground-oriented housing to accommodate households with children, seniors and “empty-nesters”. It is situated adjacent to schools and parks, urban greenways, local-serving commercial uses, future transit, and other destinations, and provides a land use, form and massing transition between higher and lower density uses.

Rowhouse Land Use Designation Policies:

1. Locate rowhouse dwellings on lots with a minimum of 216 m^2 for internal lots, 259 m^2 for building end lots and 316 m^2 for corner lots, as defined in the Township of Langley Zoning Bylaw, in Plan areas designated Rowhouse/Townhouse as delineated on Map 1. Rowhouse dwellings are to take the form of a principal dwelling and a detached off-street parking structure (garage) that is separated by a rear yard.



2. Orient rowhouses to be street-facing, along Collector and Local Roads only, with rear public lane access to vehicle and bicycle parking, and to provide for on-street parking that is not interrupted by individual driveways. Design rowhouses on corner lots to be street-facing to both public streets.

3. Accommodate four (4) or fewer dwelling units contained within a building. Up to two (2) additional dwelling units may be contained within each building if the resulting development provides for the retention of existing trees and/or provisions for additional tree planting areas for medium to large coniferous trees.

4. Provide for a range of unit sizes, including three-plus bedrooms, to appeal to a broad range of households at different stages of life.

5. Provide sufficient front and rear yard setbacks, as well as separation distances between buildings on a lot to accommodate medium- and large- sized trees with access to sufficient soil volume (Section 5.3. Policy #3), including coniferous species, as well as a pedestrian-oriented street and lane presence, and space for outdoor living areas and detached off-street parking structures.

6. Design buildings with dwelling units and detached accessory structures for off-street parking to incorporate:

    a. A maximum building height of 2.5 storeys (9 metres), with the uppermost (third) level having a floor area not exceeding 50 percent of the floor area of the storey immediately below it.
    b. A minimum 2-metre-deep covered front porch, extending the entire width of the front elevation of the rowhouse.
    c. Rear entrances for all principal dwelling units in the form of “swing doors” that is separate from the front entrance.
    d. Off-street parking for the dwelling units shall be accessed from a rear lane in detached accessory off-street parking structures or buildings. One of the two required off-street parking spaces will be in a typical enclosed garage and can be part of a shared accessory use and building with the adjacent rowhouse. The second required space is a “flex” off-street parking space that is covered, but not enclosed (e.g., carport). The “flex” off-street parking space will provide all season, covered space that can be used for vehicle parking and/or outdoor amenity/activity space.
    e. Allow for additional habitable floor area, for the purposes of a home office space, in the form of a second storey directly above the enclosed garage that does not exceed the floor area of the garage immediately below it. A small bathroom with toilet and sink could be provided, but no kitchen or laundry facilities.
    f. Include, at a minimum, solar-ready measures to facilitate the application of solar energy generating technologies on the roof of the garage/carport/home-office.
    g. Incorporate crawl spaces in the principal residential to help facilitate, among other aspects of the architectural design, an elevated front porch, in areas where habitable space in basements is not permitted.

7. Demonstrate subtle design variations to strengthen unit identity from the street and support a pedestrian scale.

Townhouse Land Use Designation Policies:

1. Provide a maximum density of 18 units per acre for townhouse development.

2. Design townhouse developments that contribute to a desirable streetscape character through a clear architectural identity for individual buildings.

3. Provide for a range of townhouse unit sizes, including those with three-plus bedrooms, to appeal to a broad range of households at different stages of life. Specifically, for each townhouse development, a minimum ten per cent of the townhouses must have three or more bedrooms suitable for households with children.

4. Orient townhouses to be street-facing along Collector and Local roads, and east-west oriented Arterial roads only. Parking access is to be provided from a rear lane to provide generally continuous on-street parking that is not interrupted by individual driveways, and to increase opportunities for trees in front yards and street boulevards, and adequate space for rainwater and stormwater management facilities, among other streetscape features.

5. Provide sufficient front and rear yard setbacks, as well as separation distances between buildings on a lot to accommodate medium- and large-sized trees with access to sufficient soil volume (Section 5.3. Policy #3), including coniferous species, as well as a pedestrian-oriented street and lane presence, and space for outdoor living areas and detached off-street parking structures.

6. Design buildings and dwelling units fronting public streets, Mid-Block Pedestrian Links and Lanes, the Semiahmoo Trail, parks and open spaces, in order to provide a quality neighbourhood pedestrian environment and support a walkable neighbourhood, including:

    a. Front porches for all dwelling units; and
    b. Convenient pedestrian connections through an on-site network of sidewalks and pathways. The pedestrian connections will be independent of a public lane and strata/private drive aisle.

7. Demonstrate subtle building/architectural design variations to strengthen unit identity from the street and support a pedestrian scale.

4.6 Apartment

The Apartment designation is adjacent to the Booth Town Centre. The emphasis is on contributing to the neighbourhood character of the Booth Town Centre, ensuring a good relationship of the ground units to the street, and compatibility with the form and scale of adjacent mixed-use development.

Apartment Land Use Designation Policies:

1. Provide for apartment land uses in which all buildings and structures together have a maximum gross floor area of 1.85 times the net developable lot area for all permitted uses (i.e., the Floor Space Ratio, or FSR). This density may be increased by 0.35 times the lot area for buildings of five (5) storeys (maximum 2.2 times the lot area); and 0.45 times the lot area for buildings of six (6) storeys (maximum of 2.3 times the lot area).

2. Conceal accessory off-street parking, both resident and visitor, and off-street bicycle parking/storage for residents. For the purposes of this Plan, accessory off-street parking means a use providing for all the vehicle and bicycle parking needs generated by a permitted use.

3. Provide a minimum and consistent building separation distance of 12 metres between all buildings, to accommodate pedestrian circulation and connections as part of a walkable neighbourhood.



4. Limit the maximum height of apartment development to four (4) storeys. Increases to height to incorporate one or two additional storeys (a fifth and sixth storey) may be permitted, provided that the apartment development includes family-sized suites (three-plus bedrooms) and additional storeys are stepped back by a minimum of 2.5 metres in order to reduce visual and overshadowing impacts of building height.

5. Require apartment developments to incorporate lifestyle support features and necessities, such as secure storage space for oversize sports equipment and seasonal supplies, and secure bicycle parking.

6. Incorporate active design features to make daily physical fitness more inviting and to encourage social interaction in apartment buildings including space for gardening.

7. Design outdoor Age-Friendly Amenity Areas to allow for a variety of recreational, social, and cultural activities. These spaces should be centrally located in the development, and appeal to a variety of age groups including children, youth, adults, and seniors.

8. Incorporate vertical oriented windows, appropriate window-to-wall ratios (WWR; a common industry best practice target is for an overall WWR of </= 40%) and associated overhangs and other solar management building techniques to control seasonal solar gain and shade. Use openable windows designed to facilitate air flow and ventilation to apartment dwelling units.

4.7 Commercial Village

The Commercial Village designation provides opportunities for the integration of street-facing, ground-floor retail, dining and personal service uses, and civic facilities, along with apartment residential uses and seniors' housing. Mixed-use buildings in this designation are required to have residential apartment units above ground floor commercial. This designation also provides for predominantly residential-only buildings that are in immediate proximity and surround the mixed-use buildings that front the new Main Street.

Commercial Village Land Use Designation Policies:

1. Create a commercial village comprising a mix of commercial, residential and recreational uses based on a traditional "Main Street" as shown on Map 1, and a maximum density not exceeding a gross floor area of 2.3 times the net developable lot area (i.e., the Floor Space Ratio, or FSR).

2. Incorporate mixed-use buildings in this designation to have apartments above ground floor commercial to provide residents with the opportunity to meet their daily needs within the same area and ensure "eyes on the street" for community safety.

3. Encourage local-serving commercial uses, such as financial institutions, retail stores, convenience stores, an anchor grocery store, delicatessens, bakeries, hardware, barber shops, beauty salons, business, medical and professional offices, restaurants and cafés (including those with outdoor/patio dining), pharmacies, childcare, liquor store, and fitness centres, and including live-work opportunities; but excluding service stations, gas bars, vehicle servicing, drive-throughs and other prohibited uses as identified in Section 4.10, Policies #8 and #9 of the Brookswood-Fernridge Community Plan. Encourage the provision of childcare facilities within the Commercial Village land use designation.

4. Accommodate ground floor retail and service commercial uses (not including grocery store, pharmacy, fitness centre or childcare uses) in mixed-use buildings in premises not exceeding 1,000 m^2 (~10,764 ft^2). Business, medical, and professional offices should be

located on the second storey above retail and service commercial. Office uses may also be accommodated in standalone commercial buildings.

5. Accommodate one (1) local-serving grocery store in the Commercial Village designation with a maximum size of 4,500 m^2 (~48,440 ft^2) within a mixed-use commercial/residential building, provided that at least half of the minimum total floor area for office uses, as identified in Policy #6 below, is built in advance of or in conjunction with the grocery store use.

6. Provide a minimum total commercial floor area of approximately 21,100 m^2 (~227,000 ft^2), including approximately 16,900 m^2 (~182,000 ft^2) for retail and service commercial uses, and approximately 4,230 m^2 (~45,500 ft^2) for office uses.

7. Incorporate a public square of a minimum size of 4,050 m^2 (~43,590 ft^2) that is central to the Commercial Village at the northeast corner of the new intersection at 201 Street and the new "Main Street" road. The public square will accommodate a variety of outdoor activities such as live performances and passive recreation, and will serve as a focal point for the neighbourhood. Identify and secure, as provided for by development proponents, the land area for the public square along with the rezoning of any lands designated as Commercial Village. The public square should be integrated with adjacent buildings, mobility infrastructure, and the Semiahmoo Trail, as well as being conveniently connected with the broader Booth Town Centre and key destinations in the neighbourhood (e.g., parks, schools, municipal recreation/cultural facility). Design features of the public square should include a combination of hard and soft design and landscaping features, accessibility, direct solar access, distant view considerations, vehicle noise and light attenuation measures, a variety of seating and other furnishings, lighting, weather protection, and spatial variety. Explore opportunities to include festival infrastructure such as event electrical power and potable water supply.

8. Provide a municipal recreation/cultural facility of approximately 1,600 m^2 to accommodate a variety of programing, including licensed childcare/preschool space, fitness centre, outdoor child play area, youth hangout space, gymnasium, games room and flexible multi-purpose rooms for community use, this facility should be integrated within a mixed-use building and should be located on the west side of 201 Street, in the vicinity of 32 Avenue and the new Main Street.

9. Provide a community police office with funding contributed from community amenity contributions within the first storey of a building within the Commercial Village designation.

10. Design a combination of mixed-use commercial / residential and commercial / residential / institutional buildings in the Commercial Village, including:

a. Buildings of a minimum four and a maximum six storeys, with fifth and sixth storeys stepped back in order to reduce visual and overshadowing impacts related to building height.
b. Maximum lot coverage of sixty per cent where a minimum seventy-five per cent of the off-street vehicle parking use associated with retail and service commercial and recreational uses is concealed parking. Maximum lot coverage may be increased to eighty per cent where one hundred percent of the off-street vehicle parking use, including visitor, is concealed parking.
c. Locate most of the surface parking, when provided, adjacent to retail anchors (e.g., grocery, pharmacy) and recreation spaces.
d. For an apartment or office use, one hundred per cent of the off-street vehicle parking use, including visitor, is concealed parking that is hidden from view and below the finished grade of the development site.

11. Provide a range of apartment unit sizes and tenures to appeal to a broad mix of households at different stages of life, including student-oriented housing, seniors housing, family housing, and purpose-built rental. Buildings should incorporate:

    a. Individual exterior entrances for ground floor apartment units in mixed-use buildings.
    b. A common lobby for each building with office uses and apartment units above the first storey, with the building entrance from a fronting or public street.
    c. Lifestyle support features such as secure storage space for oversize sports equipment and seasonal supplies, and secure bicycle parking for buildings with residential uses.
    d. Active design features to make daily physical fitness more inviting and encourage social interaction in buildings with apartments. Active design features include primary stairs that provide the most visible and inviting means of vertical travel, transparency measures for secondary fire-exit stairs, outdoor gardening places, and indoor amenity areas for the exclusive use of building residents and guests.
    e. Continuous weather protection for pedestrians on all building frontages that include ground floor commercial and recreational uses.
    f. A high-quality pedestrian realm along all building faces. Commercial and residential storeys should be clearly delineated by glazing patterns (e.g., lower window-wall ratios for residential), materials (e.g., commercial facades predominantly masonry and heavy timber), and horizontal architectural breaks (e.g., cornice, belt course).

12. Provide a minimum and consistent building separation distance of 12 metres between all buildings to accommodate pedestrian circulation and connections as part of a walkable neighbourhood.

4.8 Institutional and School/Park Site

The Institutional designation accommodates educational facilities, recreation centres, civic buildings, care facilities, and places of worship that are essential for a complete neighbourhood. At the time of Plan adoption, there were one public and two private schools, and a firehall in the Booth area. Booth will require additional institutional uses to accommodate future population growth and new development.

The School/Park Site designation accommodates future schools/park sites. A total of 2 new public elementary schools will be needed in Booth to accommodate the number of students in this neighbourhood. Proposed preferred locations are identified on Map 1.

The number, location and grade configurations of schools referred to in this plan are projected based on information available at the time of plan preparation. The future actual number, location and grade configurations may differ from those of this plan. The Langley School District has developed a Long-Term Facilities Plan which has a requirement to hold public consultation on grade configurations in particular areas of the Township. In addition, as the Langley School District has limited ability to raise funding for capital projects, it relies heavily on funding from the Ministry of Education and Child Care for the acquisition of land and the construction of schools. Funding requests are made annually though the submission of a five-year capital plan. Ministry decisions to support projects in that plan are dependent on many factors, including the needs of other school districts.

The intent of the following policies is to maintain existing institutional facilities and to enhance accessibility to new facilities.

Institutional and School/Park Site Policies:

1. Accommodate 2 new Elementary Schools, which will form part of a joint neighbourhood park/elementary school site with each having a minimum total size of twelve (12) acres: 7-acre neighbourhood park and 5-acre elementary school. Two acres from each neighbourhood park will contribute to establishment of a Nature Conservation Area and will be financially compensated from the Brookswood-Fernridge Greenway Amenity Policy.

2. Identify and secure the School/Park sites as development advances in the neighbourhood. Each rezoning application should receive confirmation from the Langley School District that there is sufficient school capacity, preferably in the neighbourhood or at least in the Brookswood-Fernridge community before final reading of the zoning amendment bylaw. If increased elementary school capacity is required, the rezoning proponent shall provide land for a new School/Park Site prior to consideration of final reading of the zoning amendment bylaw.

3. Consider new neighbourhood institutional facilities (e.g., schools, daycares, seniors' centres, and places of worship) in any land use designation subject to:

a. the site being located on and oriented to a collector road (as opposed to a local or arterial road only).
b. the site having access to an adequate transportation network for the proposed size of the facility.
c. the site having adequate off-street parking and/or drop-off and pick-up space; and
d. the proposed development being consistent with the form, scale, and character of adjacent land uses.

4. Ensure attractive and activated street frontages with natural surveillance for all institutional facilities. Building design along public pedestrian corridors shall include elements such as windows, entrances, special building articulation, appropriate landscaping, and pedestrian-friendly lighting.

5. Design and locate main building entrances that address surrounding streets to improve the relationship between the building and the public realm.

6. In accordance with the Township of Langley Child Care Action Plan, incorporate childcare facilities, including before- and after-school programming, as part of new elementary schools.

7. Encourage the development of affordable housing and/or childcare facilities in conjunction with educational facilities, recreation centres, civic buildings, neighbourhood care facilities, and places of worship.

8. Support the development of new seniors' housing and care facilities, as defined in the Zoning Bylaw.

9. Incorporate a community policing office within the Commercial Village designation, with funding contributed from community amenity contributions.

4.9 Parks and Open Space

This Plan retains an existing network of parks and open spaces and identifies approximate locations for required additional parks and open spaces. This expanded network of parks and open spaces will contribute to the completeness and livability of Booth and surrounding neighbourhoods through active and passive recreation opportunities.

Parks and Open Space Designation Policies:

1. Incorporate Park and trail improvements on existing municipal lands in advance of new dedications and required property acquisitions to provide recreational infrastructure early in the neighbourhood's development and continued growth.

2. Preserve the location and size of existing park spaces in Booth, as delineated on Map 1, in perpetuity. The only exception is the potential reduction in the size of Rees-Callard Natural Park to accommodate road dedications for the completion of 201 Street and adjacent Semiahmoo Trail, and possible road widening for 202 Street; and potential reduction in the size of Noel Booth Community Park to accommodate road dedications for the extension and completion of 201 and 204 Street and road widening on 200 Street.

3. Provide public roads adjacent to park space on at least two (2) sides rather than the rear or side lot lines of private property, in order to provide visual and physical access for the public.

4. Implement best management practices and measures to effectively treat runoff that flows into existing rainwater management facilities in parks and open space areas, given their proximity to municipal well capture zones, including private development. Require development that incorporates, as part of their drainage utility requirements, these communal rainwater management facilities, in parks and open space areas to provide equal or greater value in the form of park improvements, cash-in-lieu, or combination of the two in exchange for drainage utility services provided.

4.10 Aquatic Conservation

The Aquatic Conservation designation is intended to be a space of environmental preservation, restoration, enhancement and stewardship of aquatic environments and their associated riparian areas that combined provide important fish and wildlife habitats and other ecological contributions and services. Streamside protection and enhancement requirements in the Official Community Plan (OCP) seek to protect these natural environmental spaces by, in part, establishing vegetated buffers adjacent to watercourses, ditches, wetlands, lakes and ponds.

These buffers are referred to as “Streamside Protection and Enhancement Areas” (SPEAs). In addition to providing important fish and wildlife habitats, SPEAs protect and promote groundwater recharge, absorb greenhouse gases, benefit air quality, reduce flood risk, mitigate heat events, and provide passive recreation opportunities. To preserve these benefits, these waterbodies, both known (Map 3) and yet to be known, in the Booth Neighbourhood Plan area must be protected through the establishment SPEAs. Policies specific to this Aquatic Conservation designation are as follows:

<u>Aquatic Conservation Policies:</u>

1. Preserve, restore, enhance, and steward Anderson Creek, and its tributaries, by establishing SPEAs at the time of a rezoning amendment or subdivision application, in accordance with the requirements of Section 3.13.19 and Schedule 3 of the Official Community Plan.

2. Protect and retain other important waterbodies – referred to as Aquatic Conservation areas (see Map 3) in the Booth plan area, including private aquatic features adjacent to the neighbourhood, such as Sunrise and Rees Lakes, as they provide important habitat value and contribute to the Neighbourhood Green Infrastructure Network (NGIN), despite landing outside the municipal regulatory purview of SPEA. Establish a 15m no disturbance buffer around aquatic features to prevent unauthorized works in and about a stream, that may be subject to the provincial Water Sustainability Act.

3. Locate Creek Greenways beyond the 30-metre SPEA, based on connectivity to street greenways and public park spaces. Trail design must conform to the requirements of the OCP's Streamside Protection and Enhancement Provisions. Access from new development to greenways or environmental areas may be restricted if the access is deemed detrimental to the overall biological integrity and viability of the greenway. Tree removal shall be avoided, and additional native plants may be needed to enhance greenways.

4. Amend the Township of Langley Zoning Bylaw to include a new Institutional Zone for aquatic conservation areas.

4.11 Employment

The Employment land use designation provides job opportunities for community residents. It provides for a mix of light industrial, warehousing and distribution uses designed in such as way to be compatible with nearby residential uses.

Employment Land Use Policies:

1. Permit employment uses, limited to the following:

    a. wholesale, warehouse, and distribution
    b. indoor and outdoor storage
    c. scientific and technical research
    d. information technology

2. Where an above use is defined in Zoning Bylaw 1987 No. 2500, the definition in said bylaw shall prevail above any other definition.

3. Provide a continuous landscape buffer (with the exception of site access points) at least 30 metres wide, as shown on Map 1, to be established and maintained as part of Employment properties.

4.12 Utility

The Utility land use designation accommodates utility infrastructure and facilities.

5.0 NATURAL ENVIRONMENT AND CLIMATE CHANGE RESPONSE

Nature areas and features enhance the overall well-being of a neighbourhood. They include wetlands, watercourses, street and backyard trees, community gardens and pollinator gardens as well as human-made components. These different types of nature areas and features are together referred to as “green infrastructure”.

Environmental change can affect the livability of our community in the future. Nature has an important role to play with warmer, drier summers and milder, wetter winters. Expected impacts include summer drought, air quality degradation, changes to groundwater conditions, and more frequent and severe weather events during the different seasons. Ecosystem changes may also happen quicker than native plants and animals can adapt, while invasive species may flourish.

Ecosystems changes could have serious repercussions for human health, communities, infrastructure, ecosystems, biodiversity, and lifestyles. Nature conservation spaces and other “green infrastructure” are key contributors to neighbourhood mitigation and adaptation strategies. Local government services that contribute to recreation, climate regulation, rainwater management, clean air, habitat, and biodiversity are invaluable to the health and well-being of a community.

5.1 Nature Conservation

The Nature Conservation policies prioritize the preservation, restoration, enhancement and ongoing management and stewardship of an interconnected system of natural and human-made green infrastructure. Natural components include forests, wetlands, watercourses, and other waterbodies. Human-made components include manicured parks, landscaping, trees, rain gardens, greenways, as well as hydro and bio-engineered features that incorporate natural environmental features.



Green Infrastructure components support biodiversity in both natural and built environments. They contribute to neighbourhood character and placemaking, provide recreational and experiential opportunities, and provide opportunities for linkages between people, flora, and fauna within Booth. Integrated, connected ecosystems components form the neighbourhood Green Infrastructure Network.

The term “green infrastructure” repositions nature-based features as a neighbourhood necessity, not simply amenities or “nice-to-haves”. The Green Infrastructure Network for Booth includes systems-based, strategic planning for nature conservation and land use planning, integrating natural and built environments.

The Green Infrastructure Network must be resilient and dynamic, incorporating diverse, flexible solutions as new science and knowledge emerge. Identifying and prioritizing areas of ecological and biodiverse significance establishes Framework Elements for this work.

Nature Conservation Policies:

1. Establish a Green Infrastructure Network in Booth that is comprised of a variety of natural areas and features. There are two main categories: (1) Nature Conservation Hubs and Corridors and (2) Matrix Features, as elaborated in Figure 5.1.

2. Nature Conservation Hubs and Corridors

2.1 Preserve the Nature Conservation Hubs and Corridors as defined/illustrated on Map 3 Environment.



2.2 Identify and preserve additional Nature Conservation Hubs and Corridors. Secure funds, through a variety of sources including other levels of government and non-governmental grant programs, and community amenity contributions to fund additional Nature Conservation Hubs and Corridors. Recognize that park and open spaces (both local and regional), as well as neighbouring agricultural lands, both cultivated and fallow, and including conservation, forested and park lands in the adjacent neighbourhoods and communities and the City of Surrey, can be connected to contribute to the Green Infrastructure Network.

3. Matrix Features

3.1 Integrate and accommodate mature trees and next generation trees to expand the neighbourhood tree canopy, greenways, green rainwater, stormwater and groundwater management features, wildlife conduits and corridors, active and passive park spaces, and “naturescaping” practices (see Naturescape British Columbia Provincial Guide) throughout the neighbourhood.

3.2 Provide design details for development activities and enhancements on public and private land. The design details should focus on green infrastructure at site level not typically addressed in existing bylaw and regulatory tools and requiring implementation guidance.

3.3 Raise public and development community understanding of environmental management, restoration and enhancement of green infrastructure based on a network of hubs, linking corridors and other green infrastructure throughout Booth.



3.4 Develop hedgerows and buffer strip trails to enhance habitat and wildlife corridors adjacent to agricultural areas and along municipal boundaries.

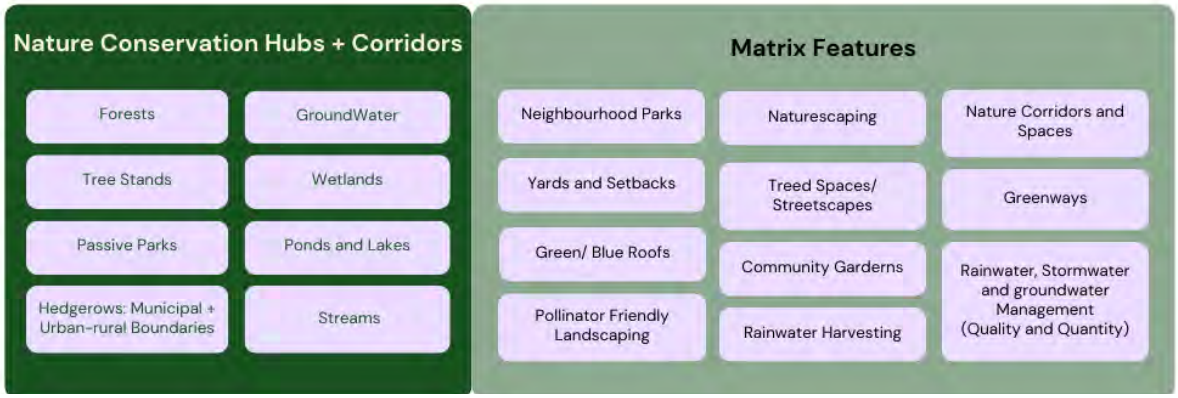


Figure 5.1: Green Infrastructure: Framework Elements and Matrix Features

5.2 Groundwater Protection and Management

Booth has several unconfined and confined aquifers. The Brookswood Aquifer is a groundwater reservoir comprised of porous, unconsolidated sands and gravels originating from glacial outwash deposits. This unconfined aquifer is an important water source for many Township of Langley residents, and also sustains important habitat.

The glacial deposits have high permeability, high groundwater flow and high hydraulic conductivity. This means that water can move easily and relatively quickly into the groundwater storage and within the groundwater itself, and discharge or exit through surface water, plant uptake and evaporation.

The unconfined Brookswood Aquifer is susceptible to contamination and interruptions to groundwater recharge. Depending on the season, the highly permeable sand and gravel allows rainfall to seep quickly through the pores of the coarse soil carrying both the recharge and contaminants to the aquifer.

For the health of all users and the natural environment, groundwater resource protection requires:

- preservation of water quality
- management of water quantity
- maintenance of the surface water systems hydraulic integrity

Groundwater Protection and Management Policies:

1. Preserve, restore, enhance, and manage the neighbourhood forest and associated tree canopy to protect the underlying aquifer.

2. Minimize impervious surfaces to enhance recharge and rainfall infiltration potential through specific zoning regulations and development standards.

3. Maximize dispersed groundwater recharge at all spatial scales (from neighbourhood to individual building site), to minimize groundwater mounding conditions during rain events.

4. Require enhanced treatment for rainwater and stormwater runoff, particularly flowing from pollution-generating impervious surfaces used by vehicles. Locate all such treatment facilities to provide for ease of municipal maintenance.

5. Design and implement neighbourhood Green Infrastructure Network features that mimic natural hydrology through low impact development practices and implementation of source control best management practices for mitigation of development impacts on runoff catchment areas, peak flows, runoff volumes and water quality. Such features include disconnection of roof leaders, enhanced topsoil installation, infiltration galleries, bioretention swales and planters, pervious pavers, and more.

6. Obtain development approval information at the time of a zoning amendment application to the Township of Langley, pursuant to sections 484, 485, 486 and 487 of the Local Government Act, to ensure development protects, restores, sustains, and enhances the quality and quantity of groundwater sources and the overall health of the natural environment and aquatic ecosystem. See Appendix A.

7. Appropriately close test holes for geotechnical or hydrogeological investigations. Monitoring must be completed by an appropriately Qualified Professional Hydrogeologist or Engineer, registered in the Province of British Columbia.

8. Design communal rainwater and stormwater detention facilities to provide bioretention capabilities, as feasible, and contribute to groundwater recharge while protecting the baseflows and infiltrated water quality.

9. Allow habitable basements in residential uses in areas delineated on Map 4 as a Habitable Basement Area, subject to the Subdivision and Development Servicing Bylaw and site investigations to confirm that there is no risk of flooding, seepage, or water intrusion. Areas delineated on Map 4 as a Possible Habitable Basement Area may be permitted to have habitable basements in residential uses, if confirmed by a technical feasibility study prepared by a certified Qualified Professional Hydrogeologist or Engineer, registered in the Province of British Columbia.

10. Prohibit habitable basements in residential uses, due to high water table conditions, in areas delineated on Map 4 as a No Habitable Basement Area.

11. Obtain necessary provincial approvals if a development requires dewatering, as groundwater use is regulated by the provincial government.

5.3 Neighbourhood Forestry

Trees improve livability, increase civic pride, and contribute to residents' quality of life. Neighbourhood forests slow the production of ground-level ozone, filter air particulates, and absorb air-borne pollutants. Trees can reduce rainwater management costs by absorbing rainfall, and shading homes from overheating during summer months.

Trees increase a neighbourhood's biodiversity by providing food and habitat for wildlife. Tree roots protect stream banks, reducing the potential for erosion and sedimentation, while shading the water. Trees also conserve and enhance soil productivity by enriching biological activity through support for insects, bacteria, and fungi.

Trees can become stressed by water restrictions and impacted by wind and road salt / brine. They will face escalating changes to growing conditions, altered plant hardiness zones, and compromised longevity as a result of climate change.



The neighbourhood forestry policies encompass: (1) tree retention; (2) “right tree and right location” methodology; and (3) adaptive reforestation to establishing a robust, multi-generational neighbourhood forest.

Neighbourhood Forestry Policies:

1. Nurture, restore and enhance the ecological services and biological diversity of the neighbourhood forest in Booth. Implement the Community Forest Management Strategy.

2. Maximize the tree canopy by establishing Zoning Bylaw provisions regarding:
    - lot coverage
    - maximum impervious cover (site coverage)
    - siting of buildings and structures (setbacks, interior separation distances)
    - introduction of required tree retention/plantable areas
    - tree selection criteria (species and planting location) for increasing energy efficiency of buildings
    - treatment of pollution-generating surface run-off
    - requirements for permeable surfaces
    - extent of underground structures
    - screening/landscaping requirements

3. Periodically review and update the Township’s preferred tree list to support climate change adaptation, and in consideration of local availability of tree species.

4. Establish canopy/planting targets for each municipal park type, and in collaboration with the Langley School District for school sites.

5. Assess the urban forest tree canopy every five years, including inventory, location, quantity or extent, useful life expectancy and, when possible, cost and value of trees.

6. Develop a storm response plan for emergency tree risk assessment and tree removal associated with severe storm events.

7. Ensure new plantings are diverse in streetscapes, greenways, and parks as well as Nature Conservation Area Hubs and target no more than ten per cent of any species, twenty per cent of any genus and thirty per cent of any family at the neighbourhood scale.

8. Plan and fund naturescaping on public lands to support and enhance biodiversity, and to demonstrate best practices for naturescaping for private property owners.

5.4 Renewable Energy and Low Carbon Neighbourhoods

Building construction, operation, and maintenance and vehicle emissions contribute significantly to overall greenhouse gas emissions. Green buildings, site and landscape design, and active transportation, can assist in reducing both energy use and water consumption. The Township of Langley strives to achieve low carbon neighbourhoods. The Booth Neighbourhood Plan intends to:

- Create neighbourhoods with a positive impact on the natural environment through a healthy neighbourhood forest that supports residents' physical and mental health
- Encourage and support innovation to create low carbon neighbourhoods through design features that facilitate passive and local renewable energy infrastructure
- Build neighbourhood block patterns that facilitate using transit, cycling, walking and other active forms of transportation



Renewable Energy and Low Carbon Neighbourhood Policies:

1. Design, develop and implement landscape strategies that incorporate a mixture of drought-tolerant native deciduous and coniferous evergreen tree species of varying ages and heights, along with a variety of native shrubs, perennials, and groundcovers with minimal or no turf grass (xeriscaping). This will limit the need for irrigation by replicating "layered" plant communities and encouraging biodiversity.

2. Incorporate landscape design strategies to reduce energy demands for heating, cooling, and lighting in buildings by:

    - using deciduous trees on the southern and western facing sides of a building to minimize the warming effect of solar radiation during the summer months, and optimizing sunlight during the cooler, darker months; and
    - situating coniferous evergreen trees in all other areas

3. Provide rainwater harvesting infrastructure with SSMUH and Rowhouse/Townhouse land use designations, sized to supply water for landscaped areas during the length of a typical dry season, based on best available climate change forecasts.

4. Encourage green roofs, green walls and other green engineered systems that can contribute to rainwater management and cooling needs by reducing the heat island effect of a building’s roof or wall and heat transfer to the interior.

6.0 PARKS, OPEN SPACE AND HERITAGE

A neighbourhood is a place. Natural and built environments make up the neighbourhood character and give it a distinct personality. Every property, building, public place, environmental feature and infrastructure contributes to its character, as does their placement within the area.

The built environment's visual and physical patterns are defined by recurring characteristics, which can vary by neighbourhood, street, and block or can be consistent across the community. These patterns can accommodate varied building forms and scales while providing an underlying sense of cohesion that helps define the neighbourhood character.

Neighbourhoods establish and nurture a distinct identity determined in part by how residents, business operators, and visitors experience the place and socially interact within it.

6.1 Parks and Open Spaces

This Plan builds upon existing parks and nature spaces to establish an enhanced network of active and passive outdoor recreational opportunities.

Parks and open spaces Policies:

1. Accommodate an additional 18.4 hectares (45.4 acres) of parks space for Community and Neighbourhood Parks within the neighbourhood as shown on Map 2.

2. Incorporate an Urban Pocket Park for complementary programing spaces and pedestrian access as shown on Map 2.

6.1.1 Community Park

Adding one (1) new community park, as part of a combined middle and secondary school campus, and a modest addition to Noel Booth Park will contribute to the area's liveability. The community parks will provide space for large events and recreational facilities such as sports fields, tennis courts, water parks, display gardens, playgrounds, trails, bike parks, passive or natural areas and vehicle parking lots. These policies provide direction for the community park sites to be appropriately located, sized and configured, and that necessary access and connectivity to and from the parks meets users needs.

Community Park Policies:



1. Provide one (1) new community park with a minimum size of 11.9 hectares (29.5 acres), which will also form part of a combined middle and secondary school campus. Locate the new community park within the vicinity of 200 Street and 28 Avenue, as shown on Map 2.

2. Incorporate an additional 1.6 hectares (4 acres) of space to the Noel Booth Community Park as shown on Map 2.

3. Identify and secure lands for the new community park through a variety of municipal funding sources.

4. Ensure that the combined community park and middle and secondary school campus are appropriately located.

6.1.2 Neighbourhood Park



Booth will have four (4) new Neighbourhood Parks. These parks will provide a variety of recreational opportunities, including sports fields, playgrounds, and nature areas. These policies provide direction for the combined Neighbourhood Park sites to be appropriately located, sized, and configured, and that necessary access and connectivity meet users' needs.

Neighbourhood Park Policies:

1. Provide and locate four (4) Neighbourhood Parks, each with a minimum size of 2.8 hectares (7 acres), as indicated on Map 2.

2. Secure the Neighbourhood Park sites, along with the rezoning of any lands designated for residential development, as outlined in Policy #1, Section 9.2, General Prerequisites.

3. Use 0.8 hectares (2 acres) of the minimum of 2.8 hectares (7 acres) land dedicated required for the Neighbourhood Parks site as contributions to neighbourhood forestry in the form of a Nature Space, which will be included as an update to Map 3.

6.1.3 Urban Pocket Park

Booth will include one Urban Pocket Park, ranging from approximately 0.4 to 0.6 hectares (1.0 to 1.5 acres) in size. It will serve as an all-season gathering spot within the neighbourhood. Features will include active waterplay and water features, a variety of seating areas, and a combination of soft and hard surface areas. The Urban Pocket Park will have an adaptable design so that it is able to accommodate different programming opportunities.



Urban Pocket Park Policies:

1. Develop one Urban Pocket Park in a centrally located area of Booth that is approximately 0.4 hectares (1.0 acres) to 0.6 hectares (1.5 acres) in size.

2. The Urban Pocket Park should be bound on one side by a Collector Road, and on one other side by a Collector or Local Road. It should include generous walkways connected to public sidewalks.

3. Design the Urban Pocket Park to be an all-season public space.

4. Provide on-street parking along adjacent road frontages, and an accessible sidewalk.

5. Fund the Urban Pocket Park through the Community Amenity Contributions Policy.

6.1.4 Nature Park & Nature Park Spaces

Nature Parks are a hallmark of the small-town character of Booth. They include natural landscapes and features that that enhance local ecology, support biodiversity and groundwater recharge. They provide various passive recreational opportunities.

Nature Parks and Nature Park Spaces Policies:

1. Secure Nature Parks and related Nature Park Spaces, as shown on Map 3, in perpetuity, exclusive of any required road and trail dedications along the park perimeters.

2. Prepare a Booth Nature Park Conservancy and Management Plan to guide the management of the natural resources and systems.

3. Identify and fund new Nature Parks and new Nature Park Spaces through the Brookswood-Fernridge Greenway Amenity Policy as well as other funding sources.

6.2 Greenways/Trails

Greenways and pedestrian/cycling connections in Booth are an important component of the active transportation network. Some greenways also provide opportunities to integrate landscape and stormwater management features such as bioretention basins and gardens into the public realm. The specific locations of planned greenways and pedestrian connections are illustrated on Map 2.

6.2.1 Greenways: Street and Neighbourhood Edge



Greenways are wide paths that offer safe and appealing routes for pedestrians and cyclists, connecting various community amenities such as parks, commercial areas, and neighbourhood services. Whether along major roads (street) or neighbourhood edges like the 196 Street corridor, these greenways serve as transition buffers while providing safe passage throughout the community.

<u>Greenways: Street and Neighbourhood Edge Policies:</u>

1. Provide continuous greenways in the locations identified on Map 2.

2. Greenways Construction:

    2.1 Street Greenways will be constructed within road dedications and an adjacent greenway dedication of 4.5 metres. Streetscapes with Street Greenways will include on-street parking, curb, gutter, a 3-metre multi-use concrete pathway, street trees, retained and new coniferous trees, understory plantings, surface drainage facilities, and utility services.

    2.2 Construct Neighbourhood Edge Greenways within the road dedication and an additional 5.5-metre-wide dedication. Streetscapes with Neighbourhood Edge Greenways include on-street parking (except on most Arterial Roads), curb, gutter, a 3-metre multi-use concrete pathway, street trees, retained and new coniferous trees, understory plantings, and surface drainage facilities, and utility services.

3. Preserve existing, healthy trees (preferably coniferous varieties), where possible. Streetscape design variations could include:

    - proprietary below-grade rainwater/stormwater treatment vaults in place of surface drainage facilities
    - curb bulges to accommodate trees (for up to ten per cent of the block face)
    - narrow vehicle travel lanes (non-Arterial Road) for additional treed space
    - modest changes in the location and design of transit stops

4. Incorporate a variety of retained or new coniferous tree species to complement deciduous street trees and understorey plantings that will not interfere with surface drainage facilities and other required streetscape features.

5. Provide safe street crossings for pedestrians and cyclists at key intersections.

6. Build appropriate and effective connections and “tie-ins” where the Street Greenways intersect with other pedestrian and cycling facilities and other types of Greenways and trails.

7. Fund Street Greenways – land dedication costs plus additional construction costs – through the Brookswood-Fernridge Greenway Amenity Policy.

6.2.2 Nature Corridor Greenways

A Nature Corridor Greenway provides protected wildlife habitat, facilitates movement of wildlife between habitat areas and contributes to the neighbourhood’s Green Infrastructure Network.

Nature Corridor Greenway Policies:

1. Provide a continuous Nature Corridor Greenway in the approximate location identified on Map 3, avoiding locations parallel to private driveways, parking lot drive aisles and public roads.

2. Construct the Nature Corridor Greenway at an average 30 metre width. It should be richly planted with retained and new native (coniferous) trees, and native understorey plantings that provide sources of food and cover, and support high wildlife value and biodiversity. It should include a 3-metre-wide multi-use asphalt pathway and seating on one edge of the greenway. Wildlife tunnels should be used at Collector and Arterial Road crossings, that provide natural light infiltration for the entire length.

3. Determine the exact location of the Nature Corridor Greenway on a development site by using tree inventory information, the hydrogeological assessment report and aquafer protection plan information requirements, identified in Section 5.2, Policy #7 to guide

decision making. Priority locations on particular development sites include established stands of coniferous trees and quality groundwater recharge areas.

4. Allow reductions in width along select sections of the Nature Corridor Greenway for no more than 20 metres, provided that: (1) the width reductions are no more than 10 metres in length; (2) the said reductions are spaced at a minimum 50 metres apart; (3) an average total greenway width of 30 metres is maintained; and (4) the nature and recreation connectivity is continuous. The Nature Corridor Greenway may be divided evenly between two properties or development sites.

5. Where feasible, preserve existing, healthy trees and stands of trees, preferably coniferous. Changes to the alignment of the Nature Corridor Greenway may be considered, provided that there is no net loss of habitat, and alignment locations at the neighbourhood plan edges are retained.

6. Build appropriate and effective connections and “tie-ins” where the Nature Corridor Greenways intersect with other pedestrian and cycling facilities and other types of Greenways and trails.

7. Fund the portion of the Nature Corridor Greenway located within the Plan boundary through the Booth Fernridge and Rinn Amenity Zoning Policy.

6.2.3 Creek Greenways and Trails

Creek Greenways are off-street trails within a continuous landscaped strip of land that runs adjacent to existing waterbodies and associated natural vegetated buffer areas. These multi-use pathways accommodate both pedestrians and cyclists and can be used for recreation and commuting purposes.



The Creek Greenway is part of a preserved, restored, and enhanced riparian corridor adjacent to waterbodies of various types (e.g., watercourses, wetlands, ponds, lakes). It is richly planted with retained and new native trees, specifically coniferous species, and native understorey plantings that provide sources of food and cover and support high wildlife value and biodiversity.

<u>Creek Greenways and Trails Policies:</u>

1. Provide Creek greenways in the locations identified on Map 2.

2. Construct Creek greenways with a minimum average width of 6 metres, to accommodate a 3-metre-wide multi-use asphalt pathway at the outer perimeter of the required riparian area, and a 1.5 metre vegetated buffer on either side of the pathway.

3. In situations where the area of a Terrestrial Nature Conservation Area is added to the riparian area of a protected waterbody, the Creek greenway will be located at outer perimeter of the combined riparian and conservation areas.

4. Build appropriate and effective connections and “tie-ins” where the Creek greenways intersect with other pedestrian and cycling facilities and other types of Greenways.

5. Fund Creek greenways construction costs through the Brookswood-Fernridge Greenway Amenity Policy.

6.2.4 Semiahmoo Trail

The Township of Langley’s Archaeological Overview Assessment (2021), prepared in consultation with local First Nations, identified two historic travel routes through Booth, from Noel Booth Community Park in the north to the municipal border at 196 Street and 28 Avenue in the south. To commemorate these indigenous travel routes, the Semiahmoo Trail will be restored in Booth.

Semiahmoo Trail Policies:

1. Construct the contiguous Semiahmoo Trail along the alignment identified on Map 2. The Semiahmoo Trail will be comprised of three Sections: Park Space Sections, Centre Sections and Residential Sections; and three Points: Main Entry Points, Crossroad Points and Transition Points.

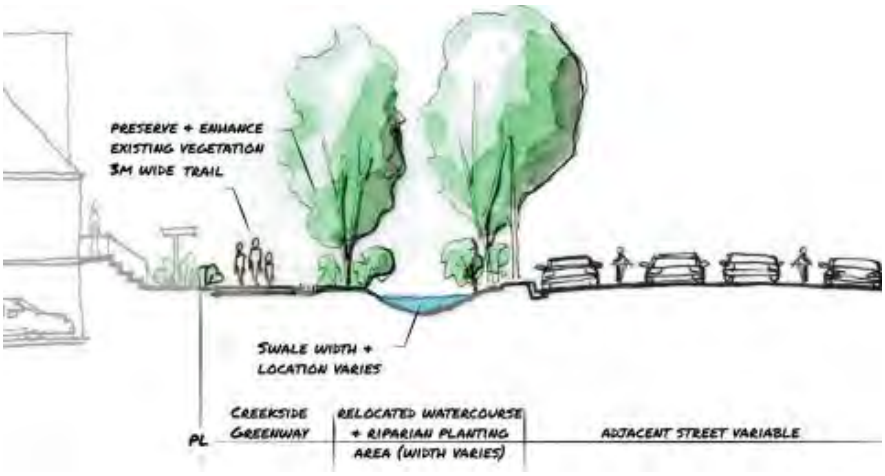
2. Construct the Semiahmoo Trail to be 7 metres wide, at a minimum. Some trail Sections and Points will be required to be wider to provide space for interpretation, placemaking and specific programming. The Semiahmoo Trail will include a minimum 3-metre-wide pathway. The pathway surface material will vary in the different Sections and Points. The Semiahmoo Trail will also include a minimum 2-metre average buffer area on each side of the pathway surface and will accommodate trees and native understorey plants, seating, lighting, public art, and interpretive signage, among other features.

3. Preserve existing, healthy trees, where technically feasible, and preferentially for coniferous varieties, that are situated within the area of the Semiahmoo Trail. Retain more existing, healthy coniferous trees by allowing small adjustments to the trail alignment and by applying corridor width and buffer area averaging techniques.

4. Allow reduced trail width along select Sections (not Points) of the Semiahmoo Trail to no less than 5 metres, provided that: (1) reduced width sections are no more than 10 metres in length; (2) are spaced a minimum of 50 metres apart; (3) that an average total trail width of 7 metres is maintained; and (4) the connectivity for nature and recreation purposes is continuous. The development of the full 7 metre width of the Semiahmoo Trail may be divided evenly between two properties or development sites.

5. Build appropriate and effective connections and "tie-ins" where the Semiahmoo Trail intersects with other pedestrian and cycling facilities and other types of Greenways.

6. Fund Semiahmoo Trail land and construction costs through the Brookswood-Fernridge Greenway Amenity Policy.



6.2.5 Enhanced Sidewalks

Enhanced Sidewalks are located within the road dedication and are composed of a green buffer next to the property line, a multi-use pathway, and an additional wider green buffer between the sidewalk and curb. They are suitable in areas where short distances of hard-surface pedestrian and cyclist connections are required adjacent to riparian areas, along Greenways, or to connect Greenways. Enhanced Sidewalks are not funded through the Brookswood-Fernridge Greenway Amenity Policy and are therefore the financial responsibility of development.

<u>Enhanced Sidewalks Policies:</u>

1. Provide Enhanced Sidewalks in the locations identified on Map 2.

2. Construct Enhanced Sidewalks within the road dedication, with a minimum:

    - 2-metre-wide buffer between curb and sidewalk,
    - continuous 3-metre-wide hard-surface (e.g., concrete, asphalt) multi-use pathway, and
    - 1-metre-wide buffer between the property line and the sidewalk.

6.2.6 Mid-Block Pedestrian Links

Mid-Block Pedestrian Links provide connection through developments and subdivisions, to and from greenways, trails, schools, and areas where public access along corridors is widely spaced. The locations for the Mid-Block Pedestrian Links, are approximate, both in distance and frequency. The intent of these policies is to secure additional connection points through development to increase the walkability and public accessibility of the neighbourhood and to improve connectivity with adjacent neighbourhoods and destinations. Mid-Block Pedestrian links are not funded through the Booth, Fernridge and Rinn Amenity Zoning Policy and are therefore the financial responsibility of development.

Mid-Block Pedestrian Links Policies:

1. Provide Mid-Block Pedestrian Links, which are a minimum 6 metres wide and include a 3-metre-wide, shared use, hard-surface (e.g., concrete, asphalt) pathway, or required elsewhere and pursuant to this Plan.

2. Design entrances to Mid-Block Pedestrian Links so that they are visible and will be interpreted as a “public” pathway. Build appropriate and effective connections and “tie-ins” to facilitate this “interpretation” where the Mid-Block Pedestrian Links intersect with other pedestrian and cycling facilities and other types of Greenways.



6.2.7 Safety, Security and Accessibility

The way in which we design our communities and public spaces can impact personal safety and the ability of law enforcement to reduce crime within a community. The objective is to enhance personal safety and security through building siting, orientation, and design to ensure buildings and open spaces accommodate and provide access for all users and abilities. This is based on the following principles:

- Territoriality – fostering residents’ interaction, vigilance, and control over their neighbourhood
- Surveillance – maximizing the ability to spot suspicious people and activities
- Activity support – encouraging the intended use of public space by residents
- Hierarchy of space – identifying ownership by delineating private space from public space through real or symbolic boundaries
- Access control/target hardening – using physical barriers, security devices and tamper-resistant materials to restrict entrance

- Environment – making a design or location decision that considers the surrounding environment to minimize the use of space by conflicting groups
- Image/Maintenance – ensuring that a building or area is clean, well-maintained, and graffiti-free

Safety, Security, and accessibility Policies:

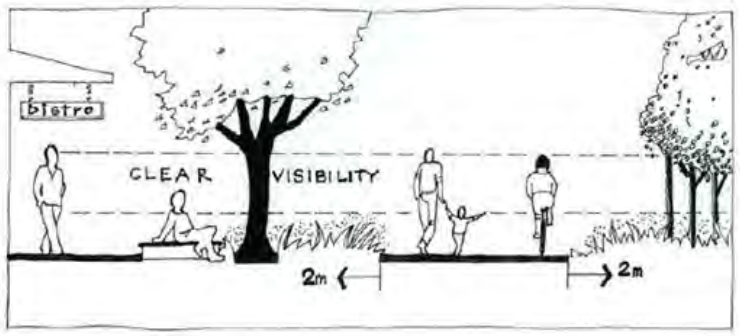
1. New developments should be designed to provide “eyes on the street” through the placement of windows, porches, balconies, and street-level uses. Design should allow for casual surveillance of all streets, parks, childrens’ play areas and other public spaces.

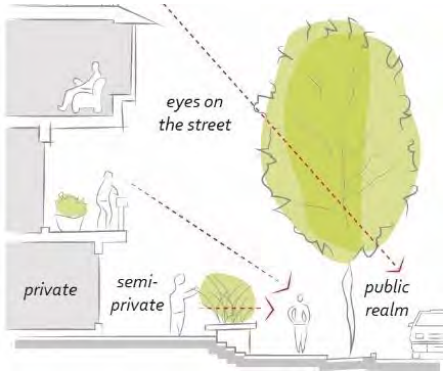
2. Adequate lighting should be provided for all streets, lanes, parking areas, parks and trails as appropriate, as well as building entrances, to enhance the sense of safety and personal security. In places with high pedestrian traffic, pedestrian scale lighting should be provided.

3. Avoid blank, windowless walls that do not permit residents or workers to observe public streets and open spaces.

4. Ensure Crime Prevention Through Environmental Design (CPTED) principles are adhered to with respect to landscape design and construction.

5. Site design and landscaping should allow for natural surveillance between parking areas, public sidewalks, and building entrances.





6.3 Heritage

In 2012, Township of Langley Council endorsed a Heritage Strategy that recognizes the importance of Langley's historic and archaeological resources, its rural lands, and its natural and cultural landscapes, in developing complete sustainable communities. It identifies nine goals and several actions to be implemented over ten years. The following actions would apply to resources in Booth:

- Identify built, natural, and cultural landscape heritage sites, and policies for conserving them during the neighbourhood plan process.
- Preserve, protect, and celebrate significant historical resources that illustrate Langley's range of heritage values.

In 2021, Council received the Township of Langley Archaeological Overview Assessment (AOA), that included the identification of two First Nations trails that diagonally traversed through what is now Brookwood-Fernridge. To commemorate this travel route, established and used by First Nations, and later used by early settlers, a Semiahmoo Trail has been envisioned and delineated in the Booth Neighbourhood Plan. These policies will protect archaeological resources and natural and cultural landscapes in Booth that are identified as having heritage value.

Heritage Policies:

1. Establish a Semiahmoo Trail that extends from Noel Booth Community Park at 36 Avenue to the intersection at 28 Avenue and 196 Street, linking key existing and future neighbourhood destinations.

2. Ensure archaeological sites are documented and protected as mandated by the *Heritage Conservation Act,* assisted by the Township of Langley's Archaeological Site Protection policy and Guidelines for Archaeological Chance Find Management.

7.0 MOBILITY AND TRANSPORTATION INFRASTRUCTURE

Neighbourhood mobility networks comprise a variety roads, sidewalks and trails, bike routes and greenways. They also accommodate the public transit system and first responders and provide important corridors for infrastructure services.

Complete livable streets are designed to accommodate people of varying ages and abilities, to walk, cycle, take transit or drive. They are also designed to accommodate street furniture, street trees, greenways, utilities, stormwater management, and active uses such as sidewalk cafés.

Complete livable streets ensure that social, economic, and environmental priorities are integrated into planning and design. While not every type of use or user may be accommodated on every street, the goal is to build great new neighbourhoods with a well-functioning street network that supports and sustains our quality of life.

7.1 Mobility Network

Mobility Network Policies:

1. Design each aspect of the mobility network to incorporate the following:

    a. Accommodate a range of users including pedestrians, cyclists, transit users, automobiles, and commercial vehicles.
    b. Ensure safety of all street users.
    c. Prioritize pedestrian movement.
    d. Incorporate green infrastructure through neighbourhood forestry including street trees, greenway plantings, retention of existing trees, private front yard landscaping and rain/stormwater and groundwater management.
    e. Promote streets as public spaces to maximize social and economic activity.

2. Provide new streets and street extensions, to develop an interconnected Arterial, Collector and Local Road network as delineated in the Road Network Concept on Map 5 to accommodate multi-modal transportation, circulation, and connections.

    a. Prohibit the addition of other streets.
    b. Prohibit access to off street parking and freight deliveries from Arterial Roads (200 Street and 32 Avenue).
    c. For “Main Street” within the Booth Town : Incorporate two travel lanes, diagonal parking on both sides, and a non-rectilinear, circuitous, curvilinear alignment that connects the future 33A Avenue (east of 200 Street) with 201 Street midway between 32 and 33A Avenues, and 202 Street.

d. For 199 Street Local Road (connecting 30 and 35 Avenues): Provide right-in and right-out only turning movements at 32 Avenue.

3. Lay out the neighbourhood blocks with a maximum block length of 180 metres and provide Mid-Block Pedestrian Links where appropriate pursuant to section 6.2.7 of this Plan.

4. Require rear lanes for development fronting Arterial Roads.

5. Establish a connected multi-modal transportation grid that supports connectivity and walkability with smaller blocks and Mid-Block and Pedestrian Links to achieve the Plan's targeted maximum block length as identified in #3 above.

6. As part of the development process, seek additional public rights-of-way on all existing streets for sidewalk widening, greenways, cycling facilities, transit stops, street widening, and on-street parking.

7.2 Walking

Walking Policies:





1. Establish a pedestrian-friendly public realm incorporating features such as rainwater/stormwater management facilities, wide sidewalks, corner bulges, mid-block and pedestrian links and crossings, street furniture, pedestrian-oriented lighting, and continuous weather protection in the Booth Town Centre.

2. Provide safe and barrier-free pedestrian routes on public streets, greenways, and trails.

3. Use pedestrian routes to connect school sites with parks, open spaces, recreation facilities and residential areas.

4. Locate all above-ground infrastructure (e.g., utility kiosks, traffic-signal boxes, fire hydrants, street, and pedestrian lighting) between the curb and the sidewalk so as not to impeded pedestrian movement and accessibility.

5. Provide additional pedestrian crossings of Arterial Roads including, where feasible, measures that reduce crossing distance and improve safety and visibility for pedestrians.

7.3 Cycling

Cycling Policies:

1. Improve intersection crossings for cyclists along identified bicycle routes and greenways.

2. Provide additional cycling routes, as identified on Map 6.

3. Provide public bicycle parking and bikeshare facilities at schools, parks, civic facilities, and the Booth Town Centre.

4. Encourage end-of-trip cycling facilities such as showers, lockers, and change areas within commercial developments.

5. Collaborate with the City of Surrey to provide a seamless and complete cycling network between Booth and Campbell Heights employment areas.

5. Collaborate with TransLink to implement secure bike parkades at transit stop(s) in the Booth Town Centre.

6. Provide cycling linkages that connect school sites with parks, open spaces, recreation facilities and residential areas.

7. Provide separated cycling facilities along Arterial classified roads.



Improved Intersection for Cyclists

7.4 Transit

Transit Policies:

1. Work with TransLink to review opportunities for optimal transit service to meet user demand. This includes new routes, appropriate frequencies on existing routes, and more direct services to connect the neighbourhood to rapid transit stations.

2. Collaborate with TransLink to improve transit system reliability through its Bus Speed and Reliability Program.

3. Enhance transit stops with pedestrian amenities and weather protection through improved lighting, benches, shelters, and in some situations, awnings as part of the frontage improvements required by new development.

7.5 Mobility Hub

Mobility Hub Policies:

1. Establish the Booth Town Centre as a mobility hub to accommodate an extensive range of supportive mobility elements including:
    a. Pick-up and drop-off areas for public transit, and taxi and ride-hailing services
    b. Secure parking for bicycles
    c. Electric vehicle charging stations.

2. Include pedestrian-friendly features such as continuous weather protection for shops, services, and amenities.

7.6 Parking and Loading

Parking and Loading Policies:

1. Encourage shared, off-street non-residential (including civic and institutional) parking in the Booth Town Centre.

2. Encourage parking turnover through the implementation of a variety of parking management strategies (e.g., time limits and pricing).

3. Locate all off-street parking for residential development underground or concealed within a building.

4. Implement flexible curbside management practices to facilitate a variety of street uses (e.g., short-term residential loading, home delivery, food trucks).

5. Plan for sufficient and safe vehicular drop-off/pick-up facilities in the design of schools and childcare facilities.

6. Place loading access points and loading spaces in the rear and not along nor adjacent to Mandatory Commercial Street Frontage. Minimize impacts on the pedestrian and cycling environment (e.g., through use of lanes and off-street loading spaces).

8.0 FINANCIAL STRATEGY

The Township will not finance, nor assume a financial risk, in the provision of engineering services required for any development. As such, water, sanitary sewer, drainage, highway services, and parks are to be solely funded through the collection of Development Cost Charges (DCCs) or other appropriate cost-recovery mechanisms. Property owners and/or the proponents of development are responsible to front end the construction of engineering services and parks; the Township may consent to enter into cost-recovery agreements.

DCCs are levied against new development to finance new servicing infrastructure and amenities. The Development Cost Charge Bylaw sets rates for engineering services and for parks. Rates are uniform across the Township regardless of their location.
Infrastructure that is eligible to be funded with DCC revenue is identified in the Township of Langley's 20-year DCC program.

Given the cost of sanitary sewer, drainage, highway, and municipal water facilities required to permit development, the Township may provide opportunities to property owners to achieve cost recovery.

Several cost recovery mechanisms include Latecomer Agreements, Development Works Agreement, DCC rebates/credits and Development Cost Charges Front Ender Agreements. Potentially, property owners can recover their infrastructure investments through front ending. However, agreements are structured to provide sufficient time for property owners to recover infrastructure costs. It is recommended that the Township approve agreements with 10 to 15-year horizons. The Township gains from these agreements by acquiring municipal infrastructure which benefits the broader community without the financial risks typically associated with development.

Amenities to be funded through the Brookswood-Fernridge Greenway Amenity Policy include:

- Urban Pocket Park
- Public Square
- Satellite Recreation Centre
- Semiahmoo Trail
- Greenways
- Neighbourhood Gateways

New developments contribute an amenity cost at time of rezoning to fund construction of amenities. The funding approach to Amenity Costs is identified in the Brookswood-Fernridge Greenway Amenity Policy and the Community Amenity Contributions for the Booth, Fernridge, and Rinn neighbourhoods.

9.0 GROWTH AND CHANGE MANAGEMENT

Booth will grow based on contributions to develop Arterial Road infrastructure, communal drainage facilities, and combined elementary school and neighbourhood park sites in proximity to existing neighbourhoods.

9.1 General Prerequisites

1. Provide a School/Park site on each side of 200 Street before any development may occur. For example, a School/Park site east of 200 Street must be provided before any development east of 200 Street may occur.

2. Construct community stormwater or rainwater detention sites and facilities for an entire drainage catchment area, to the acceptance of the Township of Langley, in advance of any development. Drainage catchment areas are defined in the Engineering Services Plan (ESP). While options for long-term on-site detention are being explored for the ESP, interim on-site detention will not be permitted.

3. Require all development applications adjacent to a designated Arterial Road as delineated on Map 5, including the 32 Avenue Extension from 204 to 208 Street, to dedicate land measuring a minimum of 100 metres for road widening. The required works and services for the construction of the Arterial Road, as defined by this Plan, the associated Engineering Services Plan, the Subdivision and Development Servicing Bylaw and other relevant bylaws, must be completed as part of the development or as part of the first phase of any multi-phased development, except for the 32 Avenue Arterial Road Extension (east of 204 Street). Non-Arterial fronting development applications could proceed at that time.

4. Prioritize development applications, as guided by Policy #7, Section 9.1 in Brookswood-Fernridge Community Plan, on lands within approximately 800 metres of the northern plan boundary (see Development Prioritization Area 1 in Figure 9.1). Continue this until two-thirds of the developable land has completed construction, is in the process of construction, or is approved for construction; then the prioritization area can be expanded by an additional 800 metres as shown in Figure 9.1.

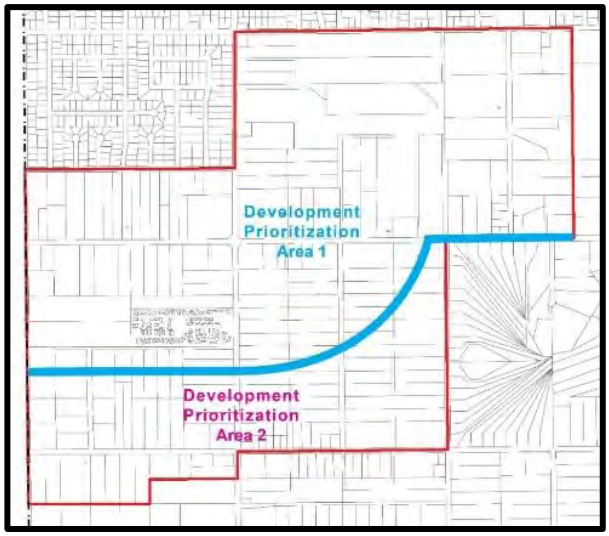


Figure 9.1: Development Prioritization Area

5. Provide temporary transportation infrastructure connections and “tie-ins” for all modes of travel between new and existing transportation infrastructure. Pedestrian “connections” and “tie-ins” will need to be extended to the nearest road intersection(s) or road improvement.

6. Provide major roads and extend engineering services (at no cost to the Township) to accommodate the proposed development. Various means of recovering servicing costs, such as Latecomer Agreements, Development Works Agreements (DWA), DCC rebates/credits and Development Cost Charges Front Ender Agreements (DCCFA) may be considered, where applicable.

9.2 Development Prerequisites in the Booth Town Centre

Prior to Council's consideration of first and second reading of a Zoning Bylaw amendment in the Booth Town Centre (see Section 3.2) and areas designated for Commercial Village, Apartment or Rowhouse/Townhouse, the following shall be completed to the satisfaction of the Township.

Development Prerequisites in the Booth Town Centre Policies:

1. Prepare a Comprehensive Development Plan including an illustrative plan detailing the spatial structure and design features of the Booth Town Centre (plan view and three dimensional oblique view) including building types and tenures, access and movement, building massing, form, layout and height, streetscape design and landscaping, parking and commercial loading, stormwater detention, integration of greenways and other amenities, energy conservation measures, and development and servicing phasing.

2. Provide a “shell” space for a satellite Recreation Centre in the West Commercial Village Phasing Area in accordance with Section 4.7 Policy #8 of this Plan, to the acceptance of the Township of Langley, subject to other provisions of this Plan, along with the rezoning of any lands designated as Commercial Village, before any development may occur in this Phasing Area.

3. Provide a site of 4,050 m^2 (~43,590 ft^2) for a public square, in accordance with Section 4.7 Policy #7 of this Plan, to the acceptance of the Township of Langley. The location of this site should be in the proximity of the proposed new intersection at 201 Street and the new Main Street. The site should be provided to the acceptance of the Township of Langley before any development in the Booth Town Centre.

9.3 Specific Development Prerequisites

The following development prerequisites must be completed to the satisfaction of the Township prior to adoption of a zoning bylaw amendment.

Specific Development Prerequisite Policies:

1. Enter into a servicing agreement with the Township to secure required road and utility upgrades/extensions, and a stormwater management plan in accordance with the servicing provision of this neighbourhood plan together with the Township's existing servicing standards as set out in the Township's Subdivision and Development Servicing Bylaw as amended from time to time.

2. If a master drainage plan or engineering servicing plan is not available, proposed subdivision, rezoning and building permit applications shall include a "safe for intended purposes" report prepared by a qualified professional, which also addresses the impact of the proposed project on existing flood-prone areas in the watershed. No building shall be constructed lower than the flood construction level as defined in the Zoning Bylaw, Section 105 - Flood Control.

3. Comply with the Erosion and Sediment Control Bylaw, including provision of an erosion and sediment control plan, to the acceptance of the Township.

4. Secure road dedications and widening in accordance with the Subdivision and Development Servicing Bylaw, the relevant Engineering Services Plan, and the Township of Langley's Master Transportation Plan, to the acceptance of the Township.

5. Comply with Schedule I (Tree Protection) of the Subdivision and Development Servicing Bylaw, including provision of a final tree management plan incorporating tree retention, replacement, and protection details, to the acceptance of the Township.

6. Transfer any designated greenway, trail, or any other "greenspace" as shown on the Land Use Plan to the Township, or as determined by the Township.

7. Implement environmental protection measures as outlined in this plan, including the establishment of conservation areas and other neighbourhood green infrastructure, and as may be required by the Department of Fisheries and Oceans, including transfer of environmental non-disturbance areas to the Township for environmental protection purposes.

8. Provide a Stage 1 Preliminary Site Investigation (Environmental), to the acceptance of the Township, where land is proposed to be transferred or provided by right-of-way to the Township for conservation, park, greenway and/or trail use. If any indicators of site contamination are found during this initial assessment, further investigation will be required

to confirm the existence, type, and extent of contamination, and provide recommendations regarding remedial work. A Certificate of Compliance (or equivalent) will be required to be submitted to and accepted by the Township. All remedial work will be at the sole cost of the proponent.

9. Secure (through the Servicing Agreement) fencing for all developments that abut the greenways, parks, nature corridors and environmental area to municipal standard and to the acceptance of the Township.

10. Secure an age-friendly amenity area in accordance with the Township's Zoning Bylaw to the acceptance of the Township.

11. Adhere to the Township's Archaeological Chance Find Guidelines and other requirements as outlined by the BC Archaeology Branch for the protection of archaeological sites and artifacts.

12. Secure public access rights-of-way through developments, as deemed appropriate, for Mid-Block Pedestrian and/or Lane Links, roads, greenways, and sidewalks only. Public access shall not extend to on-street parking.

13. Register a restrictive covenant on title preventing developments from constructing or placing any barriers to public access where provided.

14. Register restrictive covenants that may include, but are not limited to:
    a. non-disturbance setbacks
    b. driveway access/location
    c. building setback restrictions
    d. restriction of on-street parking
    e. Exterior Design Control Agreement for single-family developments

15. Payment of rezoning, development permit and neighbourhood planning fees, Community Amenity Contribution fees, Arterial Road completion amenity fees, 5% Neighbourhood Parkland Amenity fees, and the Brookswood-Fernridge Greenway Amenity Policy.

Appendix A

Development Approval Information for Groundwater Protection and Management

1. Pursuant to Sections 485(1)(b) and 487(1)(a) of the Local Government Act (LGA), development approval information pertaining to groundwater protection and management shall be submitted with a zoning amendment application to the Township of Langley. Booth is situated above an unconfined aquifer that is highly vulnerable to contamination. This aquifer is the source of water supply for many residents, including those in surrounding rural areas. The analysis and impact assessment, as well as the conclusions and recommendations of this development approval information, will identify aquifer protection and recharge measures, and recharge area contamination prevention measures for the aquifer through development of the overlying land. This requirement is to ensure that development takes place in a manner that protects, restores, sustains, and enhances the quality and quantity of groundwater sources for drinking, irrigation, other approved uses and the overall health of the natural environment and aquatic ecosystem.

2. The development approval information shall consist of a Hydrogeological Impact Assessment report and an aquifer protection plan containing the following (this requested information only specifies minimum requirements and the professional preparing the report must utilize their local knowledge, expertise, and professional judgment to determine the scope of the undertaking while conducting the technical evaluation in support of the proposed development):

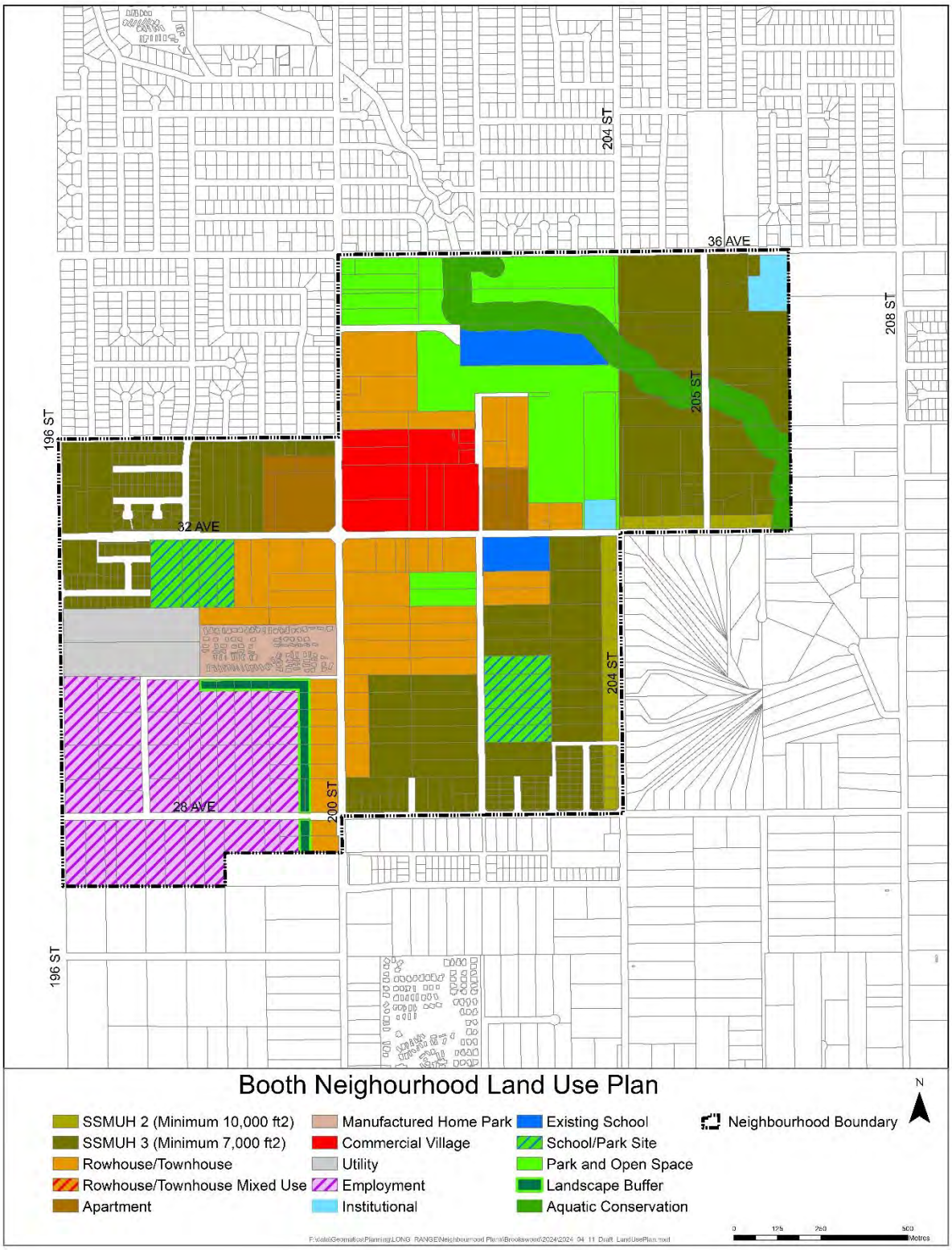
    a. A site plan prepared to scale, based on a legal survey, delineating the proposed development and associated land boundaries, unique features, existing buildings and structures, roads and driveways, topographic features and significant features identified in the site inventory.
    b. A map showing the ownership and location of all currently used water wells and surface water within a minimum radius of 1.0 km from the development site.
    c. A site inventory, providing information on existing pre-development conditions, including historical and current land uses.
    d. A description of the hydrogeological system and setting, including the type and characteristics of aquifer(s) present on site, aquifer boundaries, surficial geology, stratigraphy, site cross-sections and soil logs, and existing land uses within at least 500 metres of the site (to be shown on the map), including hydrological and hydrogeological uses and features, as well as identifying recharge/discharge areas if any, changes in the recharge to the underlying aquifers due to the proposed development, and changes in hydraulic inter-connectivity between surface water and groundwater features and baseflows to creeks and other waterbodies.
    e. A conceptual model of the groundwater, specific to the site and immediate surrounds.
    f. A description of existing groundwater and surface water users within 1.0 km radius of the development site.

g. Methodology and, if applicable, uncertainties and limitations of the report.
h. A description of the proposed work, during or after the development phase, especially the activities that have the potential to adversely impact the local hydrology and groundwater regime. The report should also identify alternative options that will not negatively impact the local environmental and water systems.
i. An impact assessment including:
    i. Identification of all natural features that are potentially at risk from the proposed development and the facilities that will be built as part of this project, to be shown on a map.
    ii. Cumulative effects analysis.
    iii. Impact to existing groundwater users, water quality and water supply, identification of the potential groundwater issues in the area that may arise from the proposed land use, changes in the local water table depth and peak water table, and risk of mounding or ponding and others impact to surface waterbodies.
    iv. Other potential impact implications, such as changes in base flows and recharge quantity, down-gradient water quality changes, and others.
j. Conclusions and recommendations consisting of:
    i. A summary of results and impact assessment.
    ii. An unqualified statement that the proposed development will not adversely impact aquifer(s), existing public and private wells, or surface water bodies in terms of water quality and quantity; or
    iii. Where such a statement cannot categorically be made, specific recommendations on aquifer protection measures and mitigating the likelihood of potential impacts including measures that need to be implemented at pre- and post-development stages, which would result in the requirement being met.
k. Any recommended monitoring requirements, identifying actions that will be taken to ensure all proposed recommendations, activities and actions are completed as described, including the design and implementation of a groundwater monitoring program, groundwater quality protection plan, spill response, fire and contingency plans and process for resolving any non-compliance.

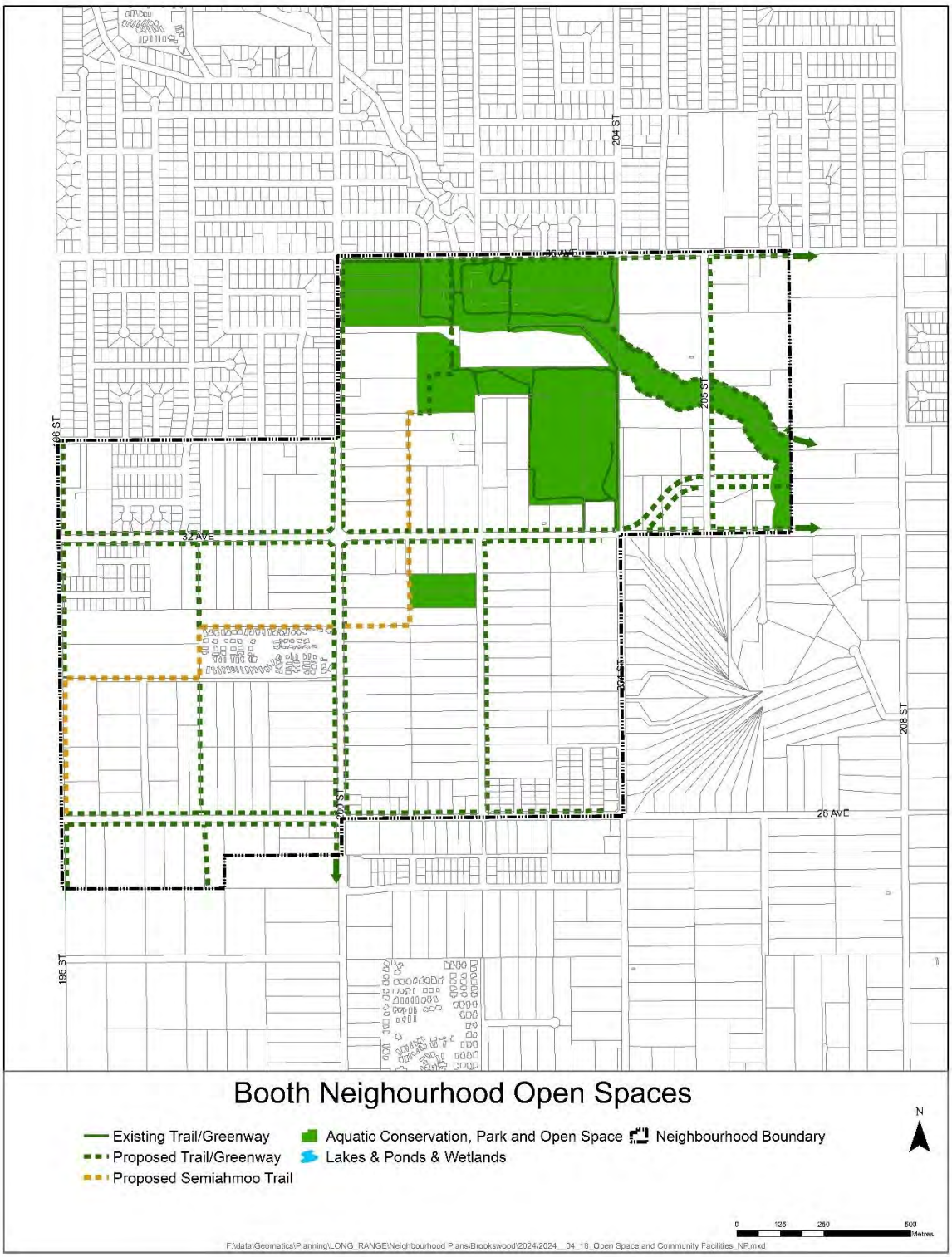
After the review of the Hydrogeological Impact Assessment, the Township may request additional clarifications, site investigations and analysis, in support of the report assumptions and conclusions.

MAPS

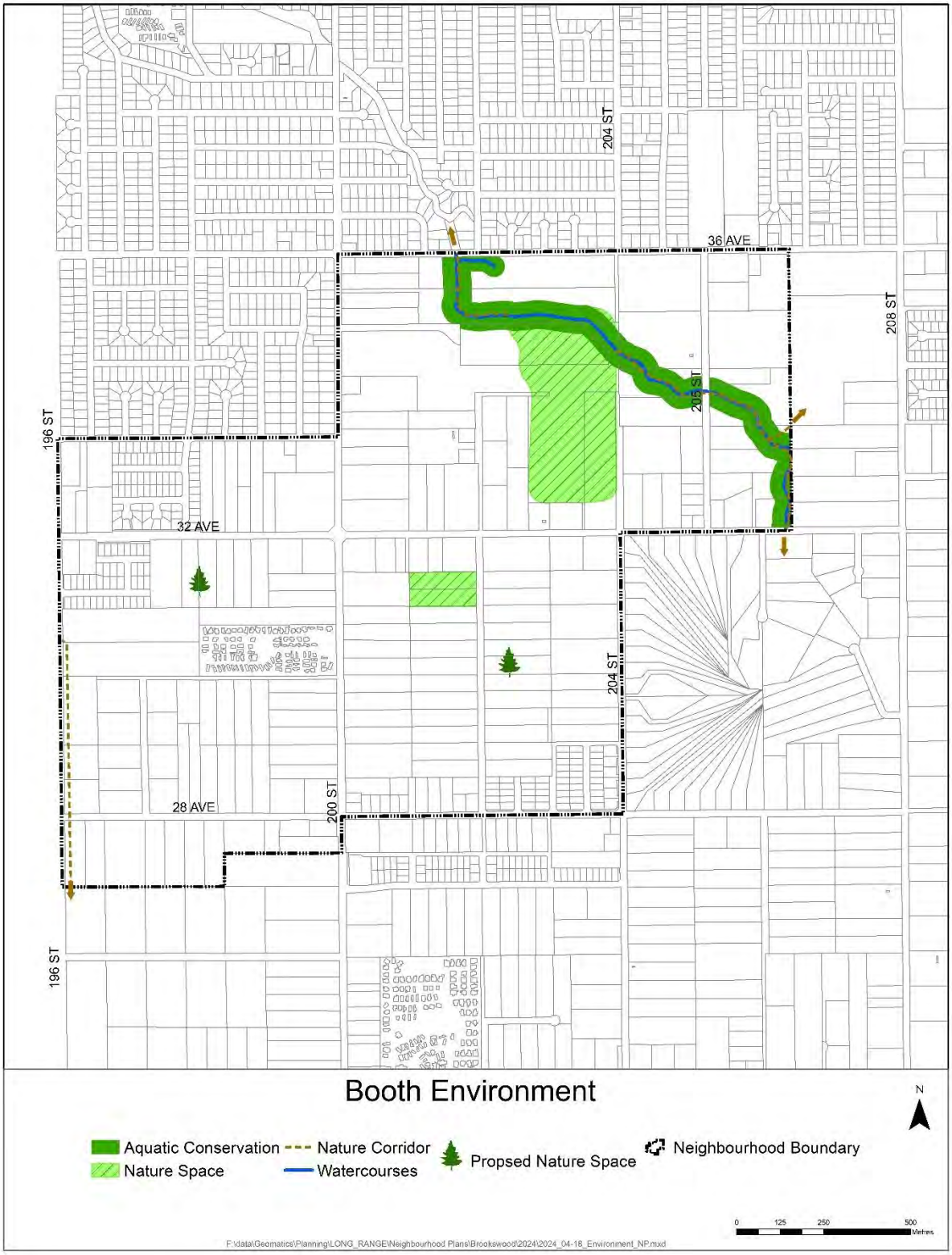
MAP 1 | Land Use Plan



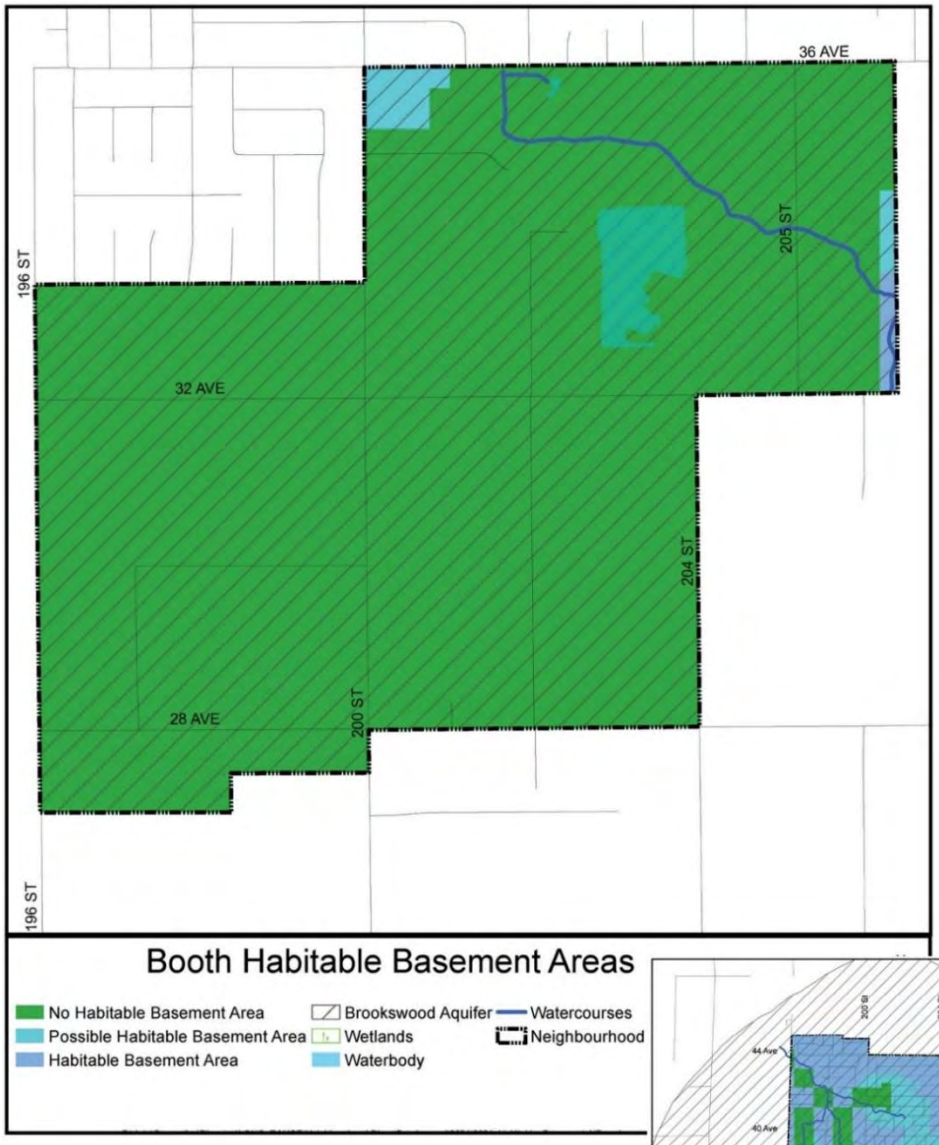
MAP 2 | Parks, Open Space and Neighbourhood Facilities

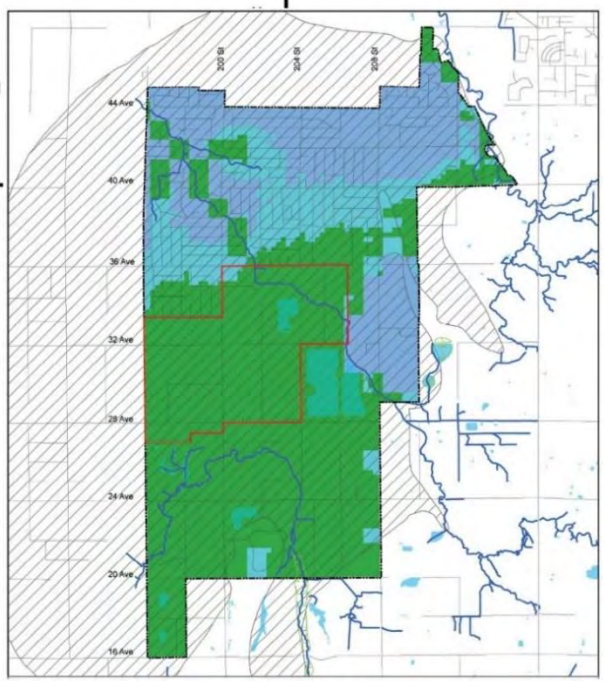


MAP 3 | Environment

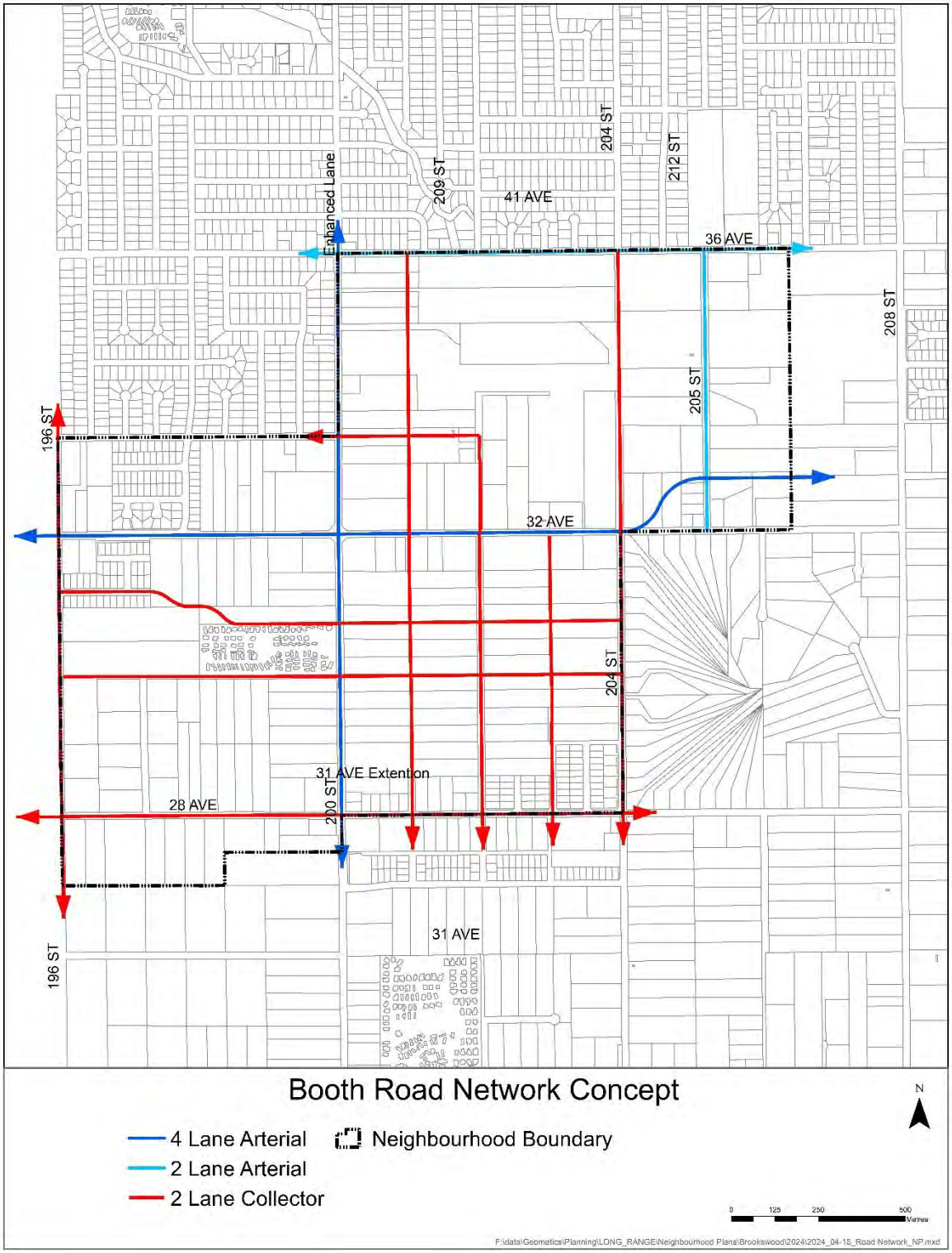


MAP 4 | Habitable Basement Overlay

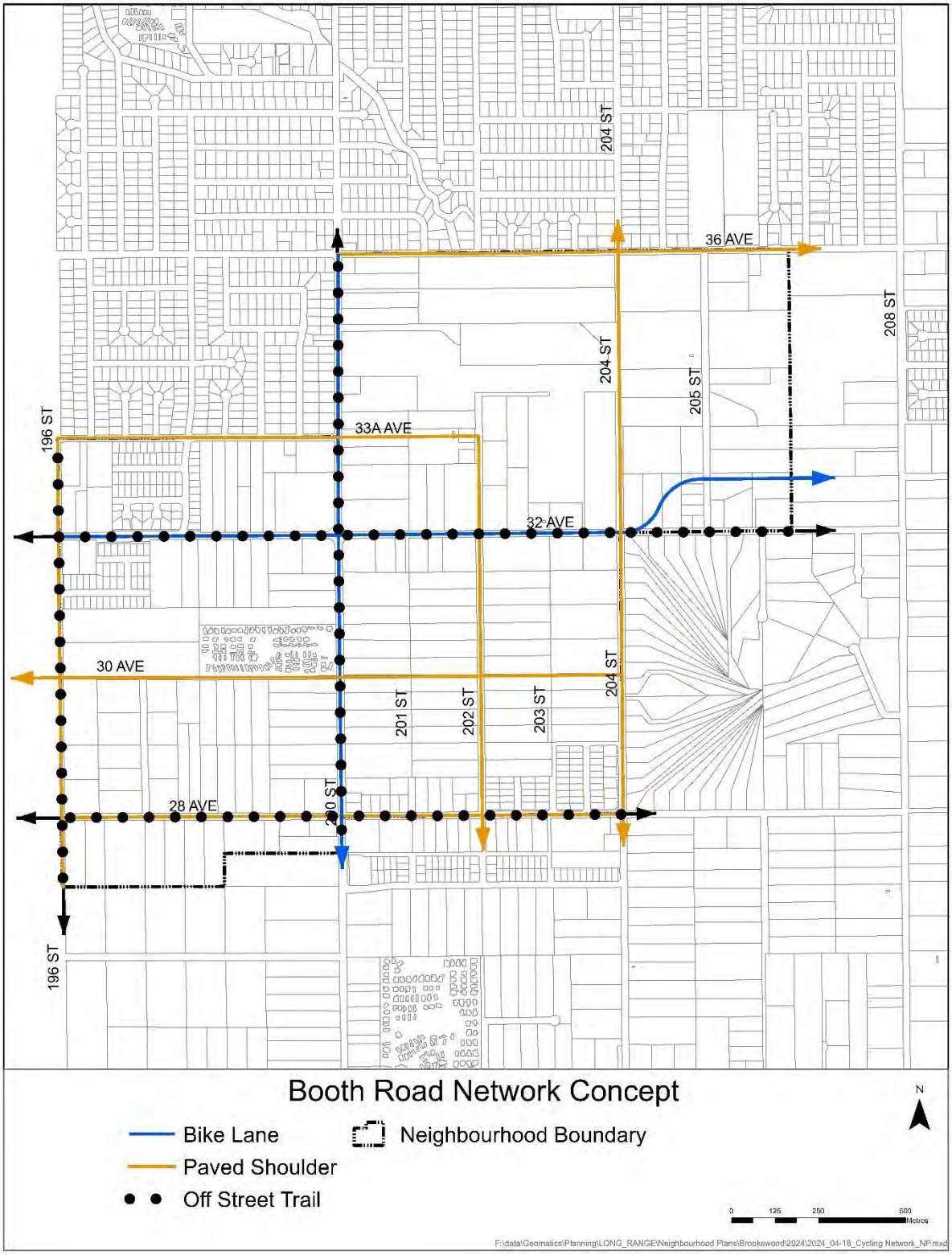




MAP 5 | Road Network Concept



MAP 6 | Cycling Network Concept



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN)

BYLAW 2017 NO. 5300
AMENDMENT (FERNRIDGE NEIGHBOURHOOD PLAN) BYLAW NO. 6009

EXPLANATORY NOTE

Bylaw No. 6009 amends the Langley Official Community Plan and Brookswood-Fernridge Community Plan by incorporating the Fernridge Neighbourhood Plan.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN) BYLAW 2017 NO. 5300
AMENDMENT (BOOTH NEIGHBOURHOOD PLAN) BYLAW NO. 6009

WHEREAS it is deemed necessary and desirable to amend the "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300", as amended.

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300" as amended is further amended by:

   a) adding the following contents to the newly created Section 11:

      "The following neighbourhood plans, as shown on Map 10 Neighbourhood Plan Areas, have been adopted by Council and are attached to this Brookswood-Fernridge Community Plan as schedules:

      Fernridge Neighbourhood Plan Schedule BF-2";

   b) adding Schedule "BF-2" Fernridge Neighbourhood Plan as shown as Schedule "A" attached to and forming part of this bylaw; and

   c) rescinding "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 5796".

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



Fernridge Neighbourhood Plan

Bylaw No. 6009

Brookswood-Fernridge Community Plan

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN) BYLAW 2017 NO. 5300
AMENDMENT (FERNRIDGE NEIGHBOURHOOD PLAN)
BYLAW NO. 6009

Adopted by Council _____

CONSOLIDATED FOR CONVENIENCE ONLY

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

AMENDMENTS

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

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Township of Langley
Est. 1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Schedule "BF-2" Brookswood-Fernridge Community Plan

Fernridge Neighbourhood Plan

Fernridge Neighbourhood Plan
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1.0 INTRODUCTION

Fernridge neighbourhood is an area within the southern-most community of Brookswood-Fernridge in the Township of Langley. The Fernridge Neighbourhood Plan seeks to establish a high quality of life for residents, business owners and employees by offering a range of housing, local commerce, recreation, public and nature spaces that support the physical and social environments where residents live, learn, work, and play.

1.1 Policy Context

The Fernridge Neighbourhood Plan incorporates the Vision and Guiding Principles of the Brookswood-Fernridge Community Plan and implements the policies of the Official Community Plan for the Township of Langley. The Brookswood-Fernridge Community Plan and the Official Community Plan guide growth and change in the Fernridge neighbourhood. However, if there is a conflict between a policy in these other two Plans and this Neighbourhood Plan, the Fernridge Neighbourhood Plan policy takes precedence.



1.2 Plan Area

The Fernridge Neighbourhood Plan area encompasses 276 hectares (681 acres) in the south-western area of Brookswood-Fernridge. East of the City of Surrey and south of the new neighbourhood of Booth, its boundaries are 196 Street (west), 28 Avenue (north), 204 Street (east), 20 Avenue and 16 Avenue (south). Its southern boundary is adjacent to the Agricultural Land Reserve, a portion of which is Campbell Valley Regional Park.

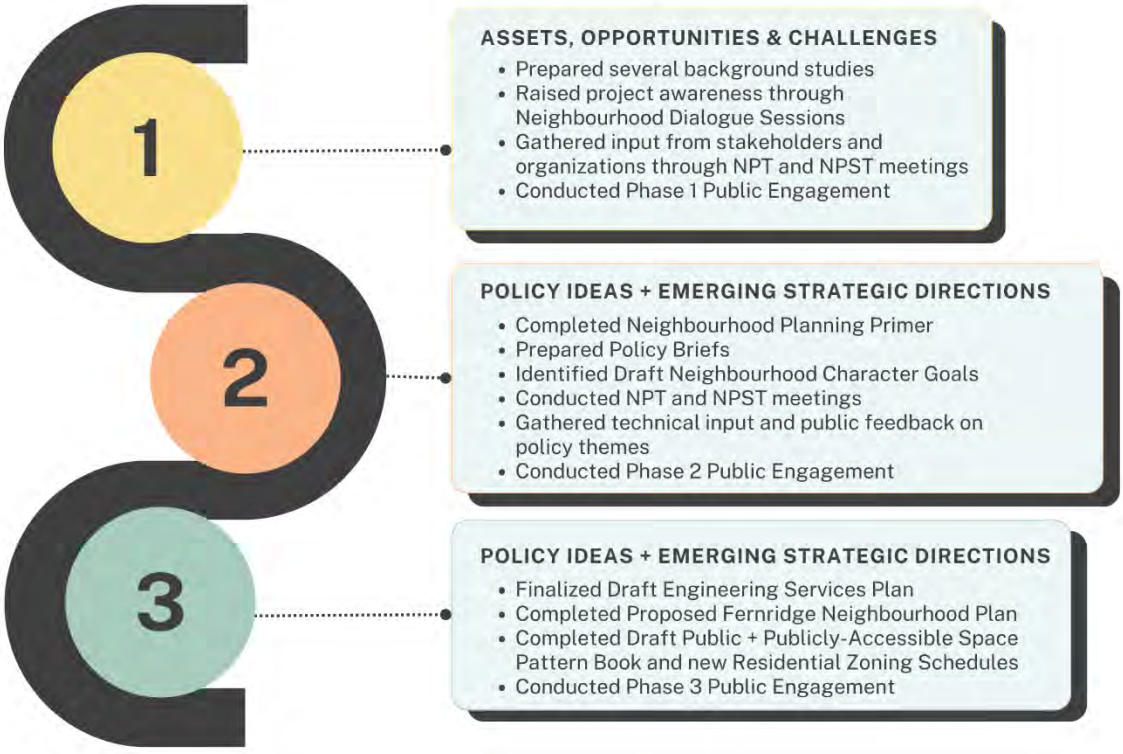


Fernridge Neighbourhood Plan Area

1.3 Plan Purpose and Process

The Township of Langley has invested a significant amount of time and resources in the planning of Brookswood-Fernridge. The planning process included two attempts to update the Brookswood-Fernridge Community Plan (2014 and 2016). The second attempt in 2016, resulted in a new plan that replaced one that was in place since 1987. The planning process involved technical analysis, policy research and community engagement that included dialogue sessions, workshops, open houses and Public Hearings. On October 23, 2017, Council adopted the new BFCP and directed staff to commence the preparation of neighbourhood plans (NPs) for Fernridge, Fernridge and Rinn.

In



January 2019, Council endorsed the Terms of Reference for the NPs. While the planning process for the NPs was impacted by the Covid-19 pandemic, community engagement and agency consultation remained robust. Meetings with the Council-appointed Neighbourhood Planning Team, “ask-a-planner” sessions and open houses were conducted using virtual or online methods. In-person engagement activities resumed in mid-2022 when health restrictions began to relax. The three NPs were adopted by Council on July 24, 2023.

In December 2023, the provincial government changed the Local Government Act to require municipalities to permit small-scale, multi-unit housing (SSMUH) options that are ground-oriented and compatible in scale and form in single-family neighbourhoods. The Fernridge NP was revised in early 2024 to align with the new provincial legislation.

2.0 NEIGHBOURHOOD VISION AND OBJECTIVES

Careful planning and thoughtful design are needed to create places that support a high quality of life for all residents and contribute to the Township of Langley's prosperity.

Planning the future of Fernridge neighbourhood begins with recognizing the Vision and Guiding Principles of the Brookswood-Fernridge Community Plan. Policy will be guided by its four Neighbourhood Character Goals.

2.1 Vision Statement

Fernridge neighbourhood's small town, forested character is situated within a highly connected, north-south/east-west street and block grid pattern. The area has a dense tree canopy, tree-lined roads, wide sidewalks, and boulevard strips.

It provides for a variety of necessities, activities, and services, and supports human health and well-being. The Fernridge neighbourhood has incorporated long-term biodiversity and ecological functions along with climate change measures to have a limited carbon footprint. Fernridge is a great new neighbourhood that is distinct, welcoming, responsive, historic and change resilient.

2.2 Neighbourhood Character Goals

This vision is further articulated in four Neighbourhood Character Goals. These goals shape and respond to neighbourhood change and innovation, provide direction to implement measures such as infrastructure investments, park design, and neighbourhood and development patterns.

Goal 1: Fernridge is Designed with Nature

Nature is an important part of Fernridge. Natural areas and features contribute to the neighborhood's livability and to the health of its residents, business owners and workers. Environmental change, whether natural or human-caused, will affect our municipality and region in the future. In response, the design and construction of built environments in Fernridge will incorporate a variety of green infrastructure features, including neighbourhood forestry, greenways and engineered elements promoting nature conservation, preservation, restoration, enhancement, management, and stewardship of natural environments.





Goal 2: Fernridge is a Complete Community

Striving for a complete community, the Fernridge Neighbourhood Plan supports an integrated system where the built and natural spatial elements are intertwined. By balancing the social, economic, and environmental needs of Fernridge residents, people of all ages and abilities can live, work, shop, learn, and play locally.

The Fernridge neighbourhood will provide an appropriate housing supply to generate a sustainable population base, which will support:

- local businesses and services
- community amenities and utilities
- viable public transit
- a variety of land uses and densities
- investment in alternative transportation modes
- connected transit routes
- adaptable and resilient neighbourhoods

Goal 3: Fernridge is a Walkable Neighbourhood



Walkability is more than just pedestrian infrastructure (such as sidewalks and pathways). It is also about appropriate scale and design. Fernridge is comprised of small blocks, human-scaled buildings, and many connected public spaces. To encourage pedestrian activity and active and healthy lifestyles, the Fernridge neighbourhood:

- encourages social, economic and land use diversity
- provides easy access to green spaces
- includes universally accessible design features

- offers equitable access to goods, services, and facilities
- features street trees and wide sidewalks
- incorporates age-friendly design
- supports connectivity

As a walkable neighbourhood, Fernridge facilitates greater social interaction through features such as community parks, social spaces at a variety of scale and design features such as front porches.

Goal 4: Fernridge is a Distinct Neighbourhood

Fernridge identifies as a “small-town” neighbourhood. Its character is shaped by its natural and built environments, which give it a distinctive personality. Development in Fernridge is integrated with nature, including distinctive subdivision and lot patterns, careful siting of buildings, and the provision of street trees and landscape features.

3.0 DESIGN CONCEPT

This section of the Plan defines the design concept for the Fernridge area. The built environment in Fernridge includes several “building blocks” that establish the spatial arrangement and character. These include block and street patterns, lot configurations and street design, building forms and placement, vegetation, landscaping, and natural features such as trees, topography, and watercourses. The spatial arrangement of these building blocks contributes to the development of a sustainable spatial pattern, based on the urban design principles of centres, walkability, and viable transit, which are cornerstones of the Township of Langley Official Community Plan.

3.1 Design Concept

The design concept for Fernridge incorporates both natural and built environments. Aspects of the natural and built environments include preservation, restoration, proximity and access to nature, walkable scale, energy efficiency, and attractive parks, streets, paths, and public spaces.

The Fernridge Town Centre is located at the “Four Corners” of the crossroads of 200 Street and 24 Avenue. This community-scale, mixed-use hub serves as both a neighbourhood anchor and community destination. It incorporates a “High Street” design concept, and includes a concentration of employment, commercial and community services, civic activities, and residential uses, as well as public gathering spaces and a high-quality design and character for the private and public realms. This town centre is intended to be the focal point of the Fernridge neighbourhood and the rural surrounds.

3.2 Fernridge Town Centre

Fernridge Town Centre Policies:

1. Design neighbourhood blocks that result in a street structure with high connectivity for pedestrian, bicycle and horse/rider comfort, and mobility, transit accessibility (where appropriate), freight delivery, and automobile movement.

2. Provide public Mid-Block Lane Links for vehicle parking, cycling and pedestrian, resident, and visitor access, and loading and servicing access.

3. Provide continuous, ground-oriented, pedestrian focused commercial or civic/assembly uses on the ground floor of all buildings along arterial road frontages for the entire length of 24 Avenue and 200 Street, as well as the new High Street, as identified on Figure 3.1 as Mandatory Commercial Street Frontage.

4. Provide continuous ground-oriented residential or employment living – meaning space within a building or structure that can accommodate a permitted commercial use, a permitted residential use, or combination of the two – uses along frontages identified on Figure 3.1 as Secondary Active Street Frontage.

5. Design a consistent street wall height for the Mandatory Commercial Street Frontages to create a unique public realm, design human scale buildings and streetscapes, and increase the dissemination of natural light on the public realm not including Fernridge Hall.

6. Incorporate “gateway features” that include distinct building/commercial signage, architectural features, and/or other measures to create a sense of arrival as identified on Figure 3.1 – all four corners of 24 Avenue and 200 Street intersection, as well as 199 Street and 25 Avenue.

7. Provide a cohesive landscape concept throughout the Commercial Village land use designation and the Institutional land use designation, with enhanced “gateway” landscaping.

8. Orient a prominent, gateway building at each of the gateway “corners” that partly establishes a front building face that runs parallel to 200 Street and 24 Avenue.

9. Incorporate a landscaped public space in the Fernridge Hall heritage property – southwest quadrant – along 200 Street and the adjacent street greenway, with a minimum size of 2,700 m^2 (~29,000 ft^2). This area will provide a green feel at this important intersection while maintaining the prominence of the historic Fernridge Hall on the south side of the intersection. The public space shall extend from 200 Street to the south lot line of the Fernridge Hall property across 200 Street to the west.

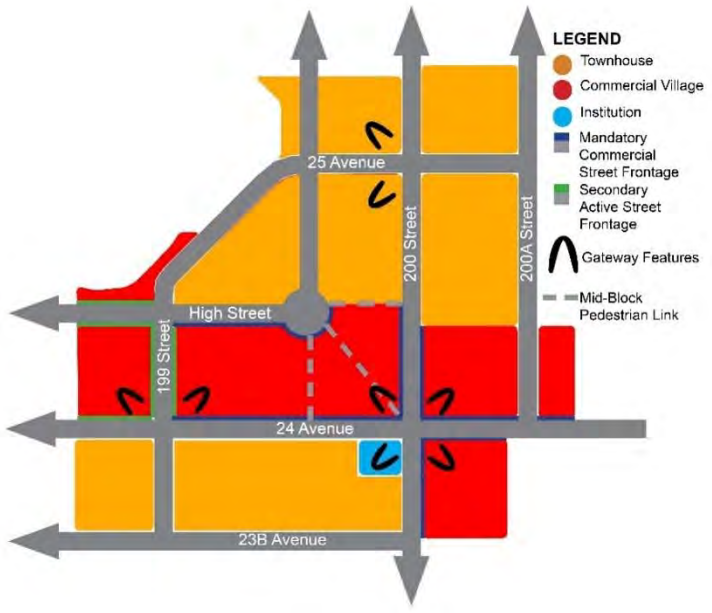


Figure 3.1: Fernridge Town Centre Street Frontage Types

10. Enable development that is solar optimized, highly walkable, and supportive of other modes of active transportation, thereby assisting in the reduction of greenhouse gas emissions and improving energy efficiency.

4.0 LAND USE PLAN

The Neighbourhood Character Goals and Design Concept are embodied in the Fernridge Land Use Plan (see Map 1) and associated policies. The Land Use Plan identifies the land use designations in the plan area, as well as future transportation corridors, conservation areas, parks and schools, and other features and infrastructure.

4.1 Land Use Designations and Policies

The land use designations are identified on Map 1, which defines a future land use pattern by identifying the location, use, and building types/forms of development for all properties in the planning area.

The Township of Langley Zoning Bylaw further shapes land use by specifying requirements for development of individual and assembled properties. To ensure that the policies of the plan are achieved, Table 1 specifies the Corresponding Zones of the Zoning Bylaw that may be applied to the land use designations as part of rezoning consideration.

Land Use Designations Policies:

1. Use the Land Use Map (Map 1) to identify where different types of development are planned to achieve a development pattern that supports the Neighbourhood Character Goals.

2. Apply the policies of this Neighbourhood Plan and relevant policies of the Brookswood-Fernridge Community Plan to direct the land use pattern and form of development to achieve the desired outcomes that are aligned with the Neighbourhood Character Goals.

3. Comprehensive Development (CD) zoning is identified for the Commercial Village designation only. The use of CD zones may be considered based on the following conditions:

    a. The proposed development is of a scale, character, or complexity requiring comprehensive master planning and implementation that is not reasonably guided and regulated by Corresponding Zones.
    b. The proposed development and CD zone fully implement Township of Langley policies and objectives.

Map 1 Colour	Land Use	Corresponding Zone
	Small-Scale Multi-Unit Housing (SSMUH) 1	SR-1 Suburban Residential Zone
	SSMUH 2	R-1E Residential Zone P-1 Civic Institutional P-2 Community Care Facility
	SSMUH 3	R-1D Residential Zone P-1 Civic Institutional P-2 Community Care Facility
	Manufactured Home Park	MH-1 Residential Manufactured Home Park Zone
	Rowhouse/Townhouse	R-CL (RH2) Rowhouse CD- Comprehensive Development P-1 Civic Institutional
	Commercial Village	CD Zone P-1 Civic Institutional
	Institutional	P-1 Civic Institutional
	Park and Open Space	P-1 Civic Institutional
	Aquatic Conservation	P-7 Aquatic Conservation

Table 1: Land Use Designation Legend

4.2 General Policies

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

General Land Use Designations Polices:

1. Obtain a Development Permit in accordance with Sections 488 (1) (a), (b), (c), (e) and (f) of the Local Government Act (LGA) for development on lands within the Fernridge Neighbourhood Plan area as outlined by the Development Permit Areas on Map 11 of the Brookswood-Fernridge Community Plan (BFCP) to achieve quality, resilient design.

2. Calculate development density for lands designated as Small-Scale Multi-Unit Housing, and development on lands designated as Rowhouse/Townhouse, based on minimum lot sizes.

3. Calculate development density for lands designated as Commercial Village and Institutional, based on Floor Space Ratio (FSR), as defined by the Township of Langley Zoning Bylaw. Developable land area does not include conservation areas, publicly dedicated parks/open spaces, and land dedicated for new roads.

4. Incorporate existing stands of trees, along with the retention and integration of existing significant trees, as part of the Integrated Site Design Concept process, as outlined in the Subdivision and Development Servicing Bylaw Schedule I – Tree Protection. Retention and planting of evergreen, coniferous trees shall be part of the project design.

    a. For lands designated as Commercial Village, as well as townhouse development on lands designated as Rowhouse/Townhouse, incorporate medium and large sized trees for a minimum of twenty per cent of a development site's Landscaping Area requirements as delineated in the Zoning Bylaw.

    b. For lands designated as Small-Scale Multi-Unit Housing or designated as Rowhouse/Townhouse, provide for retention of medium and large sized trees or planting space for the next generation of trees in the front, back, and side yard setback areas for each lot.

5. Design appropriate building transitions between different land uses and distinct building types that are respectful of solar access, views, densities, and massing. Building massing, use of glazing, site design and landscaping should mitigate overlook and privacy considerations. Noise and light attenuation measures should be instituted between different land uses. At a minimum, where a transition interface of two distinct building types occurs at a property line, the height of the taller and/or more dense development should step down to within one storey of the adjacent building form envisioned in the Plan. Alternatively, where a transition interface occurs across a lane or street, the height of the higher density development should step down to within two storeys of the adjacent building form. The depth of the step down should be equal to or greater than 1.5 times the height of the building storey.

6. Apply lower densities than the maximum provided in this Plan for developments, as applicable, in cases where they cannot be achieved due to irregularly shaped and/or insufficient developable land area given the site development context. Reductions in setbacks or the altering of other dimensional and development requirements of this Plan or Corresponding Zones (see Table 1 above) to achieve maximum density as provided for in the Plan or associated Zoning schedules will not be considered if it results in a loss of tree planting areas and open space, which are important neighbourhood character features.

7. Design all principal buildings to incorporate energy conservation through architectural and site design. Examples include, but are not limited to:
    - photovoltaic panels on the roof
    - overhangs/screens for windows on south and west facing elevations
    - low carbon mechanical systems (such as heat pumps)
    - rainwater management best practices

8. Ensure that a development site layout does not result in remnant properties that cannot be serviced (e.g., utilities and transportation), or would be uneconomic or impractical to develop.

Residential Land Use Designation Policies:

1. Provide for a variety of housing forms, unit sizes (floor area and number of bedrooms), floor plans, and tenures within the Fernridge Neighbourhood Plan area, as guided by the Township of Langley Housing Action Plan and Housing Needs Report(s), including:

    a. Incorporating a diversity of housing choices to support housing affordability
    b. Encouraging secondary suites, coach homes, and laneway homes
    c. Encouraging a variety of tenures, such as fee simple, strata and purpose-built rental
    d. Encouraging development of short-term and long-term supportive housing, and subsidized rental housing (see Township of Langley Housing Action Plan)

2. Include adaptable housing requirements in accordance with Section 3.1.9 of the Official Community Plan and the Housing Action Plan.

4.3 Small-Scale Multi-Unit Housing (SSMUH)

The Small-Scale Multi-Unit Housing (SSMUH) designations accommodate a variety of ground-oriented housing types on individual fee-simple lots that would have formerly been designated for "single-family" residential development. Permitted dwelling types, as defined in the Zoning Bylaw include:

- Single-family dwelling (including secondary suite)
- Two-family dwelling
- Manorhome
- Townhouse
- Apartment
- Coach house

Any future ground-oriented residential building types added to the Zoning Bylaw following adoption of this Neighbourhood Plan are permitted in the SSMUH designations.

The Fernridge Neighbourhood Plan includes three SSMUH designations which are differentiated by minimum lot size for purposes of subdivision:

1. SSMUH 1 – minimum lot size of 3,462 m^2
2. SSMUH 2 – minimum lot size of 930 m^2
3. SSMUH 3 – minimum lot size of 650 m^2

Small-Scale Multi Unit Housing Land Use Designation Policies:

1. Up to four dwelling units are permitted on each lot.

2. Where permitted by the British Columbia Building Code, secondary suites will be counted as individual dwelling units within a SSMUH development.

3. Subdivision and development in each SSMUH designation will be in accordance with the corresponding zone in the Zoning Bylaw, as shown in Table 1.

4. All new lots created by subdivision must be rear loaded with vehicle access from a lane.

5. On corner lots, the front lot line must be perpendicular to the front yards of lots on the long side of a block, as shown in below figure



4.4 Manufactured Home Park

The Manufactured Home Park designation accommodates manufactured home park development.

Manufactured Home Park Policies:

1. Siting of buildings and structures requires a minimum setback of 6.0 metres from property lines and a minimum separation distance of 6.0 metres between buildings and structures to provide adequate space to accommodate tree-planting and other livability considerations.

4.5 Rowhouse/Townhouse

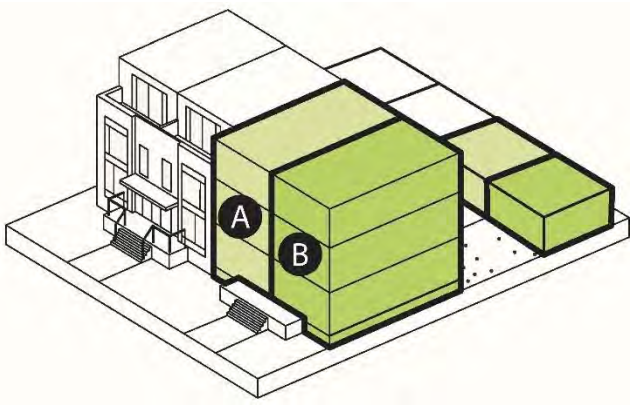
The Rowhouse/Townhouse designation accommodates rowhouse and townhouse development. This designation is located as indicated on Map 1, including within and in proximity to the Fernridge Town Centre. It provides for ground-oriented housing to accommodate households

with children, seniors and “empty-nesters”. It is situated adjacent to schools and parks, urban greenways, local-serving commercial uses, future transit, and other destinations, and provides a land use, form and massing transition between higher and lower density uses.

Rowhouse Land Use Designation Policies:

1. Locate rowhouse dwellings on lots with a minimum of 216 m^2 for internal lots, 259 m^2 for building end lots and 316 m^2 for corner lots, as defined in the Township of Langley Zoning Bylaw, in Plan areas designated Rowhouse/Townhouse as delineated on Map 1. Rowhouse dwellings are to take the form of a principal dwelling and a detached off-street parking structure (garage) that is separated by a rear yard.

2. Orient rowhouses to be street-facing, along Collector and Local Roads only, with rear public lane access to vehicle and bicycle parking, and to provide for on-street parking that is not interrupted by individual driveways. Design rowhouses on corner lots to be street-facing to both public streets.



3. Accommodate four (4) or fewer dwelling units contained within a building. Up to two (2) additional dwelling units may be contained within each building if the resulting development provides for the retention of existing trees and/or provisions for additional tree planting areas for medium to large coniferous trees.

4. Provide for a range of unit sizes, including three-plus bedrooms, to appeal to a broad range of households at different stages of life.

5. Provide sufficient front and rear yard setbacks, as well as separation distances between buildings on a lot to accommodate medium- and large- sized trees with access to sufficient soil volume (Section 5.3. Policy #3), including coniferous species, as well as a pedestrian-oriented street and lane presence, and space for outdoor living areas and detached off-street parking structures.

6. Design buildings with dwelling units and detached accessory structures for off-street parking to incorporate:

    a. A maximum building height of 2.5 storeys (9 metres), with the uppermost (third) level having a floor area not exceeding 50 per cent of the floor area of the storey immediately below it.
    b. A minimum 2-metre-deep covered front porch, extending the entire width of the front elevation of the rowhouse.

c. Rear entrances for all principal dwelling units in the form of “swing doors” that is separate from the front entrance.
d. Off-street parking for the dwelling units shall be accessed from a rear lane in detached accessory off-street parking structures or buildings. One of the two required off-street parking spaces will be in a typical enclosed garage and can be part of a shared accessory use and building with the adjacent rowhouse. The second required space is a “flex” off-street parking space that is covered, but not enclosed (e.g., carport). The “flex” off-street parking space will provide all season, covered space that can be used for vehicle parking and/or outdoor amenity/activity space.
e. Allow for additional habitable floor area, for the purposes of a home office space, in the form of a second storey directly above the enclosed garage that does not exceed the floor area of the garage immediately below it. A small bathroom with toilet and sink could be provided, but no kitchen or laundry facilities.
f. Include, at a minimum, solar-ready measures to facilitate the application of solar energy generating technologies on the roof of the garage/carport/home-office.
g. Incorporate crawl spaces in the principal residential to help facilitate, among other aspects of the architectural design, an elevated front porch, in areas where habitable space in basements is not permitted.

7. Demonstrate subtle design variations to strengthen unit identity from the street and support a pedestrian scale.

Townhouse Land Use Designation Policies:

1. The maximum density for townhouse development is 18 units per acre (UPA).

2. Design townhouse developments that contribute to a desirable streetscape character through a clear architectural identity for individual buildings.

3. Provide for a range of townhouse unit sizes, including those with three-plus bedrooms, to appeal to a broad range of households at different stages of life. Specifically, for each townhouse development, a minimum ten per cent of the townhouses must have three or more bedrooms suitable for households with children.

4. Orient townhouses to be street-facing along Collector and Local roads, and east-west oriented Arterial roads only. Parking access is to be provided from a rear lane to provide generally continuous on-street parking that is not interrupted by individual driveways, and to increase opportunities for trees in front yards and street boulevards, and adequate space for rainwater and stormwater management facilities, among other streetscape features.

5. Provide sufficient front and rear yard setbacks, as well as separation distances between buildings on a lot to accommodate medium- and large-sized trees with access to sufficient soil volume (Section 5.3. Policy #3), including coniferous species, as well as a pedestrian-oriented

street and lane presence, and space for outdoor living areas and detached off-street parking structures.

6. Design buildings and dwelling units fronting public streets, Mid-Block Pedestrian Links and Lanes, the Semiahmoo Trail, parks and open spaces, in order to provide a quality neighbourhood pedestrian environment and support a walkable neighbourhood, including:

    a. Front porches for all dwelling units; and
    b. Convenient pedestrian connections through an on-site network of sidewalks and pathways. The pedestrian connections will be independent of a public lane and strata/private drive aisle

7. Demonstrate subtle building/architectural design variations to strengthen unit identity from the street and support a pedestrian scale.

4.6 Commercial Village

The Commercial Village Land Use Designation will be at the core of the Fernridge Town Centre, situated in a landmark intersection at 200 Street and 24 Avenue. It will accommodate mixed-use commercial/residential buildings on three corners and a heritage assembly use on the fourth. The Commercial Village designation provides opportunities for the integration of street-facing, ground-floor retail, dining, and personal service uses, and civic facilities, along with apartment residential uses including seniors' housing.

Commercial Village Land Use Designation Policies:

1. Create a modestly scaled commercial village comprising a mix of commercial, residential, and recreational uses based on a traditional "High Street" as shown on Map 1, and a maximum density not exceeding a gross floor area of 1.85 times the net developable lot area (i.e., the Floor Space Ratio, or FSR).

2. Incorporate mixed-use buildings in this designation with apartments above ground floor commercial to provide residents with the opportunity to meet their daily needs within the same area and ensure "eyes on the street" for community safety.

3. Encourage local-serving commercial uses, such as financial institutions, retail stores, convenience stores, an anchor grocery store, delicatessens, bakeries, hardware, barber shops, beauty salons, business, medical and professional offices, restaurants and cafés (including those with outdoor/patio dining), pharmacies, childcare, liquor store, and fitness centres, and including live-work opportunities; but excluding service stations, gas bars, vehicle servicing, drive-throughs and other prohibited uses as identified in Section 4.10, Policies #8 and #9 of the Brookswood-Fernridge Community Plan.

4. Encourage the provision of childcare facilities within the Commercial Village Land Use Designation.

5. Accommodate and incorporate one (1) grocery establishment in the Commercial Village land use designation with an approximate, maximum size of 4,500 m^2 (~48,440 ft^2).

6. Provide a minimum total floor area for commercial uses of approximately 18,580 m^2 (~200,000 ft^2) which includes a minimum total floor area for retail and service commercial uses of approximately 15,330 m2 (~165,000 ft^2) and a minimum total floor area for office uses of approximately 3,250 m2 (~35,000 ft^2).

7. Incorporate a public square that is central to the Commercial Village land use designation, in the northwest quadrant, with a minimum size of 1,000 m^2 (~10,760 ft^2) that provides an open space for a variety of activities such as public gatherings, socializing, resting, live performance and presentations, and eating, and serves as a focal point for the neighbourhood. Design features of the public square should include a combination of hard and soft design and landscaping features, accessibility, direct solar access, distant view considerations, vehicle noise and light attenuation measures, a variety of seating and other furnishings, lighting, weather protection, and spatial variety. Explore opportunities to include festival infrastructure such as event electrical power and potable water supply needs.

8. Design a combination of mixed-use commercial / residential and commercial / residential / institutional buildings in the Commercial Village, including:

    a. Buildings of a minimum four and a maximum six storeys, with fifth and sixth storeys stepped back in order to reduce visual and overshadowing impacts related to building height.
    b. Maximum lot coverage of sixty per cent where a minimum seventy-five per cent of the off-street vehicle parking use associated with retail and service commercial and recreational uses is concealed parking. Maximum lot coverage may be increased to eighty per cent where one hundred percent of the off-street vehicle parking use, including visitor, is concealed parking.
    c. Locate most of the surface parking, when provided, adjacent to retail anchors (e.g., grocery, pharmacy) and recreation spaces.
    d. For an apartment or office use, one hundred per cent of the off-street vehicle parking use, including visitor, is concealed parking that is hidden from view and below the finished grade of the development site.

9. Provide a range of apartment unit sizes and tenures to appeal to a broad mix of households at different stages of life, including student-oriented housing, seniors housing, family housing, and purpose-built rental. Buildings should incorporate:

    a. Individual exterior entrances for ground floor apartment units in mixed-use buildings.

b. A common lobby for each building with office uses and apartment units above the first storey, with the building entrance from a fronting or public street.
c. Lifestyle support features such as secure storage space for oversize sports equipment and seasonal supplies, and secure bicycle parking for buildings with residential uses.
d. Active design features to make daily physical fitness more inviting and encourage social interaction in buildings with apartments. Active design features include primary stairs that provide the most visible and inviting means of vertical travel, transparency measures for secondary fire-exit stairs, outdoor gardening places, and indoor amenity areas for the exclusive use of building residents and guests.
e. Continuous weather protection for pedestrians on all building frontages that include ground floor commercial and recreational uses.
f. A high-quality pedestrian realm along all building faces. Commercial and residential storeys should be clearly delineated by glazing patterns (e.g., lower window-wall ratios for residential), materials (e.g., commercial facades predominantly masonry and heavy timber), and horizontal architectural breaks (e.g., cornice, belt course).

10. Provide a minimum and consistent building separation distance of 12 metres between all buildings to accommodate pedestrian circulation and connections as part of a walkable neighbourhood.

4.7 Institutional and School/Park Site

The Institutional designation accommodates educational facilities, recreation centres, civic buildings, care facilities, and places of worship that are essential for a complete neighbourhood. At the time of Plan adoption, there were one public and two private schools, and a community firehall in the Fernridge area. Fernridge will require additional institutional uses to accommodate future population growth and new development.

The School/Park Site designation accommodates future schools/park site requirements. A total of two (2) anticipated new public elementary schools will be needed in Fernridge to accommodate the number of students in this neighbourhood. Proposed preferred locations are identified on Map 1.

The number, location and grade configurations of schools referred to in this plan are projected based on information available at the time of plan preparation. The future actual number, location and grade configurations may differ from those of this plan. The Langley School District has developed a Long-Term Facilities Plan which has a requirement to hold public consultation on grade configurations in particular areas of the Township. In addition, as the Langley School District has limited ability to raise funding for capital projects, it relies heavily on funding from the Ministry of Education and Child Care for the acquisition of land and the construction of schools. Funding requests are made annually though the submission of a five-year capital plan. Ministry decisions to support projects in the facilities plan are dependent on many factors, including the needs of other school districts.

The intent of the following policies is to maintain existing institutional facilities and to enhance accessibility to new facilities.

Institutional and School/Park Site Policies:

1. Accommodate two (2) new Elementary Schools, on neighbourhood park/elementary school sites with each having a minimum total size of twelve (12) acres: 7-acre neighbourhood park and 5-acre elementary school. Two acres from each neighbourhood park will contribute to establishment of a Nature Conservation Area and acquisition costs will be financially compensated from the Brookswood-Fernridge Greenway Amenity Policy.

2. Identify and secure the School/Park sites as development advances in the neighbourhood. Each rezoning application should receive confirmation from the Langley School District that there is sufficient school capacity, preferably in the neighbourhood or at least in the Brookswood-Fernridge community before final reading of the zoning amendment bylaw. If increased elementary school capacity is required, the rezoning proponent shall provide land for a new School/Park Site prior to consideration of final reading of the zoning amendment bylaw.

3. Consider new neighbourhood institutional facilities (e.g., schools, daycares, seniors' centres, and places of worship) in any land use designation subject to:

    a. the site being located on and oriented to a collector road (as opposed to a local or arterial road only).
    b. the site having access to an adequate transportation network for the proposed size of the facility.
    c. the site having adequate off-street parking and/or drop-off and pick-up space; and
    d. the proposed development being consistent with the form, scale, and character of adjacent land uses.

4. Ensure attractive and activated street frontages with natural surveillance for all institutional facilities. Building design along public pedestrian corridors shall include elements such as windows, entrances, special building articulation, appropriate landscaping, and pedestrian-friendly lighting.

5. Design and locate main building entrances that address surrounding streets to improve the relationship between the building and the public realm.

6. In accordance with the Township of Langley Child Care Action Plan, incorporate childcare facilities, including before- and after-school programming, as part of new elementary schools.

7. Encourage the development of affordable housing and/or childcare facilities in conjunction with educational facilities, recreation centres, civic buildings, neighbourhood care facilities, and places of worship.

8. Support the development of new seniors' housing and care facilities, as defined in the Zoning Bylaw.

4.8 Special Housing

To meet the needs of diverse residents at every stage of their lives, the housing stock in Brookswood-Fernridge should include a variety of housing forms and tenures. The Special Housing land use designation accommodates the development of special services/needs housing, including short-term and long-term supportive housing, subsidized rental housing and purpose-built market rental housing, as defined the Township of Langley Housing Action Plan, as amended from time to time. Policies specific to this Special Housing designation are as follows:

Special Housing Policies:

1. Support the development of special services/needs housing, including short-term and long-term supportive housing, subsidized rental housing and purpose-built market rental housing, as defined the Township of Langley Housing Action Plan, on lands with a Special Housing land use designation as delineated on Map 1. A variety of these special forms of housing can be included on the same development site.

2. Design the form and character of the development to be compatible with adjacent (property line or across a street) uses.

4.9 Parks and Open Space

This Plan retains an existing network of parks and open spaces and identifies approximate locations for required additional parks and open spaces. This expanded network of parks and open spaces will contribute to the completeness and livability of Fernridge and surrounding neighbourhoods through active and passive recreation opportunities.

Parks and Open Space Designation Policies:

1. Incorporate Park and trail improvements on existing municipal lands in advance of new dedications and required property acquisitions to provide recreational infrastructure early in the neighbourhood's development and continued growth. For Fernridge, this specifically applies to the Little Campbell River Wetlands Natural Park (formerly known as Horne Pit).

2. Preserve the location and size of existing park spaces in Fernridge, as delineated on Map 2, in perpetuity.

3. Provide public roads adjacent to park space on at least two (2) sides rather than the rear or side lot lines of private property, in order to provide visual and physical access for the public.

4. Implement best management practices and measures to effectively treat runoff that flows into existing rainwater management facilities in parks and open space areas, given their proximity to municipal well capture zones, including private development. Require development that incorporates, as part of their drainage utility requirements, these communal rainwater management facilities, in parks and open space areas to provide equal or greater value in the form of park improvements, cash-in-lieu, or combination of the two in exchange for drainage utility services provided.

4.10 Aquatic Conservation

The Aquatic Conservation designation is intended to be a space of environmental preservation, restoration, enhancement and stewardship of aquatic environments and their associated riparian areas that combined provide important fish and wildlife habitats and other ecological contributions and services. Streamside protection and enhancement requirements in the Official Community Plan (OCP) seek to protect these natural environmental spaces by, in part, establishing vegetated buffers adjacent to watercourses, ditches, wetlands, lakes and ponds.

These buffers are referred to as “Streamside Protection and Enhancement Areas” (SPEAs). In addition to providing important fish and wildlife habitats, SPEAs protect and promote groundwater recharge, absorb greenhouse gases, benefit air quality, reduce flood risk, mitigate heat events, and provide passive recreation opportunities. To preserve these benefits, these waterbodies, both known (Map 3) and yet to be known, in the Fernridge Neighbourhood Plan area must be protected through the establishment SPEAs. Policies specific to this Aquatic Conservation designation are as follows:

Aquatic Conservation Policies:

1. Preserve, restore, enhance, and steward Little Campbell River, and its tributaries, by establishing SPEAs at the time of a rezoning amendment or subdivision application, in accordance with the requirements of Section 3.13.19 and Schedule 3 of the municipal-wide Official Community Plan.

2. Protect and retain other important waterbodies – referred to as Aquatic Conservation and Nature Spaces (see Map 3) – in the Fernridge plan area, including private aquatic features located within the neighbourhood. Establish a fifteen metre no disturbance buffer around aquatic features to prevent unauthorized “works in and about a stream”, that may be subject to the provincial Water Sustainability Act.

3. Locate Aquatic Greenways in the outer six metres of a SPEA, based on connectivity to street greenways and public park spaces. Trail design must conform to the requirements of the OCP's Streamside Protection and Enhancement Provisions. Access from new development to greenways or environmental areas may be restricted if the access is deemed detrimental

to the overall biological integrity and viability of the greenway. Tree removal shall be avoided, and additional native plants may be needed to enhance greenways.

4. Prepare a Fernridge Nature Park Conservancy and Management Plan for the Little Campbell River Wetlands (see Map 3) to guide the active management of the natural resources and systems for nature parks and nature park spaces. This will preserve, restore, enhance, and maintain natural functions, delivering a wide array of ecological benefits and robust biodiversity, to enhance the well-being of neighbourhood residents, and to prioritize the needs and guidance for long-term maintenance and stewardship.

4.11 Employment

The Employment land use designation provides job opportunities for community residents. It provides for a mix of light industrial, warehousing and distribution uses designed in such as way to be compatible with nearby residential uses.

Employment Land Use Policies:

1. Permit employment uses, limited to the following:

    a. wholesale, warehouse, and distribution
    b. indoor and outdoor storage
    c. scientific and technical research
    d. information technology

2. Where an above use is defined in Zoning Bylaw 1987 No. 2500, the definition in said bylaw shall prevail above any other definition.

3. Provide a continuous landscape buffer (with the exception of site access points) at least 30 metres wide, as shown on Map 1, to be established and maintained as part of Employment properties.

5.0 NATURAL ENVIRONMENT AND CLIMATE CHANGE RESPONSE

Nature areas and features enhance the overall well-being of a neighbourhood. They include wetlands, watercourses, street and backyard trees, community gardens and pollinator gardens as well as human-made components. These different types of nature areas and features are together referred to as “green infrastructure”.

Environmental change can affect the livability of our community in the future. Nature has an important role to play with warmer, drier summers and milder, wetter winters. Expected impacts include summer drought, air quality degradation, changes to groundwater conditions, and more frequent and severe weather events during the different seasons. Ecosystem changes may also happen quicker than native plants and animals can adapt, while invasive species may flourish.

Ecosystems changes could have serious repercussions for human health, communities, infrastructure, ecosystems, biodiversity, and lifestyles. Nature conservation spaces and other “green infrastructure” are key contributors to neighbourhood mitigation and adaptation strategies. Local government services that contribute to recreation, climate regulation, rainwater management, clean air, habitat, and biodiversity are invaluable to the health and well-being of a community.

5.1 Nature Conservation

The Nature Conservation policies prioritize the preservation, restoration, enhancement and ongoing management and stewardship of an interconnected system of natural and human-made green infrastructure. Natural components include forests, wetlands, watercourses, and other waterbodies. Human-made components include manicured parks, landscaping, trees, rain gardens, greenways, as well as hydro and bio-engineered features that incorporate natural environmental features.



Green Infrastructure components support biodiversity in both natural and built environments. They contribute to neighbourhood character and placemaking, provide recreational and experiential opportunities, and provide opportunities for linkages between people, flora, and fauna within Fernridge. Integrated, connected ecosystems components form the neighbourhood Green Infrastructure Network.

The term “green infrastructure” repositions nature-based features as a neighbourhood necessity, not simply amenities or “nice-to-haves”. The Green Infrastructure Network for Fernridge includes

systems-based, strategic planning for nature conservation and land use planning, integrating natural and built environments.

The Green Infrastructure Network must be resilient and dynamic, incorporating diverse, flexible solutions as new science and knowledge emerge. Identifying and prioritizing areas of ecological and biodiverse significance establishes Framework Elements for this work.

Nature Conservation Policies:

1. Establish a Green Infrastructure Network in Fernridge that is comprised of a variety of natural areas and features. There are two main categories: (1) Nature Conservation Hubs and Corridors and (2) Matrix Features, as elaborated in Figure 5.1.

2. Nature Conservation Hubs and Corridors

2.1 Preserve the Nature Conservation Hubs and Corridors as defined/illustrated on Map 3 Environment.

2.2 Identify and preserve additional Nature Conservation Hubs and Corridors. Secure funds, through a variety of sources including other levels of government and non-governmental grant programs, and community amenity contributions to fund additional Nature Conservation Hubs and Corridors. Recognize that park and open spaces (both local and regional), as well as neighbouring agricultural lands, both cultivated and fallow, and including conservation, forested and park lands in the adjacent neighbourhoods and communities and the City of Surrey, can be connected to contribute to the Green Infrastructure Network.

3. Matrix Features

3.1 Integrate and accommodate mature trees and next generation trees to expand the neighbourhood tree canopy, greenways, green rainwater, stormwater and groundwater management features, wildlife conduits and corridors, active and passive park spaces, and “naturescaping” practices (see Naturescape British Columbia Provincial Guide) throughout the neighbourhood.

3.2 Provide design details for development activities and enhancements on public and private land. The design details should focus on green infrastructure at site level not typically addressed in existing bylaw and regulatory tools and requiring implementation guidance.

3.3 Raise public and development community understanding of environmental management, restoration and enhancement of green infrastructure based on a network of hubs, linking corridors and other green infrastructure throughout Fernridge.



3.4 Develop hedgerows and buffer strip trails to enhance habitat and wildlife corridors adjacent to agricultural areas and along municipal boundaries.

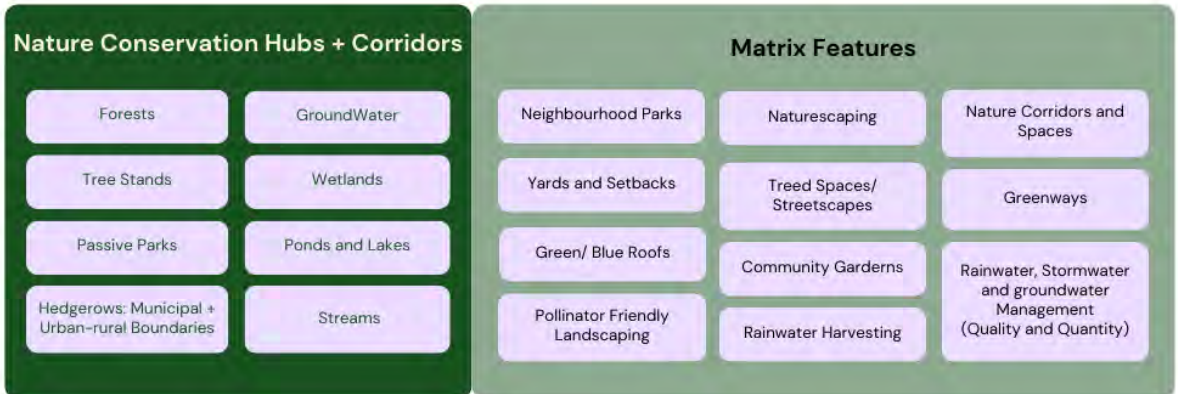


Figure 5.1: Green Infrastructure: Framework Elements and Matrix Features

5.2 Groundwater Protection and Management

Fernridge has several unconfined and confined aquifers. The Brookswood Aquifer is a groundwater reservoir comprised of porous, unconsolidated sands and gravels originating from glacial outwash deposits. This unconfined aquifer is an important water source for many Township of Langley residents, and also sustains important habitat.

The glacial deposits have high permeability, high groundwater flow and high hydraulic conductivity. This means that water can move easily and relatively quickly into the groundwater storage and within the groundwater itself, and discharge or exit through surface water, plant uptake and evaporation.

The unconfined Brookswood Aquifer is susceptible to contamination and interruptions to groundwater recharge. Depending on the season, the highly permeable sand and gravel allows rainfall to seep quickly through the pores of the coarse soil carrying both the recharge and contaminants to the aquifer.

For the health of all users and the natural environment, groundwater resource protection requires:

- preservation of water quality
- management of water quantity
- maintenance of the surface water systems hydraulic integrity

Groundwater Protection and Management Policies:

1. Preserve, restore, enhance, and manage the neighbourhood forest and associated tree canopy to protect the underlying aquifer.

2. Minimize impervious surfaces to enhance recharge and rainfall infiltration potential through specific zoning regulations and development standards.

3. Maximize dispersed groundwater recharge at all spatial scales (from neighbourhood to individual building site), to minimize groundwater mounding conditions during rain events.

4. Require enhanced treatment for rainwater and stormwater runoff, particularly flowing from pollution-generating impervious surfaces used by vehicles. Locate all such treatment facilities to provide for ease of municipal maintenance.

5. Design and implement neighbourhood Green Infrastructure Network features that mimic natural hydrology through low impact development practices and implementation of source control best management practices for mitigation of development impacts on runoff catchment areas, peak flows, runoff volumes and water quality. Such features include disconnection of roof leaders, enhanced topsoil installation, infiltration galleries, bioretention swales and planters, pervious pavers, and more.

6. Obtain development approval information at the time of a zoning amendment application to the Township of Langley, pursuant to sections 484, 485, 486 and 487 of the Local Government Act, to ensure development protects, restores, sustains, and enhances the quality and quantity of groundwater sources and the overall health of the natural environment and aquatic ecosystem. See Appendix A.

7. Appropriately close test holes for geotechnical or hydrogeological investigations. Monitoring must be completed by an appropriately Qualified Professional Hydrogeologist or Engineer, registered in the Province of British Columbia.

8. Design communal rainwater and stormwater detention facilities to provide bioretention capabilities, as feasible, and contribute to groundwater recharge while protecting the baseflows and infiltrated water quality.

9. Allow habitable basements in residential uses in areas delineated on Map 4 as a Habitable Basement Area, subject to the Subdivision and Development Servicing Bylaw and site investigations to confirm that there is no risk of flooding, seepage, or water intrusion. Areas delineated on Map 4 as a Possible Habitable Basement Area may be permitted to have habitable basements in residential uses, if confirmed by a technical feasibility study prepared by a certified Qualified Professional Hydrogeologist or Engineer, registered in the Province of British Columbia.

10. Prohibit habitable basements in residential uses, due to high water table conditions, in areas delineated on Map 4 as a No Habitable Basement Area.

11. Obtain necessary provincial approvals if a development requires dewatering, as groundwater use is regulated by the provincial government.

5.3 Neighbourhood Forestry

Trees improve livability, increase civic pride, and contribute to residents' quality of life. Neighbourhood forests slow the production of ground-level ozone, filter air particulates, and absorb air-borne pollutants. Trees can reduce rainwater management costs by absorbing rainfall, and shading homes from overheating during summer months.

Trees increase a neighbourhood's biodiversity by providing food and habitat for wildlife. Tree roots protect stream banks, reducing the potential for erosion and sedimentation, while shading the water. Trees also conserve and enhance soil productivity by enriching biological activity through support for insects, bacteria, and fungi.

Trees can become stressed by water restrictions and impacted by wind and road salt / brine. They will face escalating changes to growing conditions, altered plant hardiness zones, and compromised longevity as a result of climate change.



The neighbourhood forestry policies encompass: (1) tree retention; (2) “right tree and right location” methodology; and (3) adaptive reforestation to establishing a robust, multi-generational neighbourhood forest.

Neighbourhood Forestry Policies:

1. Nurture, restore and enhance the ecological services and biological diversity of the neighbourhood forest in Fernridge. Implement the Community Forest Management Strategy.

2. Maximize the tree canopy by establishing Zoning Bylaw provisions regarding:
    - lot coverage
    - maximum impervious cover (site coverage)
    - siting of buildings and structures (setbacks, interior separation distances)
    - introduction of required tree retention/plantable areas
    - tree selection criteria (species and planting location) for increasing energy efficiency of buildings
    - treatment of pollution-generating surface run-off
    - requirements for permeable surfaces
    - extent of underground structures
    - screening/landscaping requirements

3. Periodically review and update the Township’s preferred tree list to support climate change adaptation, and in consideration of local availability of tree species.

4. Establish canopy/planting targets for each municipal park type, and in collaboration with the Langley School District for school sites.

5. Assess the urban forest tree canopy every five years, including inventory, location, quantity or extent, useful life expectancy and, when possible, cost and value of trees.

6. Develop a storm response plan for emergency tree risk assessment and tree removal associated with severe storm events.

7. Ensure new plantings are diverse in streetscapes, greenways, and parks as well as Nature Conservation Area Hubs and target no more than ten per cent of any species, twenty per cent of any genus and thirty per cent of any family at the neighbourhood scale.

8. Plan and fund naturescaping on public lands to support and enhance biodiversity, and to demonstrate best practices for naturescaping for private property owners.

5.4 Renewable Energy and Low Carbon Neighbourhoods

Building construction, operation, and maintenance and vehicle emissions contribute significantly to overall greenhouse gas emissions. Green buildings, site and landscape design, and active transportation can assist in reducing both energy use and water consumption. The Township of Langley strives to achieve low carbon neighbourhoods. The Fernridge Neighbourhood Plan intends to:

- Create neighbourhoods with a positive impact on the natural environment through a healthy neighbourhood forest that supports residents' physical and mental health
- Encourage and support innovation to create low carbon neighbourhoods through design features that facilitate passive and local renewable energy infrastructure
- Build neighbourhood block patterns that facilitate using transit, cycling, walking and other active forms of transportation



<u>Renewable Energy and Low Carbon Neighbourhood Policies:</u>

1. Design, develop and implement landscape strategies that incorporate a mixture of drought-tolerant native deciduous and coniferous evergreen tree species of varying ages and heights, along with a variety of native shrubs, perennials, and groundcovers with minimal or no turf grass (xeriscaping). This will limit the need for irrigation by replicating "layered" plant communities and encouraging biodiversity.

2. Incorporate landscape design strategies to reduce energy demands for heating, cooling, and lighting in buildings by:

    - using deciduous trees on the southern and western facing sides of a building to minimize the warming effect of solar radiation during the summer months, and optimizing sunlight during the cooler, darker months; and
    - situating coniferous evergreen trees in all other areas

3. Provide rainwater harvesting infrastructure with SSMUH and Rowhouse/Townhouse land use designations, sized to supply water for landscaped areas during the length of a typical dry season, based on best available climate change forecasts.

4. Encourage green roofs, green walls and other green engineered systems that can contribute to rainwater management and cooling needs by reducing the heat island effect of a building's roof or wall and heat transfer to the interior.

6.0 PARKS, OPEN SPACE AND HERITAGE

A neighbourhood is a place. Natural and built environments make up the neighbourhood character and give it a distinct personality. Every property, building, public place, environmental feature and infrastructure contributes to its character, as does their placement within the area.

The built environment's visual and physical patterns are defined by recurring characteristics, which can vary by neighbourhood, street, and block or can be consistent across the community. These patterns can accommodate varied building forms and scales while providing an underlying sense of cohesion that helps define the neighbourhood character.

Neighbourhoods establish and nurture a distinct identity determined in part by how residents, business operators, and visitors experience the place and socially interact within it.

6.1 Parks and Open Spaces

This Plan builds upon existing parks and nature spaces to establish an enhanced network of active and passive outdoor recreational opportunities.

Parks and open spaces Policies:

1. Accommodate an additional 18.4 hectares (45.4 acres) of parks space for Community and Neighbourhood Parks within the neighbourhood as shown on Map 2.

2. Incorporate an Urban Pocket Park for complementary programing spaces and pedestrian access as shown on Map 2.

6.1.1 Neighbourhood Park

Fernridge will have five (5) new Neighbourhood Parks. These parks will provide a variety of recreational opportunities, including sports fields, playgrounds, and nature areas. These policies provide direction for the combined Neighbourhood Park sites to be appropriately located, sized, and configured, and that necessary access and connectivity meet users' needs.



Neighbourhood Park Policies:

1. Provide and locate five (5) Neighbourhood Parks, each with a minimum size of 2.8 hectares (7 acres),

as indicated on Map 2. Four (4) of these will be used as are park spaces while one (1) will be for Nature Conservation only.

2. Secure the Neighbourhood Park sites, along with the rezoning of any lands designated for residential development, as outlined in Policy #1, Section 9.2, General Prerequisites.

3. Use 0.8 hectares (2 acres) of the minimum of 2.8 hectares (7 acres) dedicated land required for the Neighbourhood Parks sites as contributions to neighbourhood forestry in the form of a Nature Space, which will be included as an update to Map 3.

6.1.2 Urban Pocket Park



Fernridge will include one Urban Pocket Park, ranging from approximately 0.4 to 0.6 hectares (1.0 to 1.5 acres) in size. It will serve as an all-season gathering spot within the neighbourhood. Features will include active waterplay and water features, a variety of seating areas, and a combination of soft and hard surface areas. The Urban Pocket Park will have an adaptable design so that it is able to accommodate different programming opportunities.

Urban Pocket Park Policies:

1. Develop a minimum of four (4) Urban Pocket Park located generally in the areas indicated on Map 2, that are approximately 0.4 hectares (1.0 acres) to 0.6 hectares (1.5 acres) in size.

2. The Urban Pocket Park should be bound on one side by a Collector Road, and on one other side by a Collector or Local Road. It should include generous walkways of 6-metre-wide connected to public sidewalks.

3. Design the Urban Pocket Park to be an all-season public space.

4. Provide on-street parking along adjacent road frontages, and an accessible sidewalk.

5. Fund the Urban Pocket Park through the Community Amenity Contributions Policy.

6.1.3 Nature Park & Nature Park Spaces

Nature Parks are a hallmark of the small-town character of Fernridge. They include natural landscapes and features that that enhance local ecology, support biodiversity and groundwater recharge. They provide various passive recreational opportunities.

Nature Parks and Nature Park Spaces Policies:

1. Secure Nature Parks and related Nature Park Spaces, as shown on Map 3, in perpetuity, exclusive of any required road and trail dedications along the park perimeters.

2. Prepare a Fernridge Nature Park Conservancy and Management Plan to guide the management of the natural resources and systems.

3. Identify and fund new Nature Parks and new Nature Park Spaces through the Brookswood-Fernridge Greenway Amenity Policy as well as other funding sources.

6.2 Greenways/Trails

Greenways and pedestrian/cycling connections in Fernridge are an important component of the active transportation network. Some greenways also provide opportunities to integrate landscape and stormwater management features such as bioretention basins and gardens into the public realm. The specific locations of planned greenways and pedestrian connections are illustrated on Map 2.

6.2.1 Greenways: Street and Neighbourhood Edge



Greenways are wide paths that offer safe and appealing routes for pedestrians and cyclists, connecting various destinations such as parks, commercial areas, and neighbourhood services. Whether along 196 Street or the agricultural and rural interface, these greenways serve as transition buffers while providing safe passage throughout the community.

A “municipal buffer” will be applied along the entire east side of the 196 Street corridor. An “agriculture buffer” will be applied along the transition between residential areas and rural/agricultural lands

Greenways: Street and Neighbourhood Edge Policies:

1. Provide continuous greenways in the locations identified on Map 2.

2. Greenways Construction:

    2.1 Street Greenways will be constructed within road dedications and an adjacent greenway dedication of 4.5 metres. Street Greenways will include on-street parking, curb, gutter, a 3-metre multi-use concrete pathway, street trees, retained and new coniferous trees, understory plantings, surface drainage facilities, and utility services.

    2.2 Construct Neighbourhood Edge Greenways within the road dedication and an additional 5.5-metre-wide dedication. Neighbourhood Edge Greenways include on-street parking (except on most Arterial Roads), curb, gutter, a 3-metre multi-use concrete pathway, street trees, retained and new coniferous trees, understory plantings, and surface drainage facilities, and utility services.

3. Preserve existing, healthy trees (preferably coniferous varieties), where possible. Streetscape design variations could include:

    - proprietary below-grade rainwater/stormwater treatment vaults in place of surface drainage facilities
    - curb bulges to accommodate trees (for up to ten per cent of the block face)
    - narrow vehicle travel lanes (non-Arterial Road) for additional treed space
    - modest changes in the location and design of transit stops

4. Incorporate a variety of retained or new coniferous tree species to complement deciduous street trees and understorey plantings that will not interfere with surface drainage facilities and other required streetscape features.

5. Provide safe street crossings for pedestrians and cyclists at key intersections.

6. Build appropriate and effective connections and “tie-ins” where the Street Greenways intersect with other pedestrian and cycling facilities and other types of Greenways and trails.

7. Fund Street Greenways – land dedication costs plus additional construction costs – through the Brookswood-Fernridge Greenway Amenity Policy.

<u>“Municipal Buffer”</u>

8. Construct a “municipal buffer” along the east side of 196 Street within the required streetscape that is comprised of a portion of the road dedication as well as an additional 6-metre-wide park dedication, as delineated on Map 2. At a minimum the streetscape associated with Neighbourhood Edge Greenways includes on-street parking, curb, gutter, a 3-metre multi-use concrete pathway, abundant street trees, retained and new coniferous trees, understory plantings, surface drainage facilities (e.g., vegetated bioretention planters, swales, and basins), above-, at- and below-grade utilities, among other possible space/use requirements.

9. Preserve existing, healthy trees, where technically feasible, especially coniferous varieties (e.g., Coastal Douglas-Fir), that are situated within the area of the new "municipal buffer" and associated streetscape, provided that those applicable features, outlined in Policy #5 of this Section above, are retained. Retain existing trees through variations in the streetscape design such as combining driveway entrance/exits and associated curb let-downs along a public road, the use of municipally-approved, proprietary below-grade rainwater/stormwater treatment vaults in place of surface drainage facilities, providing curb bulges to accommodate trees – no more than a 10 percent of the block face (measured between the inside curb faces of two cross streets) – in order to provide sufficient on-street parking spaces, narrowing the width of the vehicle travel lanes (not including those of an Arterial road) and therefore expanding the dimensions of the streetscape to provide additional tree space.

"Agriculture Buffer"

10. Establish an "agriculture buffer" along the neighbourhood rural/agriculture interface. There are two types of conditions along the interface that require different responses. The first interface type (road) is adjacent to a road dedicated and constructed to an appropriate standard. This interface type shall include a 7.5-metre-wide vegetated buffer adjacent to the road allowance/dedication, on the urban side. At a minimum the streetscape of the first interface type includes on-street parking, curb, gutter, a 1.8 metre multi-use concrete pathway, abundant street trees, retained and new coniferous trees, understory plantings, surface drainage facilities (e.g., vegetated bioretention planters, swales, and basins), above at- and below-grade utilities, among other possible space/use requirements. The second interface type (non-road) is situated along a shared property line between residential lands and rural/agriculture lands. This interface type shall include a 15-metre-wide vegetated buffer on the urban side.

11. Fund Neighbourhood Edge Greenways – land dedication costs plus additional construction costs – through the Brookswood-Fernridge Greenway Amenity Policy.

6.2.2 Nature Corridor Greenways

A Nature Corridor Greenway provides protected wildlife habitat, facilitates movement of wildlife between habitat areas and contributes to the neighbourhood's Green Infrastructure Network.

Nature Corridor Greenway Policies:

1. Provide a continuous Nature Corridor Greenway in the approximate location identified on Map 3, avoiding locations parallel to private driveways, parking lot drive aisles and public roads.

2. Construct the Nature Corridor Greenway at an average 30 metre width. It should be richly planted with retained and new native (coniferous) trees, and native understorey plantings that provide sources of food and cover, and support high wildlife value and biodiversity. It should

include a 3-metre-wide multi-use asphalt pathway and seating on one edge of the greenway. Wildlife tunnels should be used at Collector and Arterial Road crossings, that provide natural light infiltration for the entire length.

3. Determine the exact location of the Nature Corridor Greenway on a development site by using tree inventory information, the hydrogeological assessment report and aquifer protection plan information requirements, identified in Section 5.2, Policy #7 to guide decision making. Priority locations on particular development sites include established stands of coniferous trees and quality groundwater recharge areas.

4. Allow reductions in width along select sections of the Nature Corridor Greenway for no more than 20 metres, provided that: (1) the width reductions are no more than 10 metres in length; (2) the said reductions are spaced at a minimum 50 metres apart; (3) an average total greenway width of 30 metres is maintained; and (4) the nature and recreation connectivity is continuous. The Nature Corridor Greenway may be divided evenly between two properties or development sites.

5. Where feasible, preserve existing, healthy trees and stands of trees, especially coniferous species. Changes to the alignment of the Nature Corridor Greenway may be considered, provided that there is no net loss of habitat, and alignment locations at the neighbourhood plan edges are retained.

6. Build appropriate and effective connections and “tie-ins” where the Nature Corridor Greenways intersect with other pedestrian and cycling facilities and other types of Greenways and trails.

7. Fund the portion of the Nature Corridor Greenway located within the Plan boundary through the Fernridge and Rinn Amenity Zoning Policy.

6.2.3 Creek Greenways and Trails

Creek Greenways are off-street trails within a continuous landscaped strip of land that runs adjacent to existing waterbodies and associated natural vegetated buffer areas. These multi-use pathways accommodate both pedestrians and cyclists and can be used for recreation and commuting purposes.



The Creek Greenway is part of a preserved, restored, and enhanced riparian corridor adjacent to waterbodies of various types (e.g., watercourses, wetlands, ponds, lakes). It is richly planted with retained and new native trees, specifically coniferous species, and native understorey plantings that provide sources of food and cover and support high wildlife value and biodiversity.

Creek Greenways and Trails Policies:

1. Provide Creek greenways in the locations identified on Map 2.

2. Construct Creek greenways with a minimum average width of 6 metres, to accommodate a 3-metre-wide multi-use asphalt pathway at the outer perimeter of the required riparian area, and a 1.5 metre vegetated buffer on either side of the pathway.

3. In situations where the area of a Terrestrial Nature Conservation Area is added to the riparian area of a protected waterbody, the Creek greenway will be located at the outer perimeter of the combined riparian and conservation areas.

4. Build appropriate and effective connections and “tie-ins” where the Creek greenways intersect with other pedestrian and cycling facilities and other types of Greenways.

5. Fund Creek greenways construction costs through the Brookswood-Fernridge Greenway Amenity Policy.

6.2.4 Enhanced Sidewalks

Enhanced Sidewalks are located within the road dedication and are composed of a green buffer next to the property line, a multi-use pathway, and an additional wider green buffer between the sidewalk and curb. They are suitable in areas where short distances of hard-surface pedestrian and cyclist connections are required adjacent to riparian areas, along Greenways, or to connect Greenways. Enhanced Sidewalks are not funded through the Brookswood-Fernridge Greenway Amenity Policy and are therefore the financial responsibility of development.

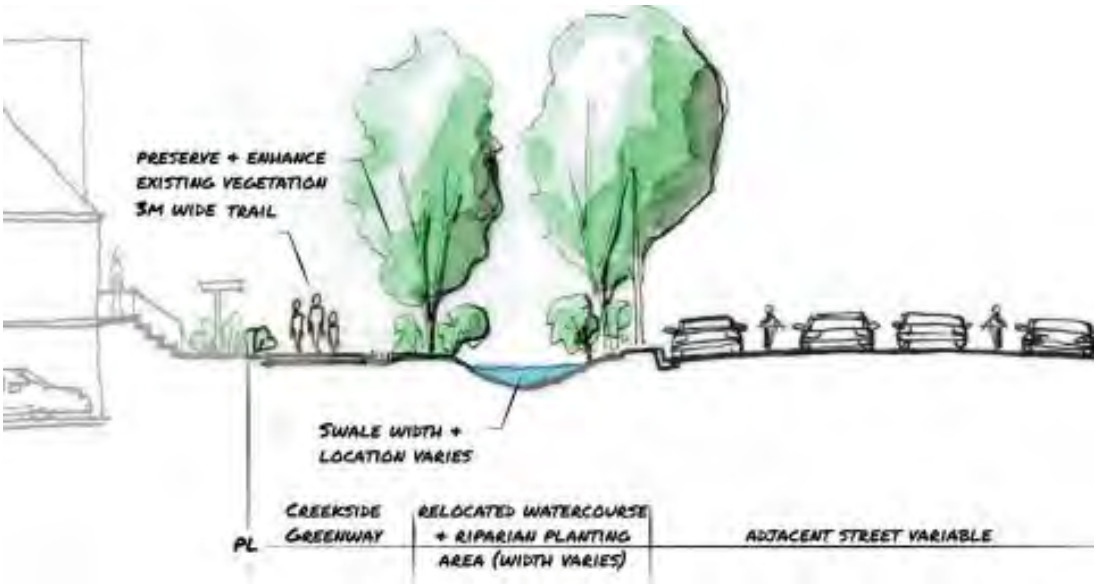
Enhanced Sidewalks Policies:

1. Provide Enhanced Sidewalks in the locations identified on Map 2.

2. Construct Enhanced Sidewalks within the road dedication, with a minimum:

    - 2-metre-wide buffer between curb and sidewalk,
    - continuous 3-metre-wide hard-surface (e.g., concrete, asphalt) multi-use pathway, and

- 1-metre-wide buffer between the property line and the sidewalk.



6.2.5 Mid-Block Pedestrian Links

Mid-Block Pedestrian Links provide connections through developments and subdivisions, to and from greenways, trails, schools, and areas where public access along corridors is widely spaced. The locations for the Mid-Block Pedestrian Links, are approximate, both in distance and frequency. The intent of these policies is to secure additional connection points through development to increase the walkability and public accessibility of the neighbourhood and to improve connectivity with adjacent neighbourhoods and destinations. Mid-Block Pedestrian links are not funded through the Booth, Fernridge and Rinn Amenity Zoning Policy and are therefore the financial responsibility of development.

<u>Mid-Block Pedestrian Links Policies:</u>

1. Provide Mid-Block Pedestrian Links, which are a minimum 6 metres wide and include a 3-metre-wide, shared use, hard-surface (e.g., concrete, asphalt) pathway, or required elsewhere and pursuant to this Plan.

2. Design entrances to Mid-Block Pedestrian Links so that they are visible and will be interpreted as a “public” pathway. Build appropriate and effective connections and “tie-ins” to facilitate this “interpretation” where the Mid-Block Pedestrian Links intersect with other pedestrian and cycling facilities and other types of Greenways.



6.2.6 Safety, Security and Accessibility

The way in which we design our communities and public spaces can impact personal safety and the ability of law enforcement to reduce crime within a community. The objective is to enhance personal safety and security through building siting, orientation, and design to ensure buildings and open spaces accommodate and provide access for all users and abilities. This is based on the following principles:

- Territoriality – fostering residents' interaction, vigilance, and control over their neighbourhood
- Surveillance – maximizing the ability to spot suspicious people and activities
- Activity support – encouraging the intended use of public space by residents
- Hierarchy of space – identifying ownership by delineating private space from public space through real or symbolic boundaries
- Access control/target hardening – using physical barriers, security devices and tamper-resistant materials to restrict entrance
- Environment – making a design or location decision that considers the surrounding environment to minimize the use of space by conflicting groups
- Image/Maintenance – ensuring that a building or area is clean, well-maintained, and graffiti-free

<u>Safety, Security, and accessibility Policies:</u>

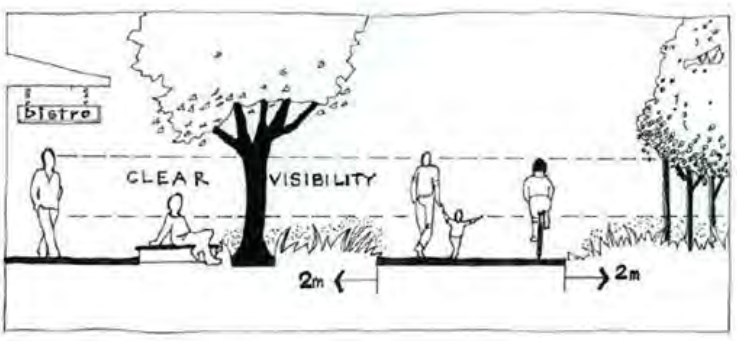
1. New developments should be designed to provide "eyes on the street" through the placement of windows, porches, balconies, and street-level uses. Design should allow for casual surveillance of all streets, parks, childrens' play areas and other public spaces.

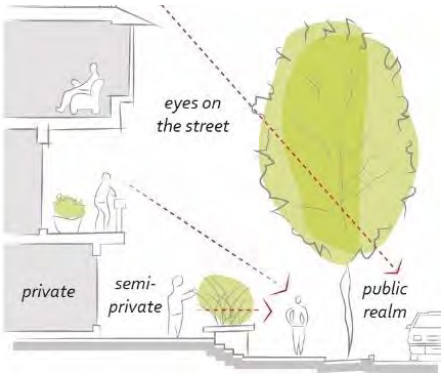
2. Adequate lighting should be provided for all streets, lanes, parking areas, parks and trails as appropriate, as well as building entrances, to enhance the sense of safety and personal security. In places with high pedestrian traffic, pedestrian scale lighting should be provided.

3. Avoid blank, windowless walls that do not permit residents or workers to observe public streets and open spaces.

4. Ensure Crime Prevention Through Environmental Design (CPTED) principles are adhered to with respect to landscape design and construction.

5. Site design and landscaping should allow for natural surveillance between parking areas, public sidewalks, and building entrances.





6.3 Heritage

In 2012, Township of Langley Council endorsed a Heritage Strategy that recognizes the importance of Langley's historic and archaeological resources, its rural lands, and its natural and cultural landscapes, in developing complete sustainable communities. It identifies nine goals and several actions to be implemented over ten years. The following actions would apply to resources in Fernridge:

- Identify built, natural, and cultural landscape heritage sites, and policies for conserving them during the neighbourhood plan process.
- Preserve, protect, and celebrate significant historical resources that illustrate Langley's range of heritage values.

In 2021, Council received the Township of Langley Archaeological Overview Assessment (AOA), that included the identification of two First Nations trails that diagonally traversed through what is now Brookwood-Fernridge. To commemorate this travel route, established and used by First Nations, and later used by early settlers, a Semiahmoo Trail has been envisioned and delineated in the Fernridge Neighbourhood Plan. These policies will protect archaeological resources and natural and cultural landscapes in Fernridge that are identified as having heritage value.

<u>Heritage Policies:</u>

1. Ensure archaeological sites are documented and protected as mandated by the *Heritage Conservation Act,* assisted by the Township of Langley's Archaeological Site Protection policy and Guidelines for Archaeological Chance Find Management.

7.0 MOBILITY AND TRANSPORTATION INFRASTRUCTURE

Neighbourhood mobility networks comprise a variety roads, sidewalks and trails, bike routes and greenways. They also accommodate the public transit system and first responders and provide important corridors for infrastructure services.

Complete livable streets are designed to accommodate people of varying ages and abilities, to walk, cycle, take transit or drive. They are also designed to accommodate street furniture, street trees, greenways, utilities, stormwater management, and active uses such as sidewalk cafés.

Complete livable streets ensure that social, economic, and environmental priorities are integrated into planning and design. While not every type of use or user may be accommodated on every street, the goal is to build great new neighbourhoods with a well-functioning street network that supports and sustains our quality of life.

7.1 Mobility Network

Mobility Network Policies:

1. Design each aspect of the mobility network to incorporate the following:

    a. Accommodate a range of users including pedestrians, cyclists, transit users, automobiles, and commercial vehicles.
    b. Ensure safety of all street users.
    c. Prioritize pedestrian movement.
    d. Incorporate green infrastructure through neighbourhood forestry including street trees, greenway plantings, retention of existing trees, private front yard landscaping and rain/stormwater and groundwater management.
    e. Promote streets as public spaces to maximize social and economic activity.

2. Provide new streets and street extensions, as delineated in the Road Network Concept on Map 5 to accommodate mobility, circulation, and connections.

3. Require the creation of a street, rear public lanes, and block pattern for all development.

4. Establish a connected multi-modal transportation grid that supports connectivity and walkability with smaller blocks, greenways and trails, new streets and street extensions, lanes (for parking, loading, and servicing access) and Mid-Block and Pedestrian Links to achieve the targeted maximum block length outlined in the Plan.

5. Seek the provision of additional public rights-of way on all existing streets, in accordance with the Zoning Bylaw, Subdivision and Development Servicing Bylaw, the Engineering Services Plan for this neighbourhood and policies of this Plan as part of development for sidewalk widening, greenways, cycling facilities, transit passenger facilities, street widening, on-street parking provision and elements for and specific to particular street frontage types.

6. Require trucks to use designated routes as set out in the Street and Traffic Bylaw, except where necessary to access their destinations.

7. Lay out the neighbourhood blocks with a maximum block length of 180 metres and provide Mid-Block Pedestrian Links where appropriate pursuant to section 6.2.5 of this Plan.

8. Require rear lanes for development fronting Arterial Roads.

9. Establish a connected multi-modal transportation grid that supports connectivity and walkability with smaller blocks and Mid-Block and Pedestrian Links to achieve the Plan's targeted maximum block length as identified in #3 above.

10. As part of the development process, seek additional public rights-of-way on all existing streets for sidewalk widening, greenways, cycling facilities, transit stops, street widening, and on-street parking.

7.2 Walking





Walking Policies:

1. Establish a pedestrian-friendly public realm incorporating features such as rainwater/stormwater management facilities, wide sidewalks, corner bulges, mid-block and pedestrian links and crossings, street furniture, pedestrian-oriented lighting, and continuous weather protection in the Fernridge Town Centre.

2. Provide safe and barrier-free pedestrian routes on public streets, greenways, and trails.

3. Use pedestrian routes to connect school sites with parks, open spaces, recreation facilities and residential areas.

4. Locate all above-ground infrastructure (e.g., utility kiosks, traffic-signal boxes, fire hydrants, street, and pedestrian lighting) between the curb and the sidewalk so as not to impeded pedestrian movement and accessibility.

5. Provide additional pedestrian crossings of Arterial Roads including, where feasible, measures that reduce crossing distance and improve safety and visibility for pedestrians.

7.3 Cycling

Cycling Policies:

1. Improve intersection crossings for cyclists along identified bicycle routes and greenways.

2. Provide additional cycling routes, as identified on Map 6.

3. Provide public bicycle parking and bikeshare facilities at schools, parks, civic facilities, and the Fernridge Town Centre.

4. Encourage end-of-trip cycling facilities such as showers, lockers, and change areas within commercial developments.

5. Collaborate with the City of Surrey to provide a seamless and complete cycling network between Fernridge and Campbell Heights employment areas.

6. Collaborate with TransLink to implement secure bike parkades at transit stop(s) in the Fernridge Town Centre.

7. Provide cycling linkages that connect school sites with parks, open spaces, recreation facilities and residential areas.

8. Provide separated cycling facilities along Arterial classified roads.



Improved Intersection for Cyclists

7.4 Transit

Transit Policies:

1. Work with TransLink to review opportunities for optimal transit service to meet user demand. This includes new routes, appropriate frequencies on existing routes, and more direct services to connect the neighbourhood to rapid transit stations.

2. Collaborate with TransLink to improve transit system reliability through its Bus Speed and Reliability Program.

3. Enhance transit stops with pedestrian amenities and weather protection through improved lighting, benches, shelters, and in some situations, awnings as part of the frontage improvements required by new development.

7.5 Parking and Loading

Parking and Loading Policies:

1. Encourage shared, off-street non-residential (including civic and institutional) parking in the Fernridge Town Centre.

2. Encourage parking turnover through the implementation of a variety of parking management strategies (e.g., time limits and pricing).

3. Locate all off-street parking for residential development underground or concealed within a building.

4. Implement flexible curbside management practices to facilitate a variety of street uses (e.g., short-term residential loading, home delivery, food trucks).

5. Plan for sufficient and safe vehicular drop-off/pick-up facilities in the design of schools and childcare facilities.

6. Place loading access points and loading spaces in the rear and not along nor adjacent to Mandatory Commercial Street Frontage. Minimize impacts on the pedestrian and cycling environment (e.g., through use of lanes and off-street loading spaces).

8.0 FINANCIAL STRATEGY

The Township will not finance, nor assume a financial risk, in the provision of engineering services required for any development. As such, water, sanitary sewer, drainage, highway services, and parks are to be solely funded through the collection of Development Cost Charges (DCCs) or other appropriate cost-recovery mechanisms. Property owners and/or the proponents of development are responsible to front end the construction of engineering services and parks; the Township may consent to enter into cost-recovery agreements.

DCCs are levied against new development to finance new servicing infrastructure and amenities. The Development Cost Charge Bylaw sets rates for engineering services and for parks. Rates are uniform across the Township regardless of their location.
Infrastructure that is eligible to be funded with DCC revenue is identified in the Township of Langley's 20-year DCC program.

Given the cost of sanitary sewer, drainage, highway, and municipal water facilities required to permit development, the Township may provide opportunities to property owners to achieve cost recovery.

Several cost recovery mechanisms include Latecomer Agreements, Development Works Agreements, DCC rebates/credits and Development Cost Charges Front Ender Agreements. Potentially, property owners can recover their infrastructure investments through front ending. However, agreements are structured to provide sufficient time for property owners to recover infrastructure costs. It is recommended that the Township approve agreements with 10 to 15-year horizons. The Township gains from these agreements by acquiring municipal infrastructure which benefits the broader community without the financial risks typically associated with development.

Amenities to be funded through the Brookswood-Fernridge Greenway Amenity Policy include:

- Urban Pocket Park
- Public Square
- Satellite Recreation Centre
- Semiahmoo Trail
- Greenways
- Neighbourhood Gateways

New developments contribute an amenity cost at time of rezoning to fund construction of amenities. The funding approach to Amenity Costs is identified in the Brookswood-Fernridge Greenway Amenity Policy and the Community Amenity Contributions for the Fernridge, Fernridge, and Rinn neighbourhoods.

9.0 GROWTH AND CHANGE MANAGEMENT

Fernridge will grow based on contributions to develop Arterial Road infrastructure, communal drainage facilities, and combined elementary school and neighbourhood park sites in proximity to existing neighbourhoods.

9.1 General Prerequisites

1. Provide a School/Park site as delineated on Map 5 before any development may occur.

2. Construct community stormwater or rainwater detention sites and facilities for an entire drainage catchment area, to the acceptance of the Township of Langley, in advance of any development. Drainage catchment areas are defined in the Engineering Services Plan (ESP). While options for long-term on-site detention are being explored for the ESP, interim on-site detention will not be permitted.

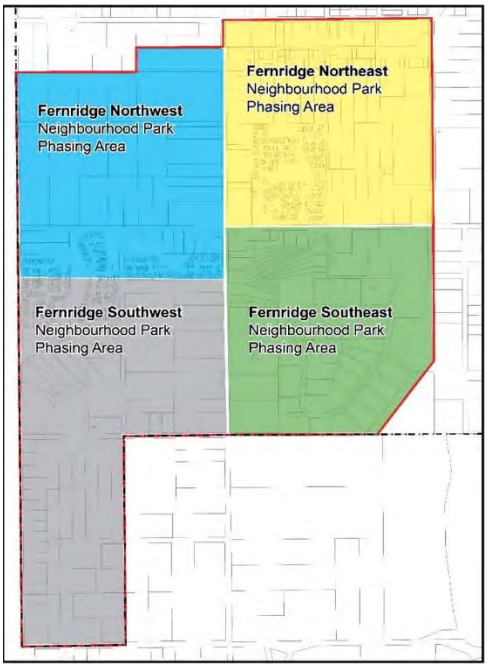


Figure 9.1: Neighbourhood Park phasing area

3. Provide temporary transportation infrastructure connections and “tie-ins” for all modes of travel between new and existing transportation infrastructure. Pedestrian “connections” and “tie-ins” will need to be extended to the nearest road intersection(s) or road improvement.

4. Provide major roads and extend engineering services (at no cost to the Township) to accommodate the proposed development. Various means of recovering servicing costs, such as Latecomer Agreements, Development Works Agreements (DWA), DCC rebates/credits and Development Cost Charges Front Ender Agreements (DCCFA) may be considered, where applicable.

9.2 Development Prerequisites in the Fernridge Town Centre

Prior to Council consideration of first and second reading of a Zoning Bylaw amendment in the Fernridge Town Centre (see Section 3.2) and areas designated for Commercial Village, or Rowhouse/Townhouse, the following shall be completed to the satisfaction of the Township.

Development Prerequisites in the Fernridge Town Centre Policies:

1. Prepare a Comprehensive Development Plan including an illustrative plan detailing the spatial structure and design features of the Fernridge Town Centre (plan view and three dimensional oblique view) including building types and tenures, access and movement, building massing, form, layout and height, streetscape design and landscaping, parking and commercial loading, stormwater detention, integration of greenways and other amenities, energy conservation measures, and development and servicing phasing.

9.3 Specific Development Prerequisites

The following development prerequisites must be completed to the satisfaction of the Township prior to adoption of a zoning bylaw amendment.

Specific Development Prerequisite Policies:

1. Enter into a servicing agreement with the Township to secure required road and utility upgrades/extensions, and a stormwater management plan in accordance with the servicing provision of this neighbourhood plan together with the existing servicing standards as set out in the Subdivision and Development Servicing Bylaw.

2. If a master drainage plan or engineering servicing plan is not available, proposed subdivision, rezoning and building permit applications shall include a “safe for intended purposes” report prepared by a qualified professional, which also addresses the impact of the proposed project on existing flood-prone areas in the watershed. No building shall be constructed lower than the flood construction level as defined in the Zoning Bylaw, Section 105 - Flood Control.

3. Comply with the Erosion and Sediment Control Bylaw, including provision of an erosion and sediment control plan, to the acceptance of the Township.

4. Secure road dedications and widening in accordance with the Subdivision and Development Servicing Bylaw, the relevant Engineering Services Plan, and the Master Transportation Plan, to the acceptance of the Township.

5. Comply with Schedule I (Tree Protection) of the Subdivision and Development Servicing Bylaw, including provision of a final tree management plan incorporating tree retention, replacement, and protection details, to the acceptance of the Township.

6. Transfer any lands designated greenway, trail, or any other “greenspace” as shown on the Land Use Plan to the Township, or as determined by the Township.

7. Implement environmental protection measures as outlined in this plan, including the establishment of conservation areas and other neighbourhood green infrastructure, and as may be required by the Department of Fisheries and Oceans, including transfer of environmental non-disturbance areas to the Township for environmental protection purposes.

8. Provide a Stage 1 Preliminary Site Investigation (Environmental), to the acceptance of the Township, where land is proposed to be transferred or provided by right-of-way to the Township for conservation, park, greenway and/or trail use. If any indicators of site contamination are found during this initial assessment, further investigation will be required to confirm the existence, type, and extent of contamination, and provide recommendations regarding remedial work. A Certificate of Compliance (or equivalent) will be required to be submitted to and accepted by the Township. All remedial work will be at the sole cost of the proponent.

9. Secure (through the Servicing Agreement) fencing for all developments that abut the greenways, parks, nature corridors and environmental area to municipal standard and to the acceptance of the Township.

10. Secure an age-friendly amenity area in accordance with the Zoning Bylaw to the acceptance of the Township.

11. Adhere to the Archaeological Chance Find Guidelines and other requirements as outlined by the BC Archaeology Branch for the protection of archaeological sites and artifacts.

12. Secure public access rights-of-way through developments, as deemed appropriate, for Mid-Block Pedestrian and/or Lane Links, roads, greenways, and sidewalks only. Public access shall not extend to on-street parking.

13. Register a restrictive covenant on title preventing developments from constructing or placing any barriers to public access where provided.

14. Register restrictive covenants that may include, but are not limited to:
    a. non-disturbance setbacks
    b. driveway access/location
    c. building setback restrictions
    d. restriction of on-street parking

15. Payment of rezoning, development permit and neighbourhood planning fees, Community Amenity Contribution fees, Arterial Road completion amenity fees, 5% Neighbourhood Parkland Amenity fees, and the Brookswood-Fernridge Greenway Amenity Policy.

Appendix A

Development Approval Information for Groundwater Protection and Management

1. Pursuant to Sections 485(1)(b) and 487(1)(a) of the Local Government Act (LGA), development approval information pertaining to groundwater protection and management shall be submitted with a zoning amendment application to the Township of Langley. Fernridge is situated above an unconfined aquifer that is highly vulnerable to contamination. This aquifer is the source of water supply for many residents, including those in surrounding rural areas. The analysis and impact assessment, as well as the conclusions and recommendations of this development approval information, will identify aquifer protection and recharge measures, and recharge area contamination prevention measures for the aquifer through development of the overlying land. This requirement is to ensure that development takes place in a manner that protects, restores, sustains, and enhances the quality and quantity of groundwater sources for drinking, irrigation, other approved uses and the overall health of the natural environment and aquatic ecosystem.

2. The development approval information shall consist of a Hydrogeological Impact Assessment report and an aquifer protection plan containing the following (this requested information only specifies minimum requirements and the professional preparing the report must utilize their local knowledge, expertise, and professional judgment to determine the scope of the undertaking while conducting the technical evaluation in support of the proposed development):

    a. A site plan prepared to scale, based on a legal survey, delineating the proposed development and associated land boundaries, unique features, existing buildings and structures, roads and driveways, topographic features and significant features identified in the site inventory.
    b. A map showing the ownership and location of all currently used water wells and surface water within a minimum radius of 1.0 km from the development site.
    c. A site inventory, providing information on existing pre-development conditions, including historical and current land uses.
    d. A description of the hydrogeological system and setting, including the type and characteristics of aquifer(s) present on site, aquifer boundaries, surficial geology, stratigraphy, site cross-sections and soil logs, and existing land uses within at least 500 metres of the site (to be shown on the map), including hydrological and hydrogeological uses and features, as well as identifying recharge/discharge areas if any, changes in the recharge to the underlying aquifers due to the proposed development, and changes in hydraulic inter-connectivity between surface water and groundwater features and baseflows to creeks and other waterbodies.
    e. A conceptual model of the groundwater, specific to the site and immediate surrounds.
    f. A description of existing groundwater and surface water users within 1.0-kilometre (km) radius of the development site.
    g. Methodology and, if applicable, uncertainties and limitations of the report.
    h. A description of the proposed work, during or after the development phase, especially the activities that have the potential to adversely impact the local hydrology and

groundwater regime. The report should also identify alternative options that will not negatively impact the local environmental and water systems.

i. An impact assessment including:
    i. Identification of all natural features that are potentially at risk from the proposed development and the facilities that will be built as part of this project, to be shown on a map.
    ii. Cumulative effects analysis.
    iii. Impact to existing groundwater users, water quality and water supply, identification of the potential groundwater issues in the area that may arise from the proposed land use, changes in the local water table depth and peak water table, and risk of mounding or ponding and others impact to surface waterbodies.
    iv. Other potential impact implications, such as changes in base flows and recharge quantity, down-gradient water quality changes, and others.
j. Conclusions and recommendations consisting of:
    i. A summary of results and impact assessment.
    ii. An unqualified statement that the proposed development will not adversely impact aquifer(s), existing public and private wells, or surface water bodies in terms of water quality and quantity; or
    iii. Where such a statement cannot categorically be made, specific recommendations on aquifer protection measures and mitigating the likelihood of potential impacts including measures that need to be implemented at pre- and post-development stages, which would result in the requirement being met.
k. Any recommended monitoring requirements, identifying actions that will be taken to ensure all proposed recommendations, activities and actions are completed as described, including the design and implementation of a groundwater monitoring program, groundwater quality protection plan, spill response, fire and contingency plans and process for resolving any non-compliance.

After the review of the Hydrogeological Impact Assessment, the Township may request additional clarifications, site investigations and analysis, in support of the report assumptions and conclusions.

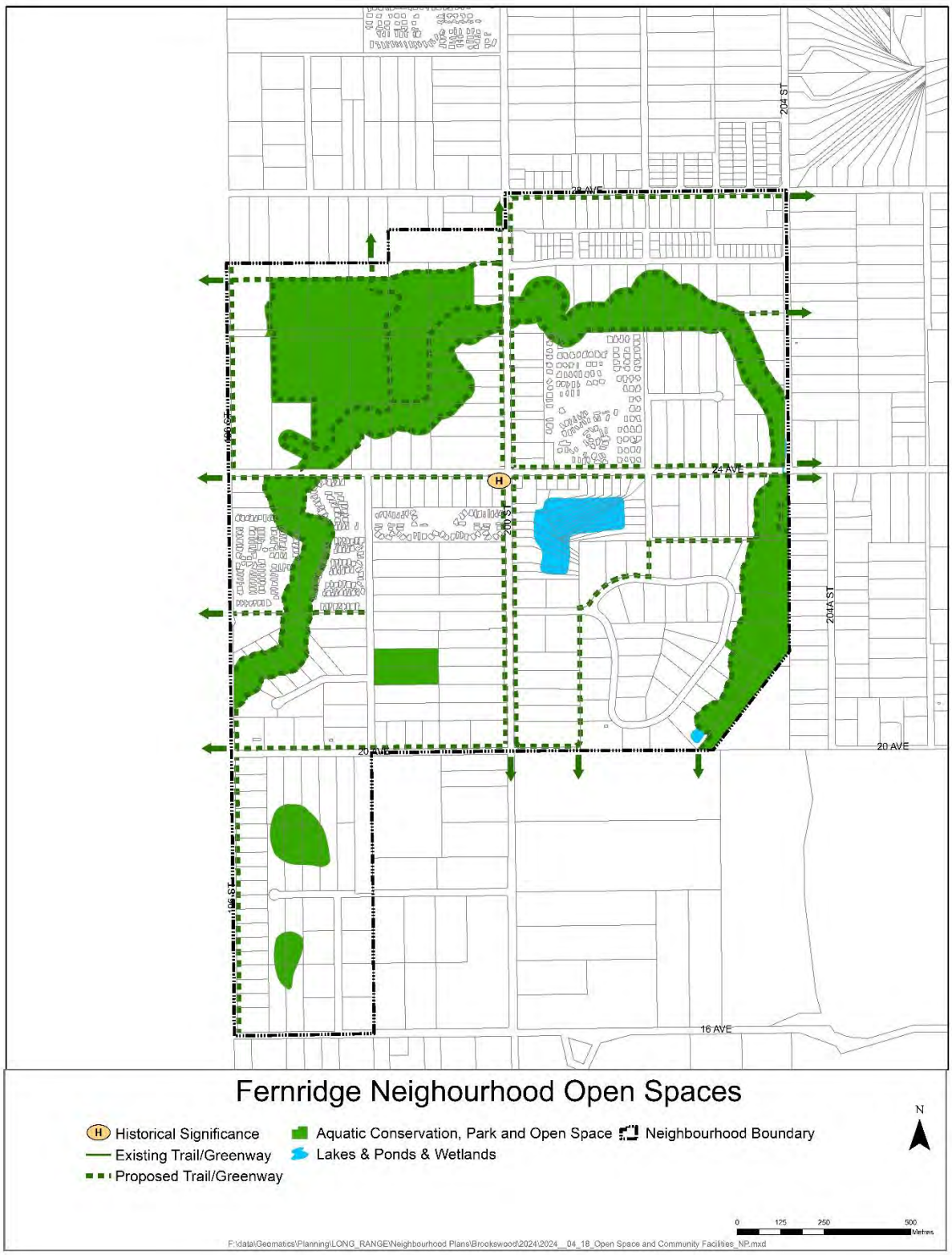
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MAPS

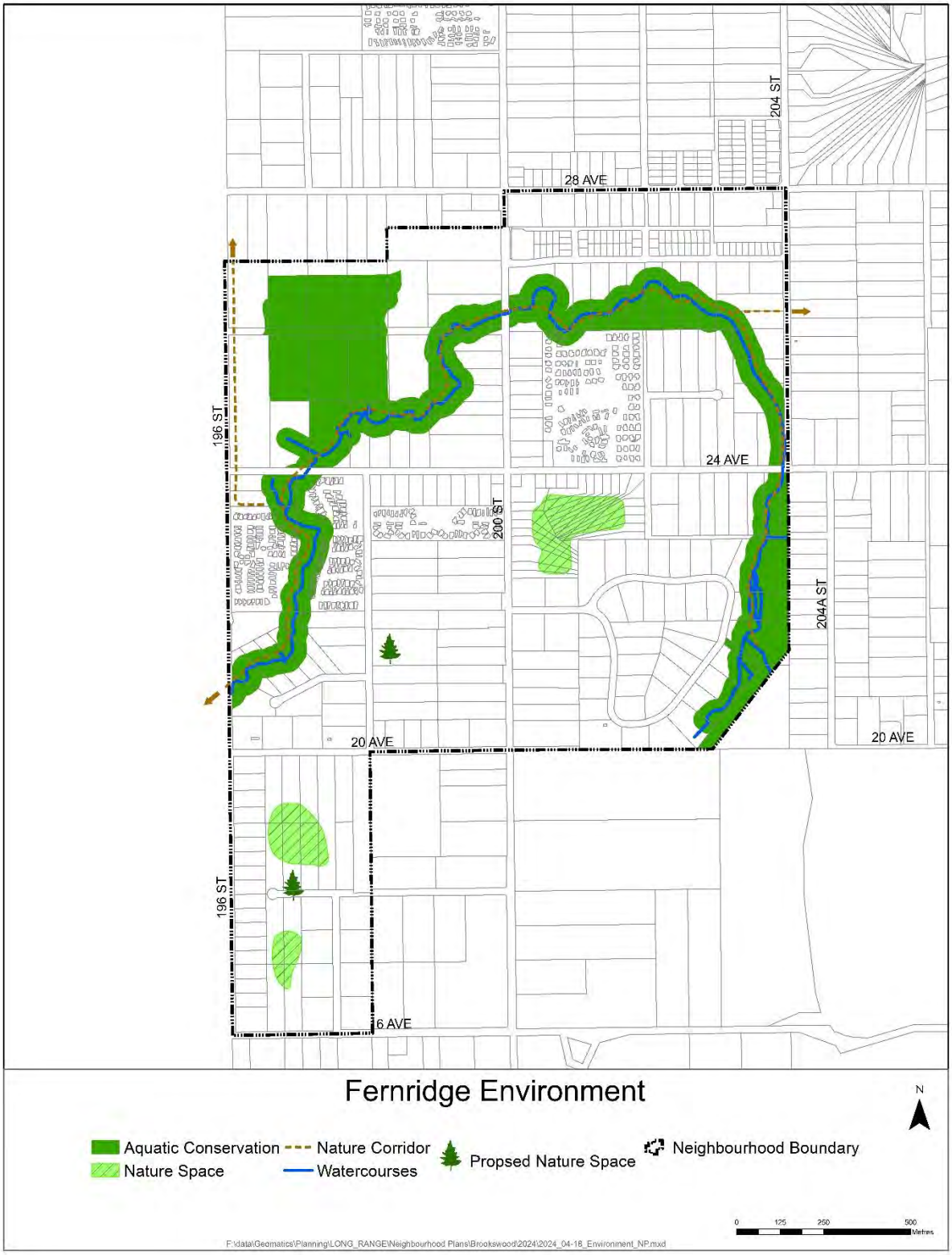
MAP 1 | Land Use Plan



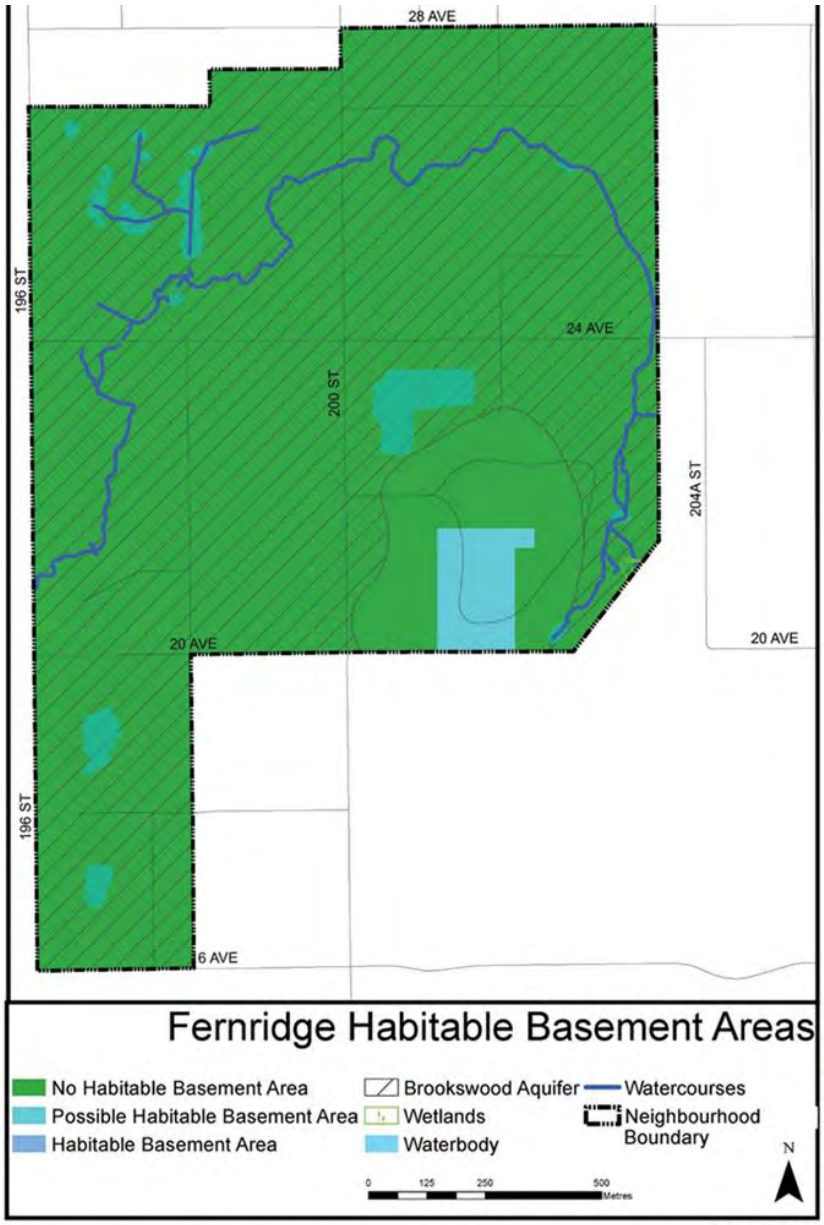
MAP 2 | Parks, Open Space and Neighbourhood Facilities

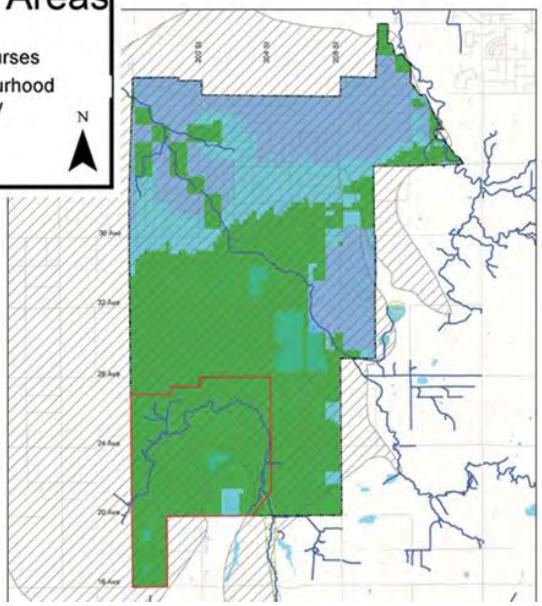


MAP 3 | Environment

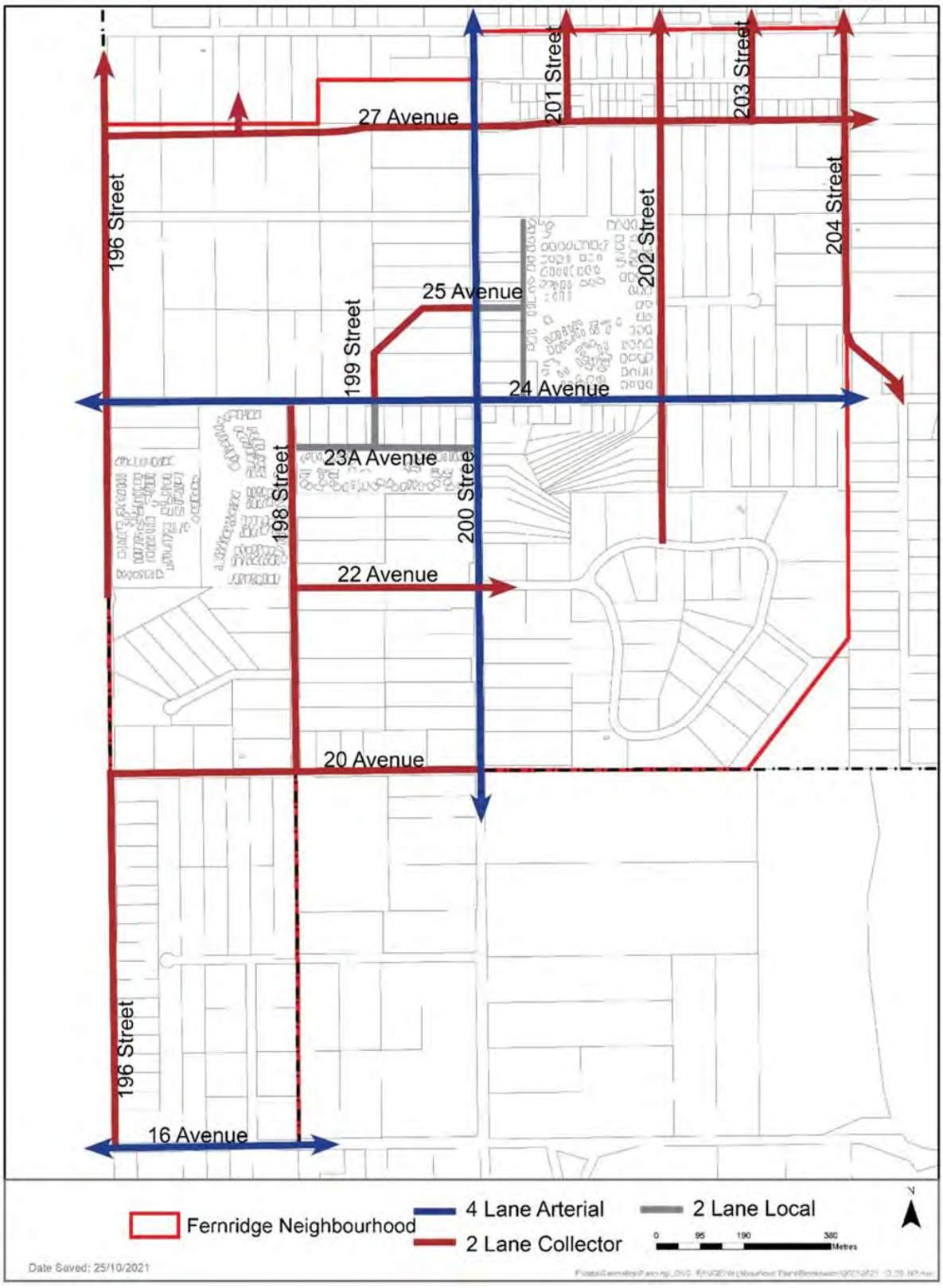


MAP 4 | Habitable Basement Overlay

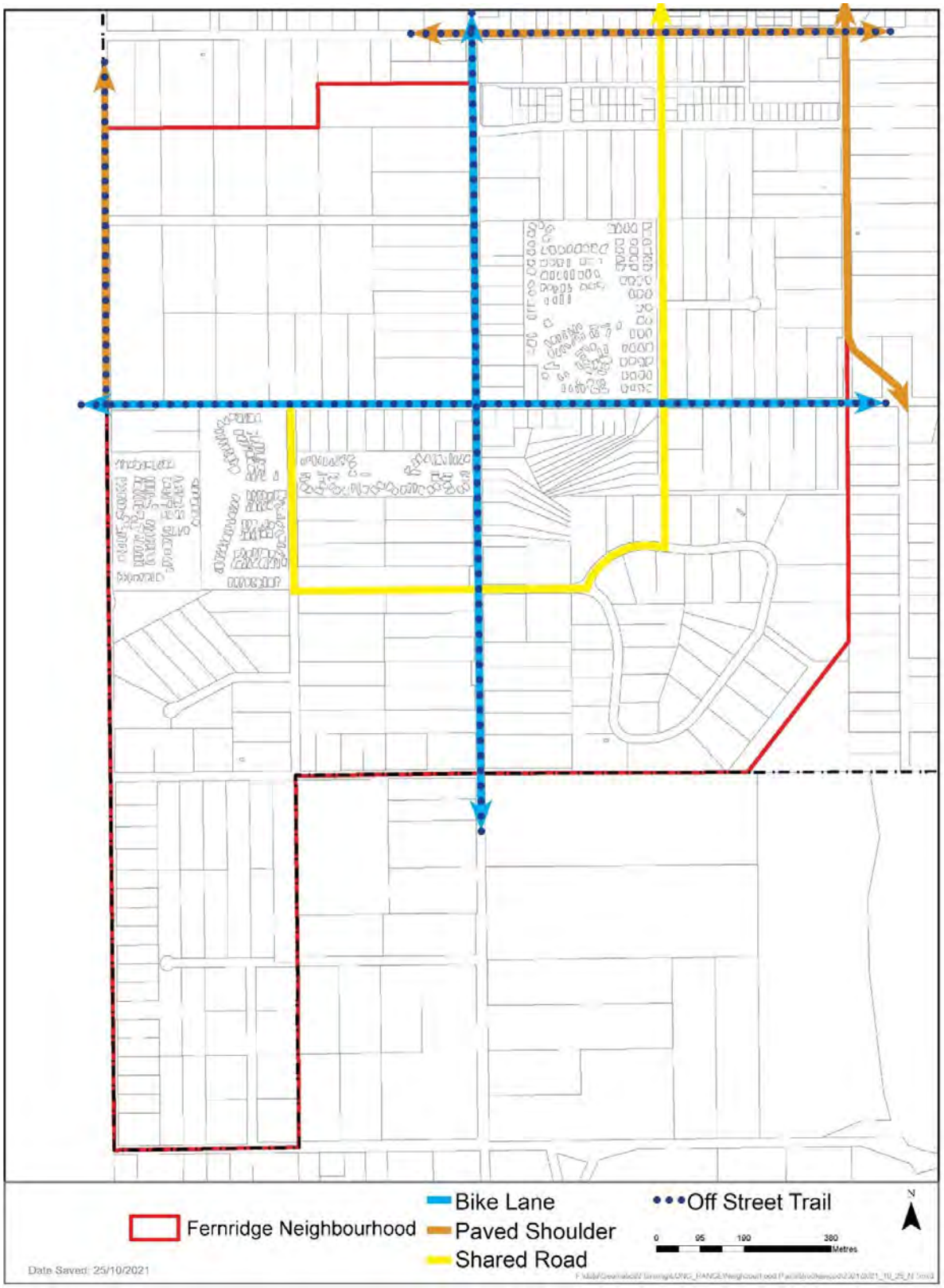




MAP 5 | Road Network Concept



MAP 6 | Cycling Network Concept



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN)

BYLAW 2017 NO. 5300
AMENDMENT (RINN NEIGHBOURHOOD PLAN) BYLAW NO. 6010

EXPLANATORY NOTE

Bylaw No. 6010 amends the Langley Official Community Plan and Brookswood-Fernridge Community Plan by incorporating the Rinn Neighbourhood Plan.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN) BYLAW 2017 NO. 5300
AMENDMENT (RINN NEIGHBOURHOOD PLAN) BYLAW NO. 6010

WHEREAS it is deemed necessary and desirable to amend the "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300", as amended.

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300" as amended is further amended by:

   a) adding the following contents to the newly created Section 11:

      "The following neighbourhood plans, as shown on Map 10 Neighbourhood Plan Areas, have been adopted by Council and are attached to this Brookswood-Fernridge Community Plan as schedules:

      Rinn Neighbourhood Plan Schedule BF-3";

   b) adding Schedule "BF-3" Rinn Neighbourhood Plan as shown as Schedule "A" attached to and forming part of this bylaw; and

   c) rescinding "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Rinn Neighbourhood Plan) Bylaw No. 5797".

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

Schedule “A”



Rinn Neighbourhood Plan

Bylaw No. 6010

Brookswood-Fernridge Community Plan

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN) BYLAW 2017 NO. 5300
AMENDMENT (RINN NEIGHBOURHOOD PLAN)
BYLAW NO. 6010

Adopted by Council _____

CONSOLIDATED FOR CONVENIENCE ONLY

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

AMENDMENTS

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

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Township of Langley

Est. 1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Schedule "BF-3" Brookswood-Fernridge Community Plan

Rinn Neighbourhood Plan

Rinn Neighbourhood Plan
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1.0 INTRODUCTION

Rinn neighbourhood is an area within the eastern-most part of the community of Brookswood-Fernridge in the Township of Langley. The Rinn Neighbourhood Plan seeks to establish a high quality of life for residents, business owners and employees by offering a range of housing, local commerce, recreation, public and nature spaces that support the physical and social environments where residents live, learn, work, and play.

1.1 Policy Context

The Rinn Neighbourhood Plan incorporates the Vision and Guiding Principles of the Brookswood-Fernridge Community Plan and implements the policies of the Official Community Plan for the Township of Langley. The Brookswood-Fernridge Community Plan and the Official Community Plan guide growth and change in the Rinn Neighbourhood. However, if there is a conflict between a policy in these other two Plans and this Neighbourhood Plan, the Rinn Neighbourhood Plan policy takes precedence.



1.2 Plan Area

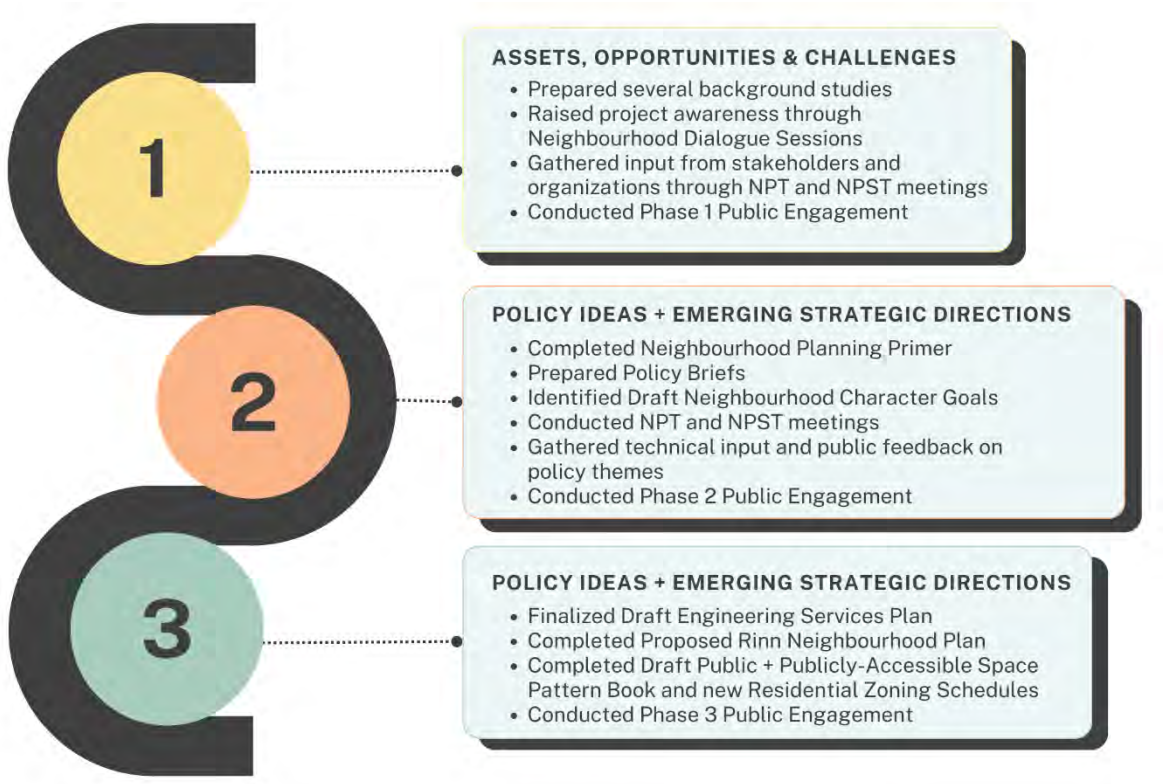
The Rinn Neighbourhood Plan area encompasses 183 hectares (453 acres) on the eastern edge of Brookswood-Fernridge. The eastern and southern boundary is the Agricultural Land Reserve of south Langley. The neighbourhood's three arterial roads are 208 Street, 36 and 40 Avenues, and a future fourth road, 32 Avenue.



Rinn Neighbourhood Plan Area

1.3 Plan Purpose and Process

The Township of Langley has invested a significant amount of time and resources in the planning of Brookswood-Fernridge. The planning process included two attempts to update the Brookswood-Fernridge Community Plan (2014 and 2016). The second attempt in 2016, resulted in a new plan that replaced one that was in place since 1987. The planning process involved technical analysis, policy research and community engagement that included dialogue sessions, workshops, open houses and Public Hearings. On October 23, 2017, Council adopted the new BFCP and directed staff to commence the preparation of neighbourhood plans (NPs) for Booth, Fernridge and Rinn.



In January 2019, Council endorsed the Terms of Reference for the NPs. While the planning process for the NPs was impacted by the Covid-19 pandemic, community engagement and agency consultation remained robust. Meetings with the Council-appointed Neighbourhood Planning Team, 'ask-a-planner' sessions and open houses were conducted using virtual or online methods. In-person engagement activities resumed in mid-2022 when health restrictions began to relax. The three NPs were adopted by Council on July 24, 2023.

In December 2023, the provincial government changed the Local Government Act to require municipalities to permit small-scale, multi-unit housing (SSMUH) options that are ground-oriented and compatible in scale and form in single-family neighbourhoods. The Rinn NP was revised in early 2024 to align with the new provincial legislation.

2.0 NEIGHBOURHOOD VISION AND OBJECTIVES

Careful planning and thoughtful design are needed to create places that support a high quality of life for all residents and contribute to the Township of Langley's prosperity.

Planning the future of Rinn neighbourhood begins with recognizing the Vision and Guiding Principles of the Brookswood-Fernridge Community Plan. Policy will be guided by its four Neighbourhood Character Goals.

2.1 Vision Statement

Rinn neighbourhood's small town, forested character is situated within a highly connected, north-south/east-west street and block grid pattern. The area has a dense tree canopy, tree-lined roads and there are wide sidewalks and boulevard strips.

It provides for a variety of necessities, activities, and services, and supports human health and well-being. The Rinn neighbourhood has incorporated long-term biodiversity and ecological functions along with climate change measures to have a limited carbon footprint. Rinn is a great new neighbourhood that is distinct, welcoming, responsive, historic and change resilient.

2.2 Neighbourhood Character Goals

This vision is further articulated in four Neighbourhood Character Goals. These goals shape and respond to neighbourhood change and innovation, provide direction to implement measures such as infrastructure investments, park design, and neighbourhood and development patterns.

Goal 1: Rinn is Designed with Nature

Nature is an important part of Rinn. Natural areas and features contribute to the neighborhood's livability and to the health of its residents, business owners and workers. Environmental change, whether natural or human-caused, will affect our municipality and region in the future. In response, the design and construction of built environments in Rinn will incorporate a variety of green infrastructure features, including neighbourhood forestry, greenways and engineered elements promoting nature conservation, preservation, restoration, enhancement, management, and stewardship of natural environments.





Goal 2: Rinn is a Complete Community

Striving for a complete community, the Rinn Neighbourhood Plan supports an integrated system where the built and natural spatial elements are intertwined. By balancing the social, economic, and environmental needs of Rinn residents, people of all ages and abilities can live, work, shop, learn, and play locally.

The Rinn neighbourhood will provide an appropriate housing supply to generate a sustainable population base, which will support:

- local businesses and services
- community amenities and utilities
- viable public transit
- a variety of land uses and densities
- investment in alternative transportation modes
- connected transit routes
- adaptable and resilient neighbourhoods

Goal 3: Rinn is a Walkable Neighbourhood



Walkability is more than just pedestrian infrastructure (such as sidewalks and pathways). It is also about appropriate scale and design. Rinn is comprised of small blocks, human-scaled buildings, and many connected public spaces. To encourage pedestrian activity and active and healthy lifestyles, the Rinn neighbourhood:

- encourages social, economic and land use diversity
- provides easy access to green spaces
- includes universally accessible design features

- offers equitable access to goods, services, and facilities
- features street trees and wide sidewalks
- incorporates age-friendly design
- supports connectivity

As a walkable neighbourhood, Rinn facilitates greater social interaction through features such as community parks, social spaces at a variety of scale and design features such as front porches.

Goal 4: Rinn is a Distinct Neighbourhood

Rinn identifies as a “small-town” neighbourhood. Its character is shaped by its natural and built environments, which give it a distinctive personality. Development in Rinn is integrated with nature, including distinctive subdivision and lot patterns, careful siting of buildings, and the provision of street trees and landscape features.

3.0 DESIGN CONCEPT

This section of the Plan defines the design concept of the Rinn area. The built environment in Rinn includes several “building blocks” that together establish the spatial arrangement and character. These include block and street patterns, lot configurations and street design, building forms and placement, vegetation, landscaping, and natural features such as trees, topography, and watercourses. The spatial arrangement of these building blocks contributes to the development of a sustainable spatial pattern, based on the urban design principles of centres, walkability, and viable transit, which are cornerstones of the Township of Langley Official Community Plan.

3.1 Design Concept

The neighbourhood design concept for Rinn incorporates both natural and built environments. Aspects of the natural and built environments include preservation, restoration, proximity and access to nature, walkable scale, energy efficiency, and attractive parks, streets, paths, and public spaces.

The Rinn Town Centre is generally located on the 208 Street corridor between 40 and 42 Avenues (see Figure 3.1). This community-scale, mixed-use hub serves as both a neighbourhood and a community anchor and destination, that incorporates a spatial concentration of employment, commercial and community services, and residential uses, as well as a public gathering space – Parkette – and a high-quality design and character for the private and public realms.

3.2 Rinn Town Centre

Rinn Town Centre Policies:

1. Design neighbourhood blocks that result in a street structure with high connectivity for pedestrians, cyclists, transit users, and motorists.

2. Provide continuous, small-scale pedestrian-oriented retail spaces for both sides of 208 Street, between 40 and 42 Avenues, as identified on the figure showing Rinn Town Centre.

    a. Incorporate a back-to-back commercial unit/building design approach where one row of commercial units on the ground floor is oriented towards 208 Street and 40, 41 and 42 Avenues and that the opposite side of the commercial units orients towards the interior of the development site.

b. Effectively link the primary entrances along the Mandatory Commercial Street Frontages to the adjacent Street Greenways.
c. Provide gaps between buildings fronting the Mandatory Commercial Street Frontage to provide “permeability” of the streetscape and to accommodate publicly accessible Forested Courtyards, as illustrated on Figure 3.1**.** These Forested Courtyards should be a minimum 12 metres by 12 metres in size and include, at a minimum, retained, and new trees, understory plantings, seating, hard-surface pathways and patios, and permanent weather protection.

3. Establish a Mobility network in the Rinn neighbourhood pursuant to Section 7.1 of this Plan.

4. Incorporate gateway features that include distinct building/commercial signage, architectural and landscape design features, and/or other measures to create a sense of arrival, incorporating existing and new coniferous tree species.

5. Incorporate two (2) Mid-Block Pedestrian Mews that are clearly identifiable from the street and connected to the Street Greenways and other pedestrian facilities.

    a. The Mid-block Pedestrian Mews extend east-west and connect with 208 Street and the enhanced lane on the west, and on 208 and 208B Street on the east. One Mews shall be situated somewhere between 40 and 41 Avenue and the second should be situated somewhere between 41 and 42 Avenue.
    b. The Mews should be a minimum 12 metres wide, and include, at a minimum, retained and new trees to create a forest-like setting, a minimum 3-metre-wide hard-surface pathway, lighting at various elevations, and a variety of seating spaces. No parking, loading spaces, drive aisles or similar shall be located between the building face that is oriented perpendicular to the adjacent Arterial Road and immediately fronts the Pedestrian Mews.
    c. Provide residential uses along building faces of the Mid-Block Pedestrian Mews, including ground floor units that accommodate direct access to the pathway in the Pedestrian Mews. Incorporate elevated, partially inset, covered, single storey, usable terraces, adjacent to the main entrance of ground-floor residential units, and usable sized balconies for residential units above.

6. Provide Forested Courtyards functioning as public areas adjacent to the 208 Street greenway, midway between the east-west Avenues and the Mid-Block Pedestrian Mews. The Forested Courtyard areas must be square/rectangular and framed by buildings on the north and south sides. They should include a mixture of soft and hard landscaping with ample seating and lighting to facilitate use during day and evening hours.

7. Distribute surface, off-street parking into “pods” between east-west oriented buildings, for lands designated Commercial Village, that include multiple, plentiful and colourful

landscaped areas with large trees, several raised and weather protected pedestrian pathways. Avoid a single, monotonous, aggregated off-street parking area.

8. Enable development that is solar optimized, highly walkable, and supportive of other modes of active transportation, thereby assisting in the reduction of greenhouse gas emissions and improving energy efficiency.

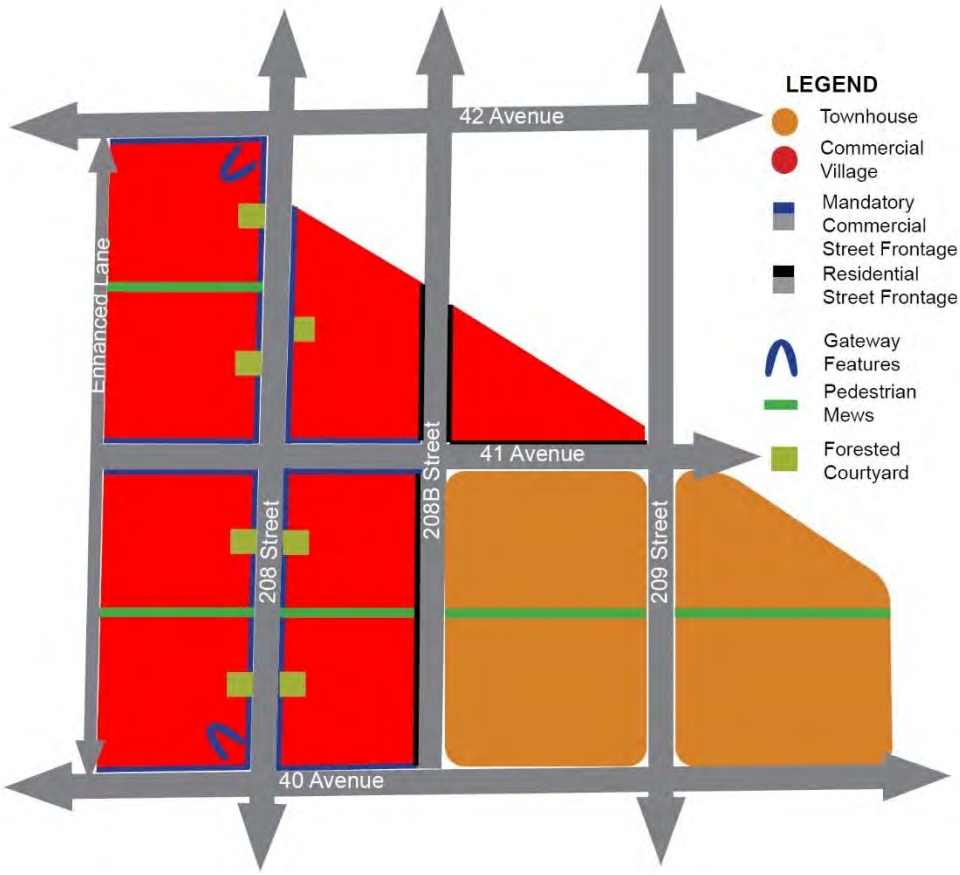


Figure 3.1: Rinn Town Centre Street Frontage Types

4.0 LAND USE PLAN

The Neighbourhood Character Goals and Design Concept are embodied in the Rinn Land Use Plan (see Map 1) and associated policies. The Land Use Plan identifies the land use designations in the plan area, as well as future transportation corridors, conservation areas, parks and schools, and other features and infrastructure.

4.1 Land Use Designations and Policies

The land use designations are identified on Map 1, which defines a future land use pattern by identifying the location, use, and building types/forms of development for all properties in the planning area.

The Township of Langley Zoning Bylaw further shapes land use by specifying requirements for development of individual and assembled properties. To ensure that the policies of the plan are achieved, Table 1 specifies the Corresponding Zones of the Zoning Bylaw that may be applied to the land use designations as part of rezoning consideration.

Land Use Designations Policies:

1. Use the Land Use Map (Map 1) to identify where different types of development are planned to achieve a development pattern that supports the Neighbourhood Character Goals.

2. Apply the policies of this Neighbourhood Plan and relevant policies of the Brookswood-Fernridge Community Plan to direct the land use pattern and form of development to achieve the desired outcomes that are aligned with the Neighbourhood Character Goals.

3. Comprehensive Development (CD) zoning is identified for the Commercial Village designation only. The use of CD zones may be considered based on the following conditions:

    a. The proposed development is of a scale, character, or complexity requiring comprehensive master planning and implementation that is not reasonably guided and regulated by Corresponding Zones.
    b. The proposed development and CD zone fully implement Township of Langley policies and objectives.

Map 1 Colour	Land Use	Corresponding Zone
	Small-Scale Multi-Unit Housing (SSMUH) 1	SR-1 Suburban Residential Zone
	SSMUH 2	R-1E Residential Zone P-1 Civic Institutional P-2 Community Care Facility
	SSMUH 3	R-1D Residential Zone P-1 Civic Institutional P-2 Community Care Facility
	Rowhouse Townhouse	R-CL (RH2) Rowhouse CD- Comprehensive Development P-1 Civic Institutional
	Commercial Village	CD Zone P-1 Civic Institutional
	Institutional	P-1 Civic Institutional
	Park and Open Space	P-1 Civic Institutional
	Aquatic Conservation	P-7 Aquatic Conservation
	Utility	Every Zone

Table 1: Land Use Designation Legend

4.2 General Policies

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

General Land Use Designations Polices:

1. Obtain a Development Permit in accordance with Sections 488 (1) (a), (b), (c), I and (f) of the Local Government Act (LGA) for development on lands within the Rinn Neighbourhood Plan area as outlined by the Development Permit Areas on Map 11 of the Brookswood-Fernridge Community Plan (BFCP) to achieve quality, resilient design.

2. Calculate development density for lands designated as Small-Scale Multi-Unit Housing, and rowhouse development on lands designated as Rowhouse/Townhouse, based on minimum lot sizes.

3. Calculate development density for lands designated as, Commercial Village, and Institutional based on Floor Space Ratio (FSR), as defined by the Township of Langley Zoning Bylaw. Developable land area does not include conservation areas, publicly dedicated parks/open spaces, and land dedicated for new roads.

4. Incorporate existing significant trees and stands of trees, as part of the Integrated Site Design Concept process, as outlined in the Subdivision and Development Servicing Bylaw Schedule I – Tree Protection. Retention and planting of evergreen, coniferous trees shall be part of the project design.

    a. For lands designated as Commercial Village, as well as townhouse development on lands designated as Rowhouse/Townhouse, incorporate medium and large sized trees for a minimum of twenty per cent of a development site's Landscaping Area requirements as delineated in Township of Langley Zoning Bylaw.

    b. For lands designated as Small-Scale Multi-Unit Housing or designated as Rowhouse/Townhouse, provide for retention of medium and large sized trees or planting space for the next generation of trees in the front, back, and side yard setback areas for each lot.

5. Design building transitions between different land uses and distinct building types that are respectful of solar access, views, densities, and massing. Building massing, use of glazing, site design and landscaping should mitigate overlook and privacy considerations. Noise and light attenuation measures should be instituted between different land uses. At a minimum, where a transition interface of two distinct building types occurs at a property line, the height of the taller and/or more dense development should step down to within one storey of the adjacent building form envisioned in the Plan. Alternatively, where a transition interface occurs across a lane or street, the height of the higher density development should step down to within two storeys of the adjacent building form. The depth of the step down should be equal to or greater than 1.5 times the height of the building storey.

6. Apply lower densities than the maximum provided in this Plan for developments, as applicable, in cases where they cannot be achieved due to irregularly shaped and/or insufficient developable land area given the site development context. Reductions in setbacks or the altering of other dimensional and development requirements of this Plan or Corresponding Zones (see Table 1 above) to achieve maximum density as provided for in the Plan or associated Zoning schedules will not be considered if it results in a loss of tree planting areas and open space, which are important neighbourhood character features.

7. Design all principal buildings to incorporate energy conservation through architectural and site design. Examples include, but are not limited to:

    - photovoltaic panels on the roof
    - overhangs/screens for windows on south and west facing elevations
    - low carbon mechanical systems (such as heat pumps)

- rainwater management best practices

8. Ensure that a development site layout does not result in remnant properties that cannot be serviced (e.g., utilities and transportation), or would be uneconomic or impractical to develop.

Residential Land Use Designation Policies:

1. Provide for a variety of housing forms, unit sizes (floor area and number of bedrooms), floor plans, and tenures within the Rinn Neighbourhood Plan area, as guided by the Township of Langley Housing Action Plan and Housing Needs Report(s), including:

    a. Incorporating a diversity of housing choices to support housing affordability
    b. Encouraging secondary suites, coach homes, and laneway homes
    c. Encouraging a variety of tenures, such as fee simple, strata and purpose-built rental
    d. Encouraging development of short-term and long-term supportive housing, and subsidized rental housing (see Township of Langley Housing Action Plan)

2. Include adaptable housing requirements in accordance with Section 3.1.9 of the Official Community Plan and the Housing Action Plan.

4.3 Small-Scale Multi-Unit Housing (SSMUH)

The Small-Scale Multi-Unit Housing (SSMUH) designations accommodate a variety of ground-oriented housing types on individual fee-simple lots that would have formerly been designated for “single-family” residential development. Permitted dwelling types, as defined in the Zoning Bylaw, include:

- Single-family dwelling (including secondary suite)
- Two-family dwelling
- Manorhome
- Townhouse
- Apartment
- Coach house

Any future ground-oriented residential building types added to the Zoning Bylaw following adoption of this Neighbourhood Plan are permitted in the SSMUH designations.

The Rinn Neighbourhood Plan includes three SSMUH designations which are differentiated by minimum lot size for purposes of subdivision:

1. SSMUH 1 – minimum lot size of 3,462 m^2
2. SSMUH 2 – minimum lot size of 930 m^2
3. SSMUH 3 – minimum lot size of 650 m^2

Small-Scale Multi Unit Housing Land Use Designation Policies:

1. Up to four dwelling units are permitted on each lot.

2. Where permitted by the British Columbia Building Code, secondary suites will be counted as individual dwelling units within a SSMUH development.

3. Subdivision and development in each SSMUH designation will be in accordance with the corresponding zone in the Zoning Bylaw, as shown in Table 1.

4. All new lots created by subdivision must be rear loaded with vehicle access from a lane.

5. On corner lots, the front lot line must be perpendicular to the front yards of lots on the long side of a block, as shown in below figure



4.4 Rowhouse/Townhouse

The Rowhouse/Townhouse designation accommodates rowhouse and townhouse development. This designation is located as indicated on Map 1, including within and in proximity to the Rinn Town Centre. It provides for ground-oriented housing to accommodate households with children, seniors and “empty-nesters”. It is situated adjacent to schools and parks, urban greenways, local-serving commercial uses, future transit, and other destinations, and provides a land use, form and massing transition between higher and lower density uses.

Rowhouse Land Use Designation Policies:

1. Locate rowhouse dwellings on lots with a minimum of 216 m^2 for internal lots, 259 m^2 for building end lots and 316 m^2 for corner lots, as defined in the Township of Langley Zoning

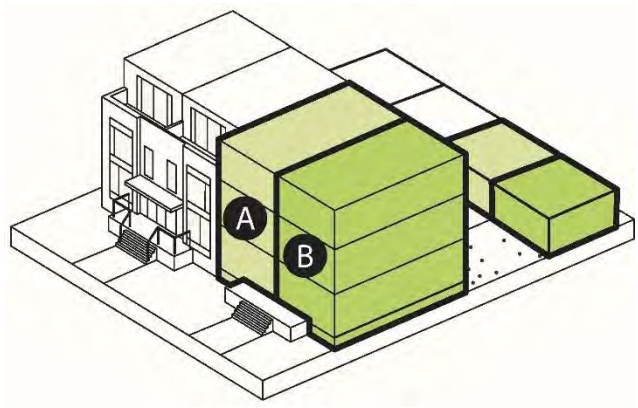
Bylaw, in Plan areas designated Rowhouse/Townhouse as delineated on Map 1. Rowhouse dwellings are to take the form of a principal dwelling and a detached off-street parking structure (garage) that is separated by a rear yard.

2. Orient rowhouses to be street-facing, along Collector and Local Roads only, with rear public lane access to vehicle and bicycle parking, and to provide for on-street parking that is not interrupted by individual driveways. Design rowhouses on corner lots to be street-facing to both public streets.

3. Accommodate four (4) or fewer dwelling units contained within a building. Up to two (2) additional dwelling units may be contained within each building if the resulting development provides for the retention of existing trees and/or provisions for additional tree planting areas for medium to large coniferous trees.

4. Provide for a range of unit sizes, including three-plus bedrooms, to appeal to a broad range of households at different stages of life.

5. Provide sufficient front and rear yard setbacks, as well as separation distances between buildings on a lot to accommodate medium- and large- sized trees with access to sufficient soil volume (Section 5.3. Policy #3), including coniferous species, as well as a pedestrian-oriented street and lane presence, and space for outdoor living areas and detached off-street parking structures.



6. Design buildings with dwelling units and detached accessory structures for off-street parking to incorporate:

    a. A maximum building height of 2.5 storeys (9 metres), with the uppermost (third) level having a floor area not exceeding 50 percent of the floor area of the storey immediately below it.
    b. A minimum 2-metre-deep covered front porch, extending the entire width of the front elevation of the rowhouse.
    c. Rear entrances for all principal dwelling units in the form of “swing doors” that is separate from the front entrance.

d. Off-street parking for the dwelling units shall be accessed from a rear lane in detached accessory off-street parking structures or buildings. One of the two required off-street parking spaces will be in a typical enclosed garage and can be part of a shared accessory use and building with the adjacent rowhouse. The second required space is a “flex” off-street parking space that is covered, but not enclosed (e.g., carport). The “flex” off-street parking space will provide all season, covered space that can be used for vehicle parking and/or outdoor amenity/activity space.
e. Allow for additional habitable floor area, for the purposes of a home office space, in the form of a second storey directly above the enclosed garage that does not exceed the floor area of the garage immediately below it. A small bathroom with toilet and sink could be provided, but no kitchen or laundry facilities.
f. Include, at a minimum, solar-ready measures to facilitate the application of solar energy generating technologies on the roof of the garage/carport/home-office.
g. Incorporate crawl spaces in the principal residential to help facilitate, among other aspects of the architectural design, an elevated front porch, in areas where habitable space in basements is not permitted.

7. Demonstrate subtle design variations to strengthen unit identity from the street and support a pedestrian scale.

<u>Townhouse Land Use Designation Policies:</u>

1. Provide a maximum density of 18 units per acre for townhouse development.

2. Design townhouse developments that contribute to a desirable streetscape character through a clear architectural identity for individual buildings.

3. Provide for a range of townhouse unit sizes, including those with three-plus bedrooms, to appeal to a broad range of households at different stages of life. Specifically, for each townhouse development, a minimum ten per cent of the townhouses must have three or more bedrooms suitable for households with children.

4. Orient townhouses to be street-facing along Collector and Local roads, and east-west oriented Arterial roads only. Parking access is to be provided from a rear lane to provide generally continuous on-street parking that is not interrupted by individual driveways, and to increase opportunities for trees in front yards and street boulevards, and adequate space for rainwater and stormwater management facilities, among other streetscape features.

5. Provide sufficient front and rear yard setbacks, as well as separation distances between buildings on a lot to accommodate medium- and large-sized trees with access to sufficient soil volume (Section 5.3. Policy #3), including coniferous species, as well as a pedestrian-

oriented street and lane presence, and space for outdoor living areas and detached off-street parking structures.

6. Design buildings and dwelling units fronting public streets, Mid-Block Pedestrian Links and Lanes, parks and open spaces, in order to provide a quality neighbourhood pedestrian environment and support a walkable neighbourhood, including:

    a. Front porches for all dwelling units; and
    b. Convenient pedestrian connections through an on-site network of sidewalks and pathways. The pedestrian connections will be independent of a public lane and strata/private drive aisle.

7. Demonstrate subtle building/architectural design variations to strengthen unit identity from the street and support a pedestrian scale.

4.5 Commercial Village

The Commercial Village designation provides opportunities for the integration of street- and plaza-oriented, ground-floor retail, dining and personal service uses, and civic facilities, along with apartment residential uses and seniors' housing. Mixed-use buildings in this designation are required to have residential apartment units above ground floor commercial with pedestrian connections from at-grade parking areas to 208 Street, as well as a Parkette accessible from 208 Street.

Commercial Village Land Use Designation Policies:

1. Create a commercial village comprising a mix of commercial, residential, recreational uses based on a traditional "High Street" as shown on Map 1, and a maximum density not exceeding a gross floor area of 1.85 times the net developable lot area (i.e., the Floor Space Ratio, or FSR).

2. Incorporate mixed-use buildings in this designation to have apartments above ground floor commercial to provide residents with the opportunity to meet their daily needs within the same area and ensure "eyes on the street" for community safety.

3. Encourage local-serving commercial uses, such as financial institutions, retail stores, convenience stores, an anchor grocery store, delicatessens, bakeries, hardware, barber shops, beauty salons, business, medical and professional offices, restaurants and cafés (including those with outdoor/patio dining), pharmacies, childcare, liquor store, and fitness centres, and including live-work opportunities; but excluding service stations, gas bars,

vehicle servicing, drive-throughs and other prohibited uses as identified in Section 4.10, Policies #8 and #9 of the Brookswood-Fernridge Community Plan. Encourage the provision of childcare facilities within the Commercial Village land use designation.

4. Accommodate ground floor retail and service commercial uses (not including grocery store, pharmacy, fitness centre or childcare uses) in mixed-use buildings in premises not exceeding 1,000 m^2 (~10,764 ft^2). Business, medical, and professional offices should be located on the second storey above retail and service commercial. Office uses may also be accommodated in standalone commercial buildings.

5. Accommodate one (1) local-serving grocery store in the Commercial Village designation with a maximum size of 2,500 m^2 (~27,000 ft^2) within a mixed-use commercial/residential building, provided that at least half of the minimum total floor area for office uses, as identified in Policy #6 below, is built in advance of or in conjunction with the grocery store use.

6. Provide a minimum total commercial floor area of approximately 5,000 m^2 (~54,000 ft^2), including approximately 4,000 m^2 (~43,000 ft^2) for retail and service commercial uses, and approximately 1,000 m^2 (~11,000 ft^2) for office uses.

7. Incorporate a neighbourhood public Parkette in the vicinity and north or south of a new 41 Avenue, spanning the distance of said new 41 Avenue (between 208 Street and a new north-south lane) and measuring a minimum of 25 metres from the northern to southern boundary. The Parkette will be a visually prominent, placemaking feature and publicly accessible from 208 Street, functioning as an informal gather space with trees, lawn, ample seating, and tables for outdoor eating. Design of the Parkette should also include direct solar access, vehicle noise and light attenuation measures, a variety of seating and other furnishings, lighting, weather protection, and spatial variety in programming of the space.

8. Design a combination of mixed-use commercial / residential and commercial / residential / institutional buildings in the Commercial Village, including:

    a. Buildings of a minimum three and a maximum six storeys, with fifth and sixth storeys stepped back in order to reduce visual and overshadowing impacts related to building height.
    b. Maximum lot coverage of sixty per cent where a minimum seventy-five per cent of the off-street vehicle parking use associated with retail and service commercial and recreational uses is concealed parking. Maximum lot coverage may be increased to

eighty per cent where one hundred percent of the off-street vehicle parking use, including visitor, is concealed parking.
   c. Locate most of the surface parking, when provided, adjacent to retail anchors (e.g., grocery, pharmacy) and recreation spaces.
   d. For an apartment or office use, one hundred per cent of the off-street vehicle parking use, including visitor, is concealed parking that is hidden from view and below the finished grade of the development site.

9. Provide a range of apartment unit sizes and tenures to appeal to a broad mix of households at different stages of life, including student-oriented housing, seniors housing, family housing, and purpose-built rental. Buildings should incorporate:

   a. Individual exterior entrances for ground floor apartment units in mixed-use buildings.
   b. A common lobby for each building with office uses and apartment units above the first storey, with the building entrance from a fronting or public street.
   c. Lifestyle support features such as secure storage space for oversize sports equipment and seasonal supplies, and secure bicycle parking for buildings with residential uses.
   d. Active design features to make daily physical fitness more inviting and encourage social interaction in buildings with apartments. Active design features include primary stairs that provide the most visible and inviting means of vertical travel, transparency measures for secondary fire-exit stairs, outdoor gardening places, and indoor amenity areas for the exclusive use of building residents and guests.
   e. Continuous weather protection for pedestrians on all building frontages that include ground floor commercial and recreational uses.
   f. A high-quality pedestrian realm along all building faces. Commercial and residential storeys should be clearly delineated by glazing patterns (e.g., lower window-wall ratios for residential), materials (e.g., commercial facades predominantly masonry and heavy timber), and horizontal architectural breaks (e.g., cornice, belt course).

10. Provide a minimum and consistent building separation distance of 12 metres between all buildings to accommodate pedestrian circulation and connections as part of a walkable neighbourhood.

11. Design pedestrian, block, and street structure for both sides of 208 Street, between 40 and 42 Avenue with high connectivity that incorporates pedestrian, bicycle and horse/rider comfort, and mobility, transit accessibility, freight delivery, and automobile movement.

12. Configure the pedestrian scale block and local road patterns with a maximum block size length of 190 metres between two street intersections and on average between 180 and 185 metres (measured between the outside curb faces of two cross streets) (see Figure 4.1)

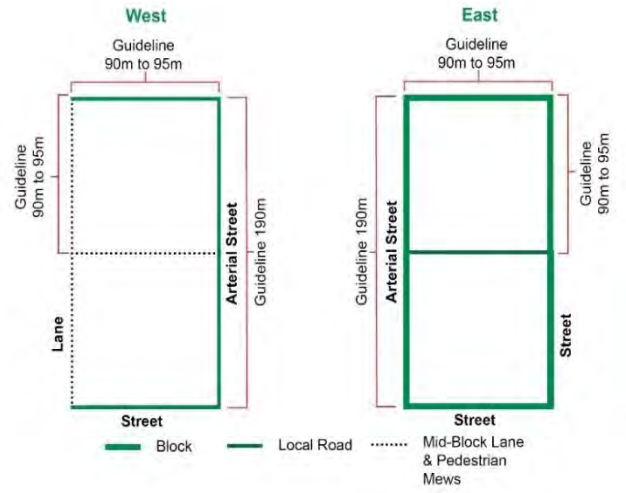
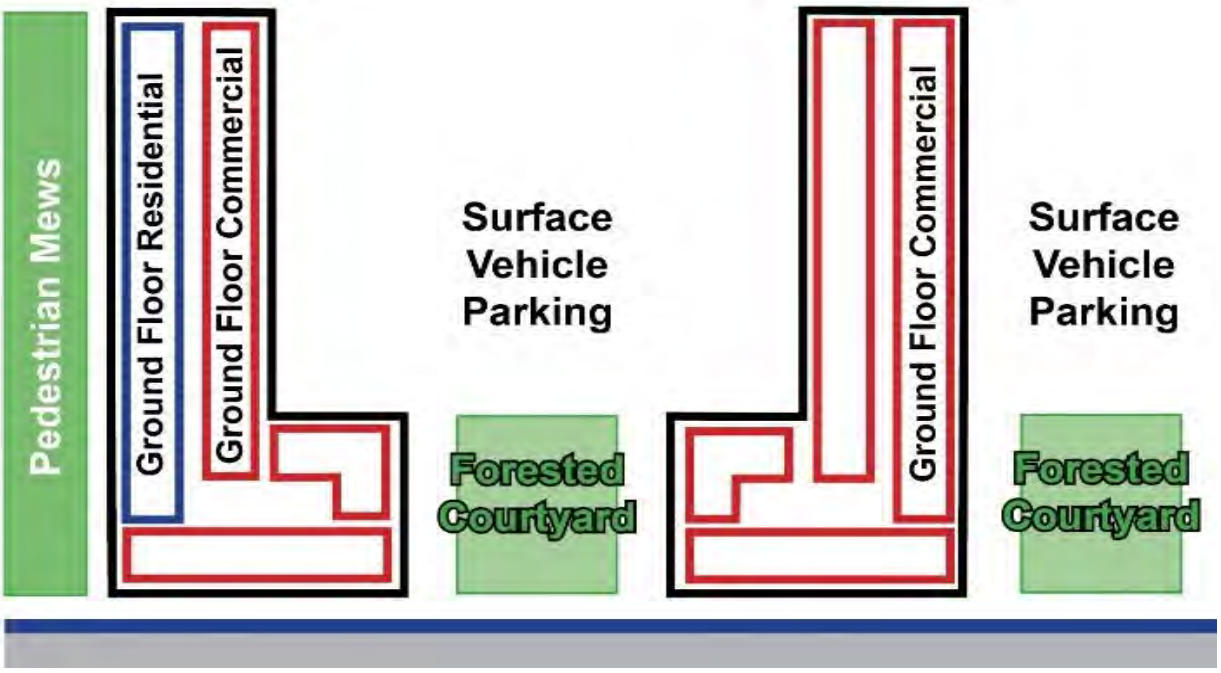


Figure 4.1: Block Pattern Guideline

13. Prohibit access to off-street vehicle parking and freight deliveries, as well as additional streets other than those listed here, to/from 208 Street and 40 Avenue in the Rinn Town Centre.

14. Provide continuous commercial or civic/assembly uses on the ground floor of all buildings in the Rinn Town Centre as Mandatory Commercial Street Frontage. Provide “gaps” between buildings fronting the Mandatory Commercial Street Frontage to provide permeability of the streetscape and to accommodate publicly accessible Forested Courtyards, as illustrated on Figure 4.2. These Forested Courtyards should be a minimum 12 metres by 12 metres in size and include retained and new trees, understory plantings, seating, hard-surface pathways and patios, and permanent weather protection.

15. Incorporate functional continuous weather protection for pedestrians on building façades with no gaps wherever possible. Weather protection is required on Mandatory Commercial Street Frontages and associated publicly accessible Commercial Village buildings that are not on the Mandatory Commercial Street Frontages.



208 Street – Mandatory Commercial Street Frontage

Figure 4.2: Recommended Site Layout Concept

4.6 Institutional and School/Park Site

The Institutional designation accommodates educational facilities, recreation centres, civic buildings, care facilities, and places of worship that are essential for a complete neighbourhood. At the time of Plan adoption, there were two public schools – a specialty elementary and a secondary school – and a place of worship in the Rinn area. Rinn will require additional institutional uses to accommodate future population growth and new development.

The School/Park Site designation accommodates future schools/park sites. A total of two new public elementary schools will be needed in Rinn to accommodate the number of students in this neighbourhood. A secondary school may be required, as determined by School district 35. Proposed preferred locations are identified on Map 1.

The number, location and grade configurations of schools referred to in this plan are projected based on information available at the time of plan preparation. The future actual number, location and grade configurations may differ from those of this plan. The Langley School District has developed a Long-Term Facilities Plan which has a requirement to hold public consultation on grade configurations in particular areas of the Township. In addition, as the Langley School District has limited ability to raise funding for capital projects, it relies heavily on funding from the Ministry of Education and Child Care for the acquisition of land and the construction of schools.

Funding requests are made annually though the submission of a five-year capital plan. Ministry decisions to support projects in that plan are dependent on many factors, including the needs of other school districts.

The intent of the following policies is to maintain existing institutional facilities and to enhance accessibility to new facilities.

Institutional and School/Park Site Policies:

1. Accommodate two new Elementary Schools, which will form part of a joint neighbourhood park/elementary school site with each having a minimum total size of twelve (12) acres: 7-acre neighbourhood park and 5-acre elementary school. Two acres from each neighbourhood park will contribute to establishment of a Nature Conservation Area and will be financially compensated from the Brookswood-Fernridge Greenway Amenity Policy.

2. Identify and secure the School/Park sites as development advances in the neighbourhood. Each rezoning application should receive confirmation from the Langley School District that there is sufficient school capacity, preferably in the neighbourhood or at least in the Brookswood-Fernridge community before final reading of the zoning amendment bylaw. If increased elementary school capacity is required, the rezoning proponent shall provide land for a new School/Park Site prior to consideration of final reading of the zoning amendment bylaw.

3. Consider new neighbourhood institutional facilities (e.g., schools, daycares, seniors' centres, and places of worship) in any land use designation subject to:

    a. the site being located on and oriented to a collector road (as opposed to a local or arterial road only).
    b. the site having access to an adequate transportation network for the proposed size of the facility.
    c. the site having adequate off-street parking and/or drop-off and pick-up space; and
    d. the proposed development being consistent with the form, scale, and character of adjacent land uses.

4. Ensure attractive and activated street frontages with natural surveillance for all institutional facilities. Building design along public pedestrian corridors shall include elements such as windows, entrances, special building articulation, appropriate landscaping, and pedestrian-friendly lighting.

5. Design and locate main building entrances that address surrounding streets to improve the relationship between the building and the public realm.

6. In accordance with the Township of Langley Child Care Action Plan, incorporate childcare facilities, including before- and after-school programming, as part of new elementary schools.

7. Encourage the development of affordable housing and/or childcare facilities in conjunction with educational facilities, recreation centres, civic buildings, neighbourhood care facilities, and places of worship.

8. Support the development of new seniors' housing and care facilities, as defined in the Zoning Bylaw.

4.7 Parks and Open Space

This Plan retains an existing network of parks and open spaces and identifies approximate locations for required additional parks and open spaces. This expanded network of parks and open spaces will contribute to the completeness and livability of Rinn and surrounding neighbourhoods through active and passive recreation opportunities.

Parks and Open Space Designation Policies:

1. Incorporate Park and trail improvements on existing municipal lands in advance of new dedications and required property acquisitions to provide recreational infrastructure early in the neighbourhood's development and continued growth.

2. Preserve the location and size of existing park spaces in Rinn, as delineated on Map 1, in perpetuity.

3. Provide public roads adjacent to park space on at least two (2) sides rather than the rear or side lot lines of private property, in order to provide visual and physical access for the public.

4. Implement best management practices and measures to effectively treat runoff that flows into existing rainwater management facilities in parks and open space areas, given their proximity to municipal well capture zones, including private development. Require development that incorporates, as part of their drainage utility requirements, these communal rainwater management facilities, in parks and open space areas to provide equal or greater value in the form of park improvements, cash-in-lieu, or combination of the two in exchange for drainage utility services provided.

4.8 Aquatic Conservation

The Aquatic Conservation land use designation is intended to be a space of environmental preservation, restoration, enhancement, and stewardship of aquatic environments and their associated riparian areas, which combined provide important fish and wildlife habitats and other ecological contributions and services. Streamside Protection and Enhancement Requirements in the municipal-wide Official Community Plan (OCP) seek to protect these natural environmental spaces by, in part, establishing vegetated buffers adjacent to watercourses, ditches, wetlands, lakes and ponds.

These buffers are referred to as Streamside Protection and Enhancement Areas (SPEAs). In addition to providing important fish and wildlife habitats, SPEAs protect and promote groundwater recharge, absorb greenhouse gases, benefit air quality, reduce flood risk, and provide passive recreation opportunities. To preserve these benefits, these waterbodies, both known (Map 3) and yet to be known, in the Rinn area must be protected through the establishment of SPEAs.

Aquatic Conservation Policies:

1. Preserve, restore, enhance, and steward Anderson Creek, and its tributaries, by establishing SPEAs at the time of a rezoning amendment or subdivision application, in accordance with the requirements of Section 3.13.19 and Schedule 3 of the Official Community Plan.

2. Protect and retain other important waterbodies – referred to as Aquatic Conservation areas (see Map 3) in the Rinn plan area, including private aquatic features adjacent to the neighbourhood, such as Sunrise and Rees Lakes, as they provide important habitat value and contribute to the neighbourhood Green Infrastructure Network (Section 5.1), despite landing outside the municipal regulatory purview of SPEA. Establish a 15 metre no-disturbance buffer around aquatic features to prevent unauthorized “works in and about a stream”, that may be subject to the provincial Water Sustainability Act.

3. Locate Aquatic Greenways in the outer six metres of a SPEA based on connectivity to street greenways and public park spaces. Trail design must conform to the requirements of the OCP’s Streamside Protection and Enhancement Provisions. Access from new development to greenways or environmental areas may be restricted if the access is deemed detrimental to the overall biological integrity and viability of the greenway. Tree removal shall be avoided, and additional native plants may be needed to enhance greenways.

4. Amend the Township of Langley Zoning Bylaw to include a new Institutional Zone for aquatic conservation areas.

4.9 Utility

The Utility land use designation accommodates utility infrastructure and facilities.

5.0 NATURAL ENVIRONMENT AND CLIMATE CHANGE RESPONSE

Nature areas and features enhance the overall well-being of a neighbourhood. They include wetlands, watercourses, street and backyard trees, community gardens and pollinator gardens as well as human-made components. These different types of nature areas and features are together referred to as “green infrastructure”.

Environmental change can affect the livability of our community in the future. Nature has an important role to play with warmer, drier summers and milder, wetter winters. Expected impacts include summer drought, air quality degradation, changes to groundwater conditions, and more frequent and severe weather events during the different seasons. Ecosystem changes may also happen quicker than native plants and animals can adapt, while invasive species may flourish.

Ecosystems changes could have serious repercussions for human health, communities, infrastructure, ecosystems, biodiversity, and lifestyles. Nature conservation spaces and other “green infrastructure” are key contributors to neighbourhood mitigation and adaptation strategies. Local government services that contribute to recreation, climate regulation, rainwater management, clean air, habitat, and biodiversity are invaluable to the health and well-being of a community.

5.1 Nature Conservation

The Nature Conservation policies prioritize the preservation, restoration, enhancement and ongoing management and stewardship of an interconnected system of natural and human-made green infrastructure. Natural components include forests, wetlands, watercourses, and other waterbodies. Human-made components include manicured parks, landscaping, trees, rain gardens, greenways, as well as hydro and bio-engineered features that incorporate natural environmental features.



Green Infrastructure components support biodiversity in both natural and built environments. They contribute to neighbourhood character and placemaking, provide recreational and experiential opportunities, and provide opportunities for linkages between people, flora, and fauna within Rinn. Integrated, connected ecosystems components form the neighbourhood Green Infrastructure Network.

The term “green infrastructure” repositions nature-based features as a neighbourhood necessity, not simply amenities or “nice-to-haves”. The Green Infrastructure Network for Rinn includes systems-based, strategic planning for nature conservation and land use planning, integrating natural and built environments.

The Green Infrastructure Network must be resilient and dynamic, incorporating diverse, flexible solutions as new science and knowledge emerge. Identifying and prioritizing areas of ecological and biodiverse significance establishes Framework Elements for this work.

Nature Conservation Policies:

1. Establish a Green Infrastructure Network in Rinn that is comprised of a variety of natural areas and features. There are two main categories: (1) Nature Conservation Hubs and Corridors and (2) Matrix Features, as elaborated in Figure 5.1.

2. Nature Conservation Hubs and Corridors

2.1 Preserve the Nature Conservation Hubs and Corridors as defined/illustrated on Map 3 Environment.

2.2 Identify and preserve additional Nature Conservation Hubs and Corridors. Secure funds, through a variety of sources including other levels of government and non-governmental grant programs, and community amenity contributions to fund additional Nature Conservation Hubs and Corridors. Recognize that park and open spaces (both local and regional), as well as neighbouring agricultural lands, both cultivated and fallow, and including conservation, forested and park lands in the adjacent neighbourhoods and communities and the City of Surrey, can be connected to contribute to the Green Infrastructure Network.

3. Matrix Features

3.1 Integrate and accommodate mature trees and next generation trees to expand the neighbourhood tree canopy, greenways, green rainwater, stormwater and groundwater management features, wildlife conduits and corridors, active and passive park spaces, and “naturescaping” practices (see Naturescape British Columbia Provincial Guide) throughout the neighbourhood.

3.2 Provide design details for development activities and enhancements on public and private land. The design details should focus on green infrastructure at site level not typically addressed in existing bylaw and regulatory tools and requiring implementation guidance.

3.3 Raise public and development community understanding of environmental management, restoration and enhancement of green infrastructure based on a network of hubs, linking corridors and other green infrastructure throughout Rinn.



3.4 Develop hedgerows and buffer strip trails to enhance habitat and wildlife corridors adjacent to agricultural areas and along municipal boundaries.

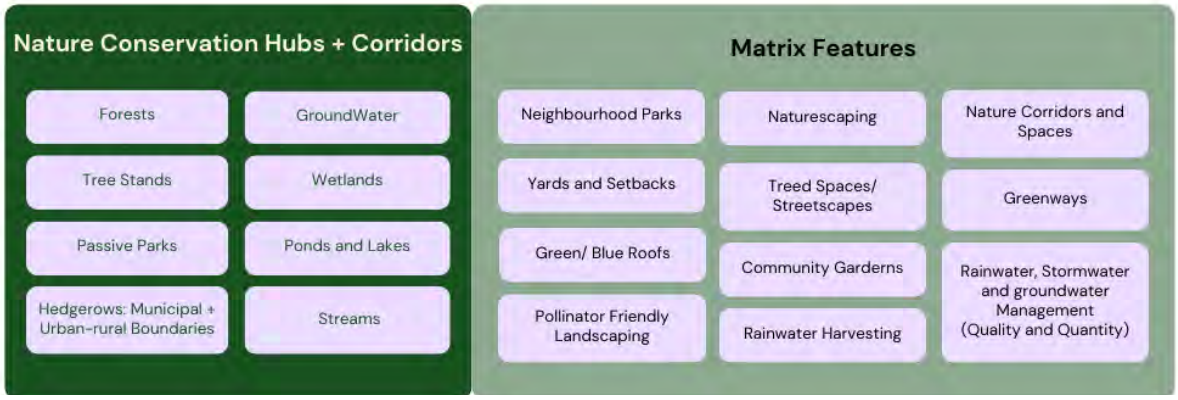


Figure 5.1: Green Infrastructure: Framework Elements and Matrix Features

5.2 Groundwater Protection and Management

Rinn has several unconfined and confined aquifers. The Brookswood Aquifer is a groundwater reservoir comprised of porous, unconsolidated sands and gravels originating from glacial outwash deposits. This unconfined aquifer is an important water source for many Township of Langley residents, and also sustains important habitat.

The glacial deposits have high permeability, high groundwater flow and high hydraulic conductivity. This means that water can move easily and relatively quickly into the groundwater storage and within the groundwater itself, and discharge or exit through surface water, plant uptake and evaporation.

The unconfined Brookswood Aquifer is susceptible to contamination and interruptions to groundwater recharge. Depending on the season, the highly permeable sand and gravel allows

rainfall to seep quickly through the pores of the coarse soil carrying both the recharge and contaminants to the aquifer.

For the health of all users and the natural environment, groundwater resource protection requires:

- preservation of water quality
- management of water quantity
- maintenance of the surface water systems hydraulic integrity

Groundwater Protection and Management Policies:

1. Preserve, restore, enhance, and manage the neighbourhood forest and associated tree canopy to protect the underlying aquifer.

2. Minimize impervious surfaces to enhance recharge and rainfall infiltration potential through specific zoning regulations and development standards.

3. Maximize dispersed groundwater recharge at all spatial scales (from neighbourhood to individual building site), to minimize groundwater mounding conditions during rain events.

4. Require enhanced treatment for rainwater and stormwater runoff, particularly flowing from pollution-generating impervious surfaces used by vehicles. Locate all such treatment facilities to provide for ease of municipal maintenance.

5. Design and implement neighbourhood Green Infrastructure Network features that mimic natural hydrology through low impact development practices and implementation of source control best management practices for mitigation of development impacts on runoff catchment areas, peak flows, runoff volumes and water quality. Such features include disconnection of roof leaders, enhanced topsoil installation, infiltration galleries, bioretention swales and planters, pervious pavers, and more.

6. Obtain development approval information at the time of a zoning amendment application to the Township of Langley, pursuant to sections 484, 485, 486 and 487 of the Local Government Act, to ensure development protects, restores, sustains, and enhances the quality and quantity of groundwater sources and the overall health of the natural environment and aquatic ecosystem. See Appendix A.

7. Appropriately close test holes for geotechnical or hydrogeological investigations. Monitoring must be completed by an appropriately Qualified Professional Hydrogeologist or Engineer, registered in the Province of British Columbia.

8. Design communal rainwater and stormwater detention facilities to provide bioretention capabilities, as feasible, and contribute to groundwater recharge while protecting the baseflows and infiltrated water quality.

9. Allow habitable basements in residential uses in areas delineated on Map 4 as a Habitable Basement Area, subject to the Subdivision and Development Servicing Bylaw and site investigations to confirm that there is no risk of flooding, seepage, or water intrusion. Areas delineated on Map 4 as a Possible Habitable Basement Area may be permitted to have habitable basements in residential uses, if confirmed by a technical feasibility study prepared by a certified Qualified Professional Hydrogeologist or Engineer, registered in the Province of British Columbia.

10. Prohibit habitable basements in residential uses, due to high water table conditions, in areas delineated on Map 4 as a No Habitable Basement Area.

11. Obtain necessary provincial approvals if a development requires dewatering, as groundwater use is regulated by the provincial government.

5.3 Neighbourhood Forestry

Trees improve livability, increase civic pride, and contribute to residents' quality of life. Neighbourhood forests slow the production of ground-level ozone, filter air particulates, and absorb air-borne pollutants. Trees can reduce rainwater management costs by absorbing rainfall, and shading homes from overheating during summer months.

Trees increase a neighbourhood's biodiversity by providing food and habitat for wildlife. Tree roots protect stream banks, reducing the potential for erosion and sedimentation, while shading the water. Trees also conserve and enhance soil productivity by enriching biological activity through support for insects, bacteria, and fungi.

Trees can become stressed by water restrictions and impacted by wind and road salt / brine. They will face escalating changes to growing conditions, altered plant hardiness zones, and compromised longevity as a result of climate change.



The neighbourhood forestry policies encompass: (1) tree retention; (2) “right tree and right location” methodology; and (3) adaptive reforestation to establishing a robust, multi-generational neighbourhood forest.

Neighbourhood Forestry Policies:

1. Nurture, restore and enhance the ecological services and biological diversity of the neighbourhood forest in Rinn. Implement the Community Forest Management Strategy.

2. Maximize the tree canopy by establishing Zoning Bylaw provisions regarding:

    - lot coverage
    - maximum impervious cover (site coverage)
    - siting of buildings and structures (setbacks, interior separation distances)
    - introduction of required tree retention/plantable areas
    - tree selection criteria (species and planting location) for increasing energy efficiency of buildings
    - treatment of pollution-generating surface run-off
    - requirements for permeable surfaces
    - extent of underground structures
    - screening/landscaping requirements

3. Periodically review and update the Township’s preferred tree list to support climate change adaptation, and in consideration of local availability of tree species.

4. Establish canopy/planting targets for each municipal park type, and in collaboration with the Langley School District for school sites.

5. Assess the urban forest tree canopy every five years, including inventory, location, quantity or extent, useful life expectancy and, when possible, cost and value of trees.

6. Develop a storm response plan for emergency tree risk assessment and tree removal associated with severe storm events.

7. Ensure new plantings are diverse in streetscapes, greenways, and parks as well as Nature Conservation Area Hubs and target no more than ten per cent of any species, twenty per cent of any genus and thirty per cent of any family at the neighbourhood scale.

8. Plan and fund naturescaping on public lands to support and enhance biodiversity, and to demonstrate best practices for naturescaping for private property owners.

5.4 Renewable Energy and Low Carbon Neighbourhoods

Building construction, operation, and maintenance and vehicle emissions contribute significantly to overall greenhouse gas emissions. Green buildings, site and landscape design, and active transportation, can assist in reducing both energy use and water consumption. The Township of Langley strives to achieve low carbon neighbourhoods. The Rinn Neighbourhood Plan intends to:

- Create neighbourhoods with a positive impact on the natural environment through a healthy neighbourhood forest that supports residents' physical and mental health
- Encourage and support innovation to create low carbon neighbourhoods through design features that facilitate passive and local renewable energy infrastructure
- Build neighbourhood block patterns that facilitate using transit, cycling, walking and other active forms of transportation



<u>Renewable Energy and Low Carbon Neighbourhood Policies:</u>

1. Design, develop and implement landscape strategies that incorporate a mixture of drought-tolerant native deciduous and coniferous evergreen tree species of varying ages and heights, along with a variety of native shrubs, perennials, and groundcovers with minimal or no turf grass (xeriscaping). This will limit the need for irrigation by replicating "layered" plant communities and encouraging biodiversity.

2. Incorporate landscape design strategies to reduce energy demands for heating, cooling, and lighting in buildings by:

- using deciduous trees on the southern and western facing sides of a building to minimize the warming effect of solar radiation during the summer months, and optimizing sunlight during the cooler, darker months; and
- situating coniferous evergreen trees in all other areas

3. Provide rainwater harvesting infrastructure with SSMUH and Rowhouse/Townhouse land use designations, sized to supply water for landscaped areas during the length of a typical dry season, based on best available climate change forecasts.

4. Encourage green roofs, green walls and other green engineered systems that can contribute to rainwater management and cooling needs by reducing the heat island effect of a building's roof or wall and heat transfer to the interior.

6.0 PARKS, OPEN SPACE AND HERITAGE

A neighbourhood is a place. Natural and built environments make up the neighbourhood character and give it a distinct personality. Every property, building, public place, environmental feature and infrastructure contributes to its character, as does their placement within the area.

The built environment's visual and physical patterns are defined by recurring characteristics, which can vary by neighbourhood, street, and block or can be consistent across the community. These patterns can accommodate varied building forms and scales while providing an underlying sense of cohesion that helps define the neighbourhood character.

Neighbourhoods establish and nurture a distinct identity determined in part by how residents, business operators, and visitors experience the place and socially interact within it.

6.1 Parks and Open Spaces

This Plan builds upon existing parks and nature spaces to establish an enhanced network of active and passive outdoor recreational opportunities.

Parks and open spaces Policies:

1. Accommodate an additional 8.5 hectares (21 acres) of parks space for Community and Neighbourhood Parks within the neighbourhood as shown on Map 2.

6.1.1 Community Park

Rinn neighbourhood has programming similar to community park programming on Brookswood Secondary School grounds and adjacent to George Preston Recreation Centre. A modest addition to these existing facilities in the Plan area will provide space for a variety of amenities and activities that serve the residents of Rinn and complement the programming that is already present. These policies provide direction for the community park sites to be appropriately located, sized, and configured, and that necessary access and connectivity to and from the parks meets users needs.

Community Park Policies:

1. Provide additional community park space with a minimum size of 4 hectares (10 acres. Locate the new community park within the vicinity of Brookswood Secondary School, as shown on Map 2.

2. Identify and secure lands for the new community park through a variety of municipal funding sources.

3. Ensure that the combined community park and middle and secondary school campus are appropriately located.



6.1.2 Neighbourhood Park

Rinn will have four (4) new Neighbourhood Parks. These parks will provide a variety of recreational opportunities, including sports fields, playgrounds, and nature areas. These policies provide direction for the combined Neighbourhood Park sites to be appropriately located, sized, and configured, and that necessary access and connectivity meet users' needs.



Neighbourhood Park Policies:

1. Provide and locate four Neighbourhood Parks, each with a minimum size of 2.8 hectares (7 acres), as indicated on Map 2.

2. Secure the Neighbourhood Park sites, along with the rezoning of any lands designated for residential development, as outlined in Policy #1, Section 9.2, General Prerequisites.

3. Use 0.8 hectares (2 acres) of the minimum of 2.8 hectares (7 acres) land dedicated required for the Neighbourhood Parks site as contributions to neighbourhood forestry in the form of a Nature Space, which will be included as an update to Map 3.

6.1.3 Nature Park & Nature Park Spaces

Nature Parks are a hallmark of the small-town character of Rinn. They include natural landscapes and features that that enhance local ecology, support biodiversity and groundwater recharge. They provide various passive recreational opportunities.

Nature Parks and Nature Park Spaces Policies:

1. Preserve the Nature Parks and related Nature Park Spaces, as shown on Map 3, in perpetuity, exclusive of any required road and trail dedications along the park perimeters. The only exception is the potential diminishment in the size of Dale Ball Passive Park to accommodate road dedication for upgrading 208 Street and 36 Avenue.

2. Provide an additional 2 hectares (5 acres) for Nature Park Space in the Rinn Neighbourhood.

3. Provide physical and visual public access with possible features such as trails, small picnic spaces, education and historical commemoration, weather-protected seating, and outdoor exercise spaces. Nature and nature programming should remain the dominant feature of the Nature Parks and Nature Park Spaces.

4. Prepare a Rinn Nature Park Conservancy and Management Plan to guide the management of the natural resources and systems.

5. Identify and fund new Nature Parks and new Nature Park Spaces through the Brookswood-Fernridge Greenway Amenity Policy as well as other funding sources.

6.2 Greenways/Trails

Greenways and pedestrian/cycling connections in Rinn are an important component of the active transportation network. Some greenways also provide opportunities to integrate landscape and stormwater management features such as bioretention basins and gardens into the public realm. The specific locations of planned greenways and pedestrian connections are illustrated on Map 2.

6.2.1 Greenways: Street and Neighbourhood Edge



Greenways are wide paths that offer safe and appealing routes for pedestrians and cyclists, connecting various community amenities such as parks, commercial areas, and neighbourhood services. Whether along major roads (street) or neighbourhood edges along the transition between residential areas and rural/agricultural lands, these greenways serve as transition buffers while providing safe passage throughout the community.

Greenways: Street and Neighbourhood Edge Policies:

1. Provide continuous greenways in the locations identified on Map 2.

2. Greenways Construction:

    2.1 Street Greenways will be constructed within road dedications and an adjacent greenway dedication of 4.5 metres. Streetscapes with Street Greenways will include on-street parking, curb, gutter, a 3-metre multi-use concrete pathway, street trees, retained and new coniferous trees, understory plantings, surface drainage facilities, and utility services.

    2.2 Construct Neighbourhood Edge Greenways within the road dedication and an additional 5.5-metre-wide dedication. Streetscapes with Neighbourhood Edge Greenways include on-street parking (except on most Arterial Roads), curb, gutter, a 3-metre multi-use concrete pathway, street trees, retained and new coniferous trees, understory plantings, and surface drainage facilities, and utility services.

    2.3 Establish an “agriculture buffer” in the form of a Neighbourhood Edge Greenway along the neighbourhood rural/agriculture interface, in the locations identified on Map 2. The first interface type (road) is adjacent to a road dedicated and constructed to an appropriate standard. This interface type shall include a 7.5-metre-wide vegetated buffer on the outside of and adjacent to the road allowance/dedication, on the neighbourhood side. At a minimum the streetscape associated with Nature Corridor Greenways includes on-street parking, curb, gutter, a 1.8 metre multi-use concrete pathway, abundant street trees, retained and new coniferous trees, understory plantings, surface drainage facilities (e.g., vegetated bioretention planters, swales and basins), above-, at- and below-grade utilities, among other possible space/use requirements. The second interface type (non-road) is situated along a shared property line between neighbourhood residential lands and rural/agriculture lands. At a minimum the non-road Neighbourhood Edge Greenway includes a 1.8 metre multi-use concrete pathway, abundant trees, retained and new coniferous trees, understory plantings, among other possible space/use requirements. This interface type shall include a 15-metre-wide vegetated buffer on the residential land side.

3. Preserve existing, healthy trees (preferably coniferous varieties), where possible. Streetscape design variations could include:

    - proprietary below-grade rainwater/stormwater treatment vaults in place of surface drainage facilities
    - curb bulges to accommodate trees (for up to ten per cent of the block face)
    - narrow vehicle travel lanes (non-Arterial Road) for additional treed space
    - modest changes in the location and design of transit stops

4. Incorporate a variety of retained or new coniferous tree species to complement deciduous street trees and understorey plantings that will not interfere with surface drainage facilities and other required streetscape features.

5. Provide safe street crossings for pedestrians and cyclists at key intersections.

6. Build appropriate and effective connections and “tie-ins” where the Street Greenways intersect with other pedestrian and cycling facilities and other types of Greenways and trails.

7. Fund Street Greenways – land dedication costs plus additional construction costs – through the Brookswood-Fernridge Greenway Amenity Policy.

6.2.2 Nature Corridor Greenways

A Nature Corridor Greenway provides protected wildlife habitat, facilitates movement of wildlife between habitat areas and contributes to the neighbourhood’s Green Infrastructure Network.

Nature Corridor Greenway Policies:

1. Provide a continuous Nature Corridor Greenway in the approximate location identified on Map 3, avoiding locations parallel to private driveways, parking lot drive aisles and public roads.

2. Construct the Nature Corridor Greenway at an average 30 metre width. It should be richly planted with retained and new native (coniferous) trees, and native understorey plantings that provide sources of food and cover, and support high wildlife value and biodiversity. It should include a 3-metre-wide multi-use asphalt pathway and seating on one edge of the greenway. Wildlife tunnels should be used at Collector and Arterial Road crossings, that provide natural light infiltration for the entire length.

3. Determine the exact location of the Nature Corridor Greenway on a development site by using tree inventory information, the hydrogeological assessment report and aquafer protection plan information requirements, identified in Section 5.2, Policy #7 to guide decision making. Priority locations on particular development sites include established stands of coniferous trees and quality groundwater recharge areas.

4. Allow reductions in width along select sections of the Nature Corridor Greenway for no more than 20 metres, provided that: (1) the width reductions are no more than 10 metres in length; (2) the said reductions are spaced at a minimum 50 metres apart; (3) an average total greenway width of 30 metres is maintained; and (4) the nature and recreation connectivity is continuous. The Nature Corridor Greenway may be divided evenly between two properties or development sites.

5. Where feasible, preserve existing, healthy trees and stands of trees, preferably coniferous. Changes to the alignment of the Nature Corridor Greenway may be considered, provided

that there is no net loss of habitat, and alignment locations at the neighbourhood plan edges are retained.

6. Build appropriate and effective connections and “tie-ins” where the Nature Corridor Greenways intersect with other pedestrian and cycling facilities and other types of Greenways and trails.

7. Fund the portion of the Nature Corridor Greenway located within the Plan boundary through the Rinn Fernridge and Rinn Amenity Zoning Policy.

6.2.3 Creek Greenways and Trails

Creek Greenways are off-street trails within a continuous landscaped strip of land that runs adjacent to existing waterbodies and associated natural vegetated buffer areas. These multi-use pathways accommodate both pedestrians and cyclists and can be used for recreation and commuting purposes.



The Creek Greenway is part of a preserved, restored, and enhanced riparian corridor adjacent to waterbodies of various types (e.g., watercourses, wetlands, ponds, lakes). It is richly planted with retained and new native trees, specifically coniferous species, and native understorey plantings that provide sources of food and cover and support high wildlife value and biodiversity.

Creek Greenways and Trails Policies:

1. Provide Creek greenways in the locations identified on Map 2.

2. Construct Creek greenways with a minimum average width of 6 metres, to accommodate a 3-metre-wide multi-use asphalt pathway at the outer perimeter of the required riparian area, and a 1.5 metre vegetated buffer on either side of the pathway.

3. In situations where the area of a Terrestrial Nature Conservation Area is added to the riparian area of a protected waterbody, the Creek greenway will be located at outer perimeter of the combined riparian and conservation areas.

4. Build appropriate and effective connections and “tie-ins” where the Creek greenways intersect with other pedestrian and cycling facilities and other types of Greenways.

5. Fund Creek greenways construction costs through the Brookswood-Fernridge Greenway Amenity Policy.

6.2.4 Enhanced Sidewalks

Enhanced Sidewalks are located within the road dedication and are composed of a green buffer next to the property line, a multi-use pathway, and an additional wider green buffer between the sidewalk and curb. They are suitable in areas where short distances of hard-surface pedestrian and cyclist connections are required adjacent to riparian areas, along Greenways, or to connect Greenways. Enhanced Sidewalks are not funded through the Brookswood-Fernridge Greenway Amenity Policy and are therefore the financial responsibility of development.

Enhanced Sidewalks Policies:

1. Provide Enhanced Sidewalks in the locations identified on Map 2.

2. Construct Enhanced Sidewalks within the road dedication, with a minimum:

    - 2-metre-wide buffer between curb and sidewalk,
    - continuous 3-metre-wide hard-surface (e.g., concrete, asphalt) multi-use pathway, and
    - 1-metre-wide buffer between the property line and the sidewalk.

6.2.5 Mid-Block Pedestrian Links

Mid-Block Pedestrian Links provide connection through developments and subdivisions, to and from greenways, trails, schools, and areas where public access along corridors is widely spaced. The locations for the Mid-Block Pedestrian Links, are approximate, both in distance and frequency. The intent of these policies is to secure additional connection points through development to increase the walkability and public accessibility of the neighbourhood and to improve connectivity with adjacent neighbourhoods and destinations. Mid-Block Pedestrian links are not funded through the Booth, Fernridge and Rinn Amenity Zoning Policy and are therefore the financial responsibility of development.

Mid-Block Pedestrian Links Policies:

1. Provide Mid-Block Pedestrian Links, which are a minimum 6 metres wide and include a 3-metre-wide, shared use, hard-surface (e.g., concrete, asphalt) pathway, or required elsewhere and pursuant to this Plan.

2. Design entrances to Mid-Block Pedestrian Links so that they are visible and will be interpreted as a "public" pathway. Build appropriate and effective connections and "tie-ins" to facilitate this "interpretation" where the Mid-Block Pedestrian Links intersect with other pedestrian and cycling facilities and other types of Greenways.



6.2.6 Safety, Security and Accessibility

The way in which we design our communities and public spaces can impact personal safety and the ability of law enforcement to reduce crime within a community. The objective is to enhance personal safety and security through building siting, orientation, and design to ensure buildings and open spaces accommodate and provide access for all users and abilities. This is based on the following principles:

- Territoriality – fostering residents' interaction, vigilance, and control over their neighbourhood
- Surveillance – maximizing the ability to spot suspicious people and activities
- Activity support – encouraging the intended use of public space by residents
- Hierarchy of space – identifying ownership by delineating private space from public space through real or symbolic boundaries
- Access control/target hardening – using physical barriers, security devices and tamper-resistant materials to restrict entrance
- Environment – making a design or location decision that considers the surrounding environment to minimize the use of space by conflicting groups
- Image/Maintenance – ensuring that a building or area is clean, well-maintained, and graffiti-free

<u>Safety, Security, and Accessibility Policies:</u>

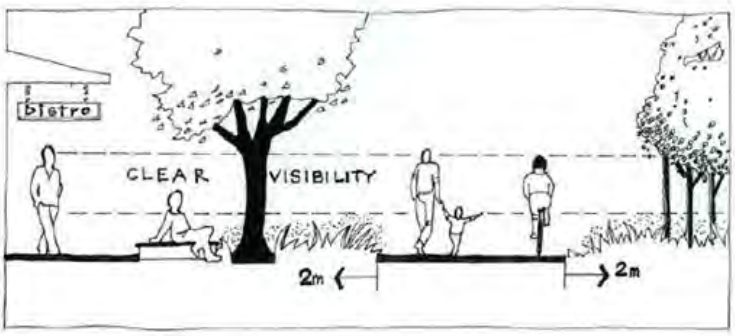
1. New developments should be designed to provide "eyes on the street" through the placement of windows, porches, balconies, and street-level uses. Design should allow for casual surveillance of all streets, parks, childrens' play areas and other public spaces.

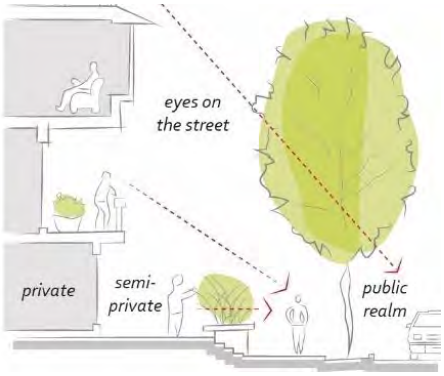
2. Adequate lighting should be provided for all streets, lanes, parking areas, parks and trails as appropriate, as well as building entrances, to enhance the sense of safety and personal security. In places with high pedestrian traffic, pedestrian scale lighting should be provided.

3. Avoid blank, windowless walls that do not permit residents or workers to observe public streets and open spaces.

4. Ensure Crime Prevention Through Environmental Design (CPTED) principles are adhered to with respect to landscape design and construction.

5. Site design and landscaping should allow for natural surveillance between parking areas, public sidewalks, and building entrances.





6.3 Heritage

In 2012, Township of Langley Council endorsed a Heritage Strategy that recognizes the importance of Langley's historic and archaeological resources, its rural lands, and its natural and cultural landscapes, in developing complete sustainable communities. It identifies nine goals and several actions to be implemented over ten years. The following actions would apply to resources in Rinn:

- Identify built, natural, and cultural landscape heritage sites, and policies for conserving them during the neighbourhood plan process.
- Preserve, protect, and celebrate significant historical resources that illustrate Langley's range of heritage values.

The intent of these policies is to guide the commemoration of archaeological resources and natural and cultural landscapes that have heritage values as they relate to the Rinn area.

<u>Heritage Policies:</u>

1. Ensure archaeological sites are documented and protected as mandated by the *Heritage Conservation Act,* assisted by the Township of Langley's Archaeological Site Protection policy and Guidelines for Archaeological Chance Find Management.

7.0 MOBILITY AND TRANSPORTATION INFRSTRUCTURE

Neighbourhood mobility networks comprise a variety roads, sidewalks and trails, bike routes and greenways. They also accommodate the public transit system and first responders and provide important corridors for infrastructure services.

Complete livable streets are designed to accommodate people of varying ages and abilities, to walk, cycle, take transit or drive. They are also designed to accommodate street furniture, street trees, greenways, utilities, stormwater management, and active uses such as sidewalk cafés.

Complete livable streets ensure that social, economic, and environmental priorities are integrated into planning and design. While not every type of use or user may be accommodated on every street, the goal is to build great new neighbourhoods with a well-functioning street network that supports and sustains our quality of life.

7.1 Mobility Network

Mobility Network Policies:

1. Design each aspect of the mobility network to incorporate the following:

    a. Accommodate a range of users including pedestrians, cyclists, transit users, automobiles, and commercial vehicles.
    b. Ensure safety of all street users.
    c. Prioritize pedestrian movement.
    d. Incorporate green infrastructure through neighbourhood forestry including street trees, greenway plantings, retention of existing trees, private front yard landscaping and rain/stormwater and groundwater management.
    e. Promote streets as public spaces to maximize social and economic activity.

2. Provide new streets and street extensions, to develop an interconnected Arterial, Collector and Local Road network as delineated in the Road Network Concept on Map 5 to accommodate multi-modal transportation, circulation, and connections.

    a. Prohibit the addition of other streets.
    b. Provide an enhanced lane adjacent to the western property line of lands with a Commercial Village Land Use Designation. This lane will ultimately extend from 40 to 42 Avenues, will connect with a new 41 Avenue, and will take the place of curb let-downs and vehicle access directly from 208 Street and 40 and 42 Avenues.
    c. Provide mid-block east-west local roads on the east side of 208 Street, with right-in and right-out only, providing on-street parking and access to residential

development, when determined technically feasible and appropriate based on a transportation/traffic study provided by an applicant.

d. Realign the centre line of 208 Street toward the west when adjacent to lands designated as Agricultural Land Reserve so that the full, required cross-section of this arterial road can be realized on the urban side without disturbing the rural/agricultural side of the alignment.
e. Prohibit access to off street parking and freight deliveries from 208 Street and 40 Avenue in the Rinn Town Centre.

3. Lay out the neighbourhood blocks with a maximum block length of 180 metres and provide Mid-Block Pedestrian Links where appropriate pursuant to section 6.2.7 of this Plan.

4. Require rear lanes for development fronting Arterial Roads.

5. Establish a connected multi-modal transportation grid that supports connectivity and walkability with smaller blocks and Mid-Block and Pedestrian Links to achieve the Plan's targeted maximum block length as identified in #3 above.

6. As part of the development process, seek additional public rights-of-way on all existing streets for sidewalk widening, greenways, cycling facilities, transit stops, street widening, and on-street parking.

7.2 Walking

Walking Policies:

1. Establish a pedestrian-friendly public realm incorporating features such as rainwater/stormwater management facilities, wide sidewalks, corner bulges, mid-block and pedestrian links and crossings, street furniture, pedestrian-oriented lighting, and continuous weather protection in the Rinn Town Centre.



2. Provide safe and barrier-free pedestrian routes on public streets, greenways, and trails.



3. Use pedestrian routes to connect school sites with parks, open spaces, recreation facilities and residential areas.

4. Locate all above-ground infrastructure (e.g., utility kiosks, traffic-signal boxes, fire hydrants, street, and pedestrian lighting) between the curb and the sidewalk so as not to impeded pedestrian movement and accessibility.

5. Provide additional pedestrian crossings of Arterial Roads including, where feasible, measures that reduce crossing distance and improve safety and visibility for pedestrians.

7.3 Cycling

Cycling Policies:

1. Improve intersection crossings for cyclists along identified bicycle routes and greenways.

2. Provide additional cycling routes, as identified on Map 6.

3. Provide public bicycle parking and bikeshare facilities at schools, parks, civic facilities, and the Rinn Town Centre.

4. Encourage end-of-trip cycling facilities such as showers, lockers, and change areas within commercial developments.

5. Collaborate with the City of Surrey to provide a seamless and complete cycling network between Rinn and Campbell Heights employment areas.

6. Collaborate with TransLink to implement secure bike parkades at transit stop(s) in the Rinn Town Centre.

7. Provide cycling linkages that connect school sites with parks, open spaces, recreation facilities and residential areas.



Improved Intersection for Cyclists

8. Provide separated cycling facilities along Arterial classified roads.

7.4 Transit

Transit Policies:

1. Work with TransLink to review opportunities for optimal transit service to meet user demand. This includes new routes, appropriate frequencies on existing routes, and more direct services to connect the neighbourhood to rapid transit stations.

2. Collaborate with TransLink to improve transit system reliability through its Bus Speed and Reliability Program.

3. Enhance transit stops with pedestrian amenities and weather protection through improved lighting, benches, shelters, and in some situations, awnings as part of the frontage improvements required by new development.

7.5 Parking and Loading

Parking and Loading Policies:

1. Encourage shared, off-street non-residential (including civic and institutional) parking in the Rinn Town Centre.

2. Encourage parking turnover through the implementation of a variety of parking management strategies (e.g., time limits and pricing).

3. Locate all off-street parking for residential development underground or concealed within a building.

4. Implement flexible curbside management practices to facilitate a variety of street uses (e.g., short-term residential loading, home delivery, food trucks).

5. Plan for sufficient and safe vehicular drop-off/pick-up facilities in the design of schools and childcare facilities.

6. Place loading access points and loading spaces in the rear and not along nor adjacent to Mandatory Commercial Street Frontage. Minimize impacts on the pedestrian and cycling environment (e.g., through use of lanes and off-street loading spaces).

8.0 FINANCIAL STRATEGY

The Township will not finance, nor assume a financial risk, in the provision of engineering services required for any development. As such, water, sanitary sewer, drainage, highway services, and parks are to be solely funded through the collection of Development Cost Charges (DCCs) or other appropriate cost-recovery mechanisms. Property owners and/or the proponents of development are responsible to front end the construction of engineering services and parks; the Township may consent to enter into cost-recovery agreements.

DCCs are levied against new development to finance new servicing infrastructure and amenities. The Development Cost Charge Bylaw sets rates for engineering services and for parks. Rates are uniform across the Township regardless of their location.
Infrastructure that is eligible to be funded with DCC revenue is identified in the Township of Langley's 20-year DCC program.

Given the cost of sanitary sewer, drainage, highway, and municipal water facilities required to permit development, the Township may provide opportunities to property owners to achieve cost recovery.

Several cost recovery mechanisms include Latecomer Agreements, Development Works Agreement, DCC rebates/credits and Development Cost Charges Front Ender Agreements. Potentially, property owners can recover their infrastructure investments through front ending. However, agreements are structured to provide sufficient time for property owners to recover infrastructure costs. It is recommended that the Township approve agreements with 10 to 15-year horizons. The Township gains from these agreements by acquiring municipal infrastructure which benefits the broader community without the financial risks typically associated with development.

Amenities to be funded through the Brookswood-Fernridge Greenway Amenity Policy include:

- Urban Pocket Park
- Public Square
- Greenways of various types
- Neighbourhood Gateways

New developments contribute an amenity cost at time of rezoning to fund construction of amenities. The funding approach to Amenity Costs is identified in the Brookswood-Fernridge Greenway Amenity Policy and the Community Amenity Contributions for the Rinn, Fernridge, and Rinn neighbourhoods.

9.0 GROWTH AND CHANGE MANAGEMENT

Rinn will grow based on contributions to develop Arterial Road infrastructure, communal drainage facilities, and combined elementary school and neighbourhood park sites in proximity to existing neighbourhoods.

9.1 General Prerequisites

1. Provide a Park site in each of the two Phasing Areas as shown in Figure 9.1 to the acceptance of the Township of Langley, subject to other provisions of this Plan, before any development may occur.

2. Construct community stormwater or rainwater detention sites and facilities for an entire drainage catchment area, to the acceptance of the Township of Langley, in advance of any development. Drainage catchment areas are defined in the Engineering Services Plan (ESP). While options for long-term on-site detention are being explored for the ESP, interim on-site detention will not be permitted.

3. Require all development applications adjacent to a designated Arterial Road as delineated in Map 5 to dedicate land measuring a minimum of 100 metres in length for road widening. The required works and services for the construction of the Arterial Road, as defined by this Plan, the associated Engineering Services Plan, the Subdivision and Development Servicing Bylaw and other relevant bylaws, must be completed as part of the development or as part of the first phase of any multi-phased development. Non-Arterial fronting development applications could proceed at that time.

4. Prioritize development applications, as guided by Policy #7, Section 9.1 in Brookswood-Fernridge Community Plan, on lands within approximately 800 metres of the boundary between the mature suburban neighbourhoods of Brookswood – roughly defined west to east by 208 Street, and north to south by 43 Avenue to 36 Avenue – and the Rinn area. Implementation of this policy will continue until two-thirds of the developable land has completed construction,

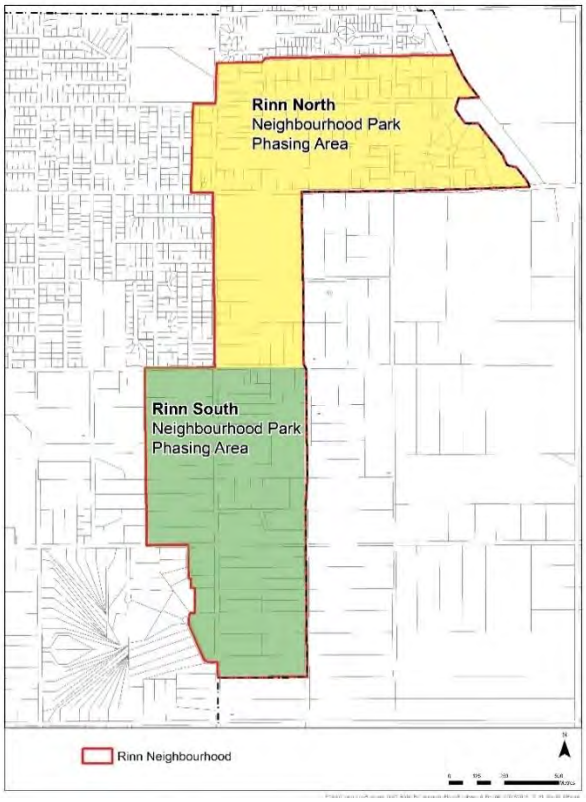


Figure 9.1: Neighbourhood Park Phasing Area

is in the process of construction, or is approved for construction; then the prioritization area can be expanded by an additional 800 metres – a total of 1,600 metres from said boundary.

5. Provide temporary transportation infrastructure connections and “tie-ins” for all modes of travel between new and existing transportation infrastructure. Pedestrian “connections” and “tie-ins” will need to be extended to the nearest road intersection(s) or road improvement.

6. Provide major roads and extend engineering services (at no cost to the Township) to accommodate the proposed development. Various means of recovering servicing costs, such as Latecomer Agreements, Development Works Agreements (DWA), DCC rebates/credits and Development Cost Charges Front Ender Agreements (DCCFA) may be considered, where applicable.

9.2 Development Prerequisites in the Rinn Town Centre

Prior to Council's consideration of first and second reading of a Zoning Bylaw amendment in the Rinn Town Centre (see Section 3.2) and areas designated for Commercial Village, Apartment or Rowhouse/Townhouse, the following shall be completed to the satisfaction of the Township.

Development Prerequisites in the Rinn Town Centre Policies:

1. Prepare a Comprehensive Development Plan including an illustrative plan detailing the spatial structure and design features of the Rinn Town Centre (plan view and three dimensional oblique view) including building types and tenures, access and movement, building massing, form, layout and height, streetscape design and landscaping, parking and commercial loading, stormwater detention, integration of greenways and other amenities, energy conservation measures, and development and servicing phasing.

9.3 Specific Development Prerequisites

The following development prerequisites must be completed to the satisfaction of the Township prior to adoption of a zoning bylaw amendment.

Specific Development Prerequisite Policies:

1. Enter into a servicing agreement with the Township to secure required road and utility upgrades/extensions, and a stormwater management plan in accordance with the servicing provision of this neighbourhood plan together with the Township’s existing servicing standards as set out in the Township’s Subdivision and Development Servicing Bylaw as amended from time to time.

2. If a master drainage plan or engineering servicing plan is not available, proposed subdivision, rezoning and building permit applications shall include a “safe for intended purposes” report prepared by a qualified professional, which also addresses the impact of the proposed project on existing flood-prone areas in the watershed. No building shall be constructed lower than the flood construction level as defined in Zoning Bylaw No. 2500, Section 105 - Flood Control.

3. Comply with the Erosion and Sediment Control Bylaw, including provision of an erosion and sediment control plan, to the acceptance of the Township.

4. Secure road dedications and widening in accordance with the Subdivision and Development Servicing Bylaw, the relevant Engineering Services Plan, and the Township of Langley’s Master Transportation Plan, to the acceptance of the Township.

5. Comply with Schedule I (Tree Protection) of the Subdivision and Development Servicing Bylaw, including provision of a final tree management plan incorporating tree retention, replacement, and protection details, to the acceptance of the Township.

6. Transfer any designated greenway, trail, or any other “greenspace” as shown on the Land Use Plan to the Township, or as determined by the Township.

7. Implement environmental protection measures as outlined in this plan, including the establishment of conservation areas and other neighbourhood green infrastructure, and as may be required by the Department of Fisheries and Oceans, including transfer of environmental non-disturbance areas to the Township for environmental protection purposes.

8. Provide a Stage 1 Preliminary Site Investigation (Environmental), to the acceptance of the Township, where land is proposed to be transferred or provided by right-of-way to the Township for conservation, park, greenway and/or trail use. If any indicators of site contamination are found during this initial assessment, further investigation will be required to confirm the existence, type, and extent of contamination, and provide recommendations regarding remedial work. A Certificate of Compliance (or equivalent) will be required to be submitted to and accepted by the Township. All remedial work will be at the sole cost of the proponent.

9. Secure (through the Servicing Agreement) fencing for all developments that abut the greenways, parks, nature corridors and environmental area to municipal standard and to the acceptance of the Township.

10. Secure an age-friendly amenity area in accordance with the Township’s Zoning Bylaw to the acceptance of the Township.

11. Restore/relocate or use other means of treatment of heritage resources listed within the plan to the satisfaction of the Township. Adhere to the Township's Archaeological Chance Find Guidelines and other requirements as outlined by the BC Archaeology Branch for the protection of archaeological sites and artifacts.

12. Secure public access rights-of-way through developments, as deemed appropriate, for Mid-Block Pedestrian and/or Lane Links, roads, greenways, and sidewalks only. Public access shall not extend to on-street parking.

13. Register a restrictive covenant on title preventing developments from constructing or placing any barriers to public access where provided.

14. Register restrictive covenants that may include, but are not limited to:
    a. non-disturbance setbacks
    b. driveway access/location
    c. building setback restrictions
    d. restriction of on-street parking
    e. Exterior Design Control Agreement for single-family developments

15. Payment of rezoning, development permit and neighbourhood planning fees, Community Amenity Contribution fees, Arterial Road completion amenity fees, 5% Neighbourhood Parkland Amenity fees, and the Brookswood-Fernridge Greenway Amenity Policy.

Appendix A

Development Approval Information for Groundwater Protection and Management

1. Pursuant to Sections 485(1)(b) and 487(1)(a) of the Local Government Act (LGA), development approval information pertaining to groundwater protection and management shall be submitted with a zoning amendment application to the Township of Langley. Rinn is situated above an unconfined aquifer that is highly vulnerable to contamination. This aquifer is the source of water supply for many residents, including those in surrounding rural areas. The analysis and impact assessment, as well as the conclusions and recommendations of this development approval information, will identify aquifer protection and recharge measures, and recharge area contamination prevention measures for the aquifer through development of the overlying land. This requirement is to ensure that development takes place in a manner that protects, restores, sustains, and enhances the quality and quantity of groundwater sources for drinking, irrigation, other approved uses and the overall health of the natural environment and aquatic ecosystem.

2. The development approval information shall consist of a Hydrogeological Impact Assessment report and an aquifer protection plan containing the following (this requested information only specifies minimum requirements and the professional preparing the report must utilize their local knowledge, expertise, and professional judgment to determine the scope of the undertaking while conducting the technical evaluation in support of the proposed development):

    a. A site plan prepared to scale, based on a legal survey, delineating the proposed development and associated land boundaries, unique features, existing buildings and structures, roads and driveways, topographic features and significant features identified in the site inventory.
    b. A map showing the ownership and location of all currently used water wells and surface water within a minimum radius of 1.0 km from the development site.
    c. A site inventory, providing information on existing pre-development conditions, including historical and current land uses.
    d. A description of the hydrogeological system and setting, including the type and characteristics of aquifer(s) present on site, aquifer boundaries, surficial geology, stratigraphy, site cross-sections and soil logs, and existing land uses within at least 500 metres of the site (to be shown on the map), including hydrological and hydrogeological uses and features, as well as identifying recharge/discharge areas if any, changes in the recharge to the underlying aquifers due to the proposed development, and changes in hydraulic inter-connectivity between surface water and groundwater features and baseflows to creeks and other waterbodies.
    e. A conceptual model of the groundwater, specific to the site and immediate surrounds.
    f. A description of existing groundwater and surface water users within 1.0 km radius of the development site.

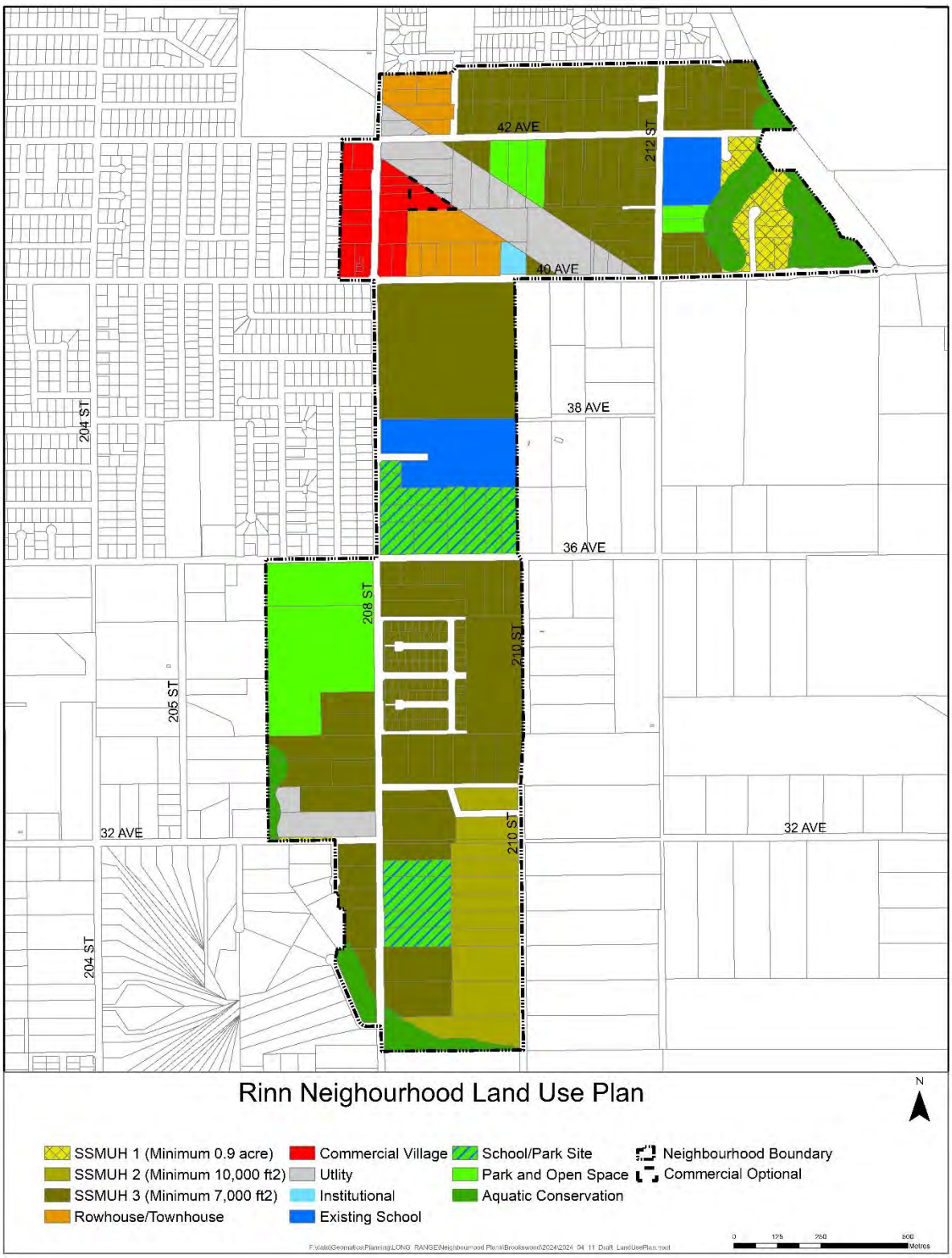
g. Methodology and, if applicable, uncertainties and limitations of the report.
h. A description of the proposed work, during or after the development phase, especially the activities that have the potential to adversely impact the local hydrology and groundwater regime. The report should also identify alternative options that will not negatively impact the local environmental and water systems.
i. An impact assessment including:
    i. Identification of all natural features that are potentially at risk from the proposed development and the facilities that will be built as part of this project, to be shown on a map.
    ii. Cumulative effects analysis.
    iii. Impact to existing groundwater users, water quality and water supply, identification of the potential groundwater issues in the area that may arise from the proposed land use, changes in the local water table depth and peak water table, and risk of mounding or ponding and others impact to surface waterbodies.
    iv. Other potential impact implications, such as changes in base flows and recharge quantity, down-gradient water quality changes, and others.
j. Conclusions and recommendations consisting of:
    i. A summary of results and impact assessment.
    ii. An unqualified statement that the proposed development will not adversely impact aquifer(s), existing public and private wells, or surface water bodies in terms of water quality and quantity; or
    iii. Where such a statement cannot categorically be made, specific recommendations on aquifer protection measures and mitigating the likelihood of potential impacts including measures that need to be implemented at pre- and post-development stages, which would result in the requirement being met.
k. Any recommended monitoring requirements, identifying actions that will be taken to ensure all proposed recommendations, activities and actions are completed as described, including the design and implementation of a groundwater monitoring program, groundwater quality protection plan, spill response, fire and contingency plans and process for resolving any non-compliance.

After the review of the Hydrogeological Impact Assessment, the Township may request additional clarifications, site investigations and analysis, in support of the report assumptions and conclusions.

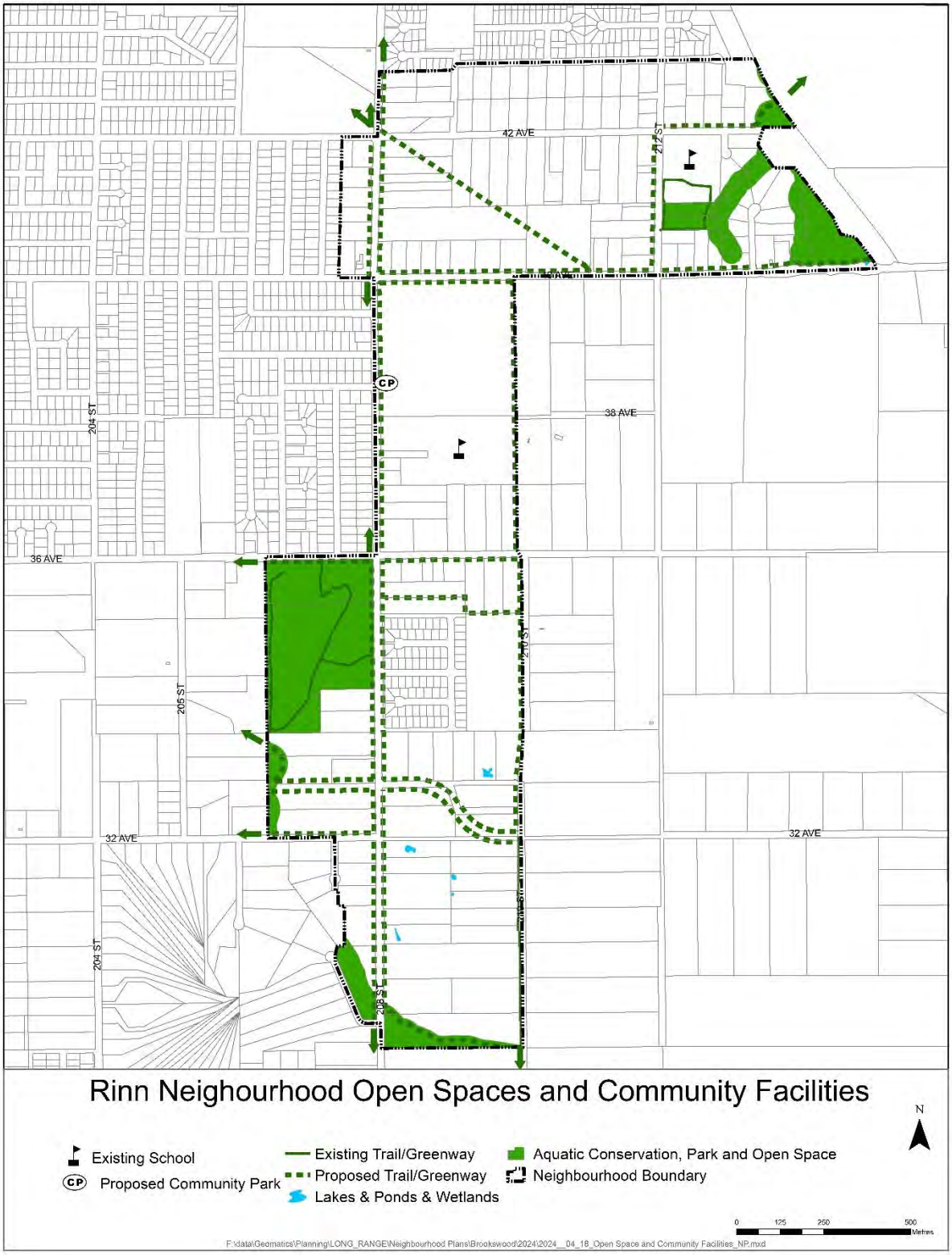
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MAPS

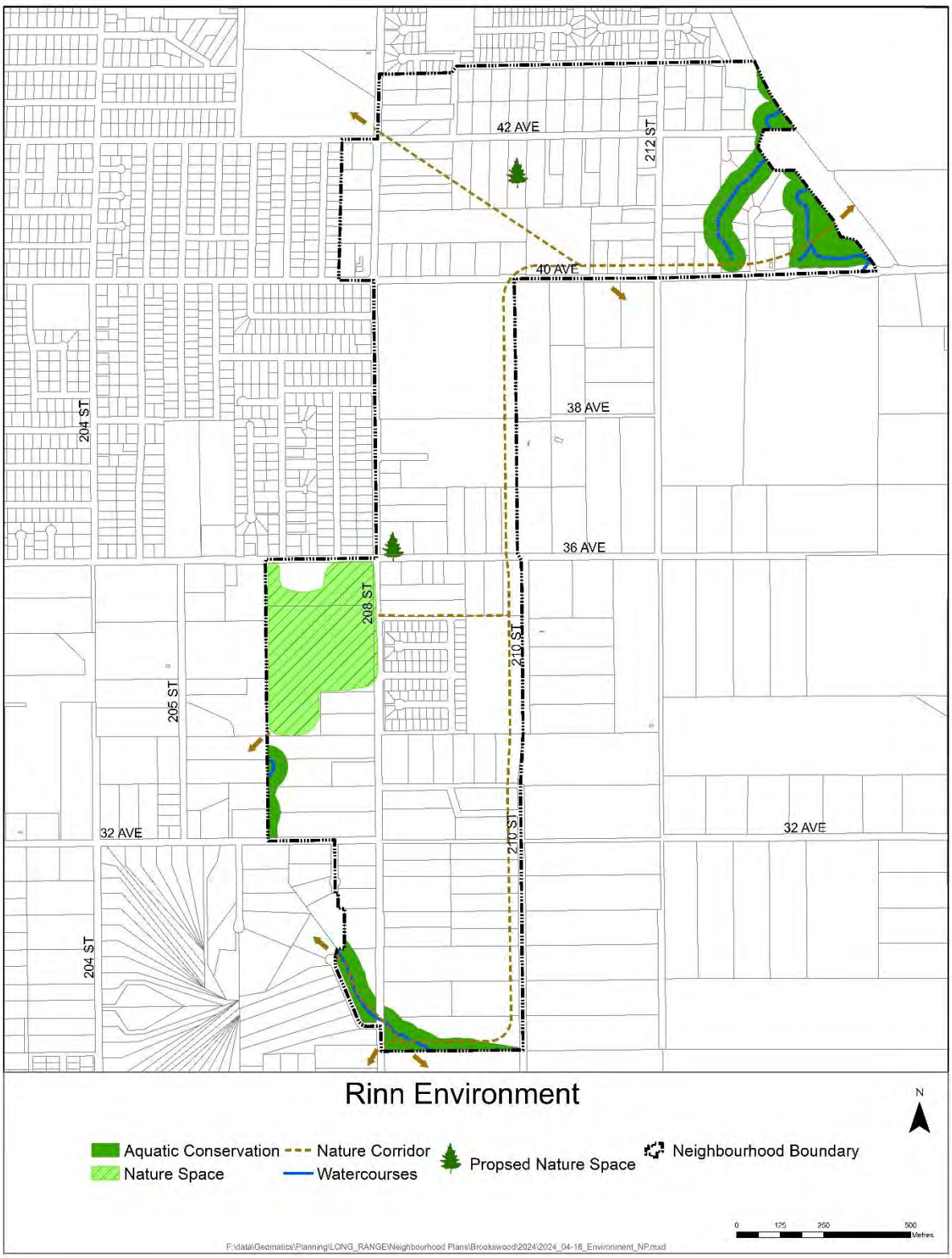
MAP 1 | Land Use Plan



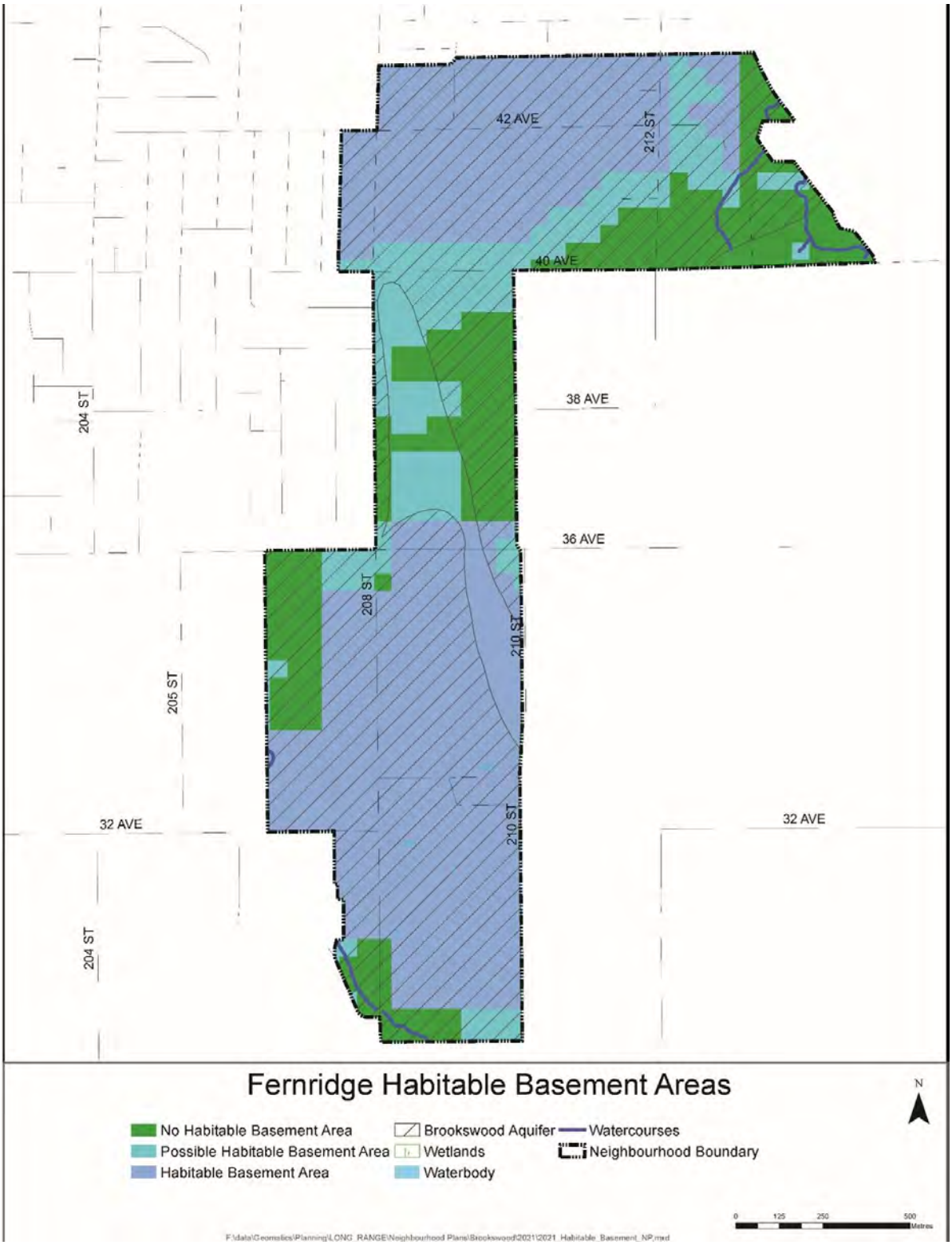
MAP 2 | Parks, Open Space and Neighbourhood Facilities



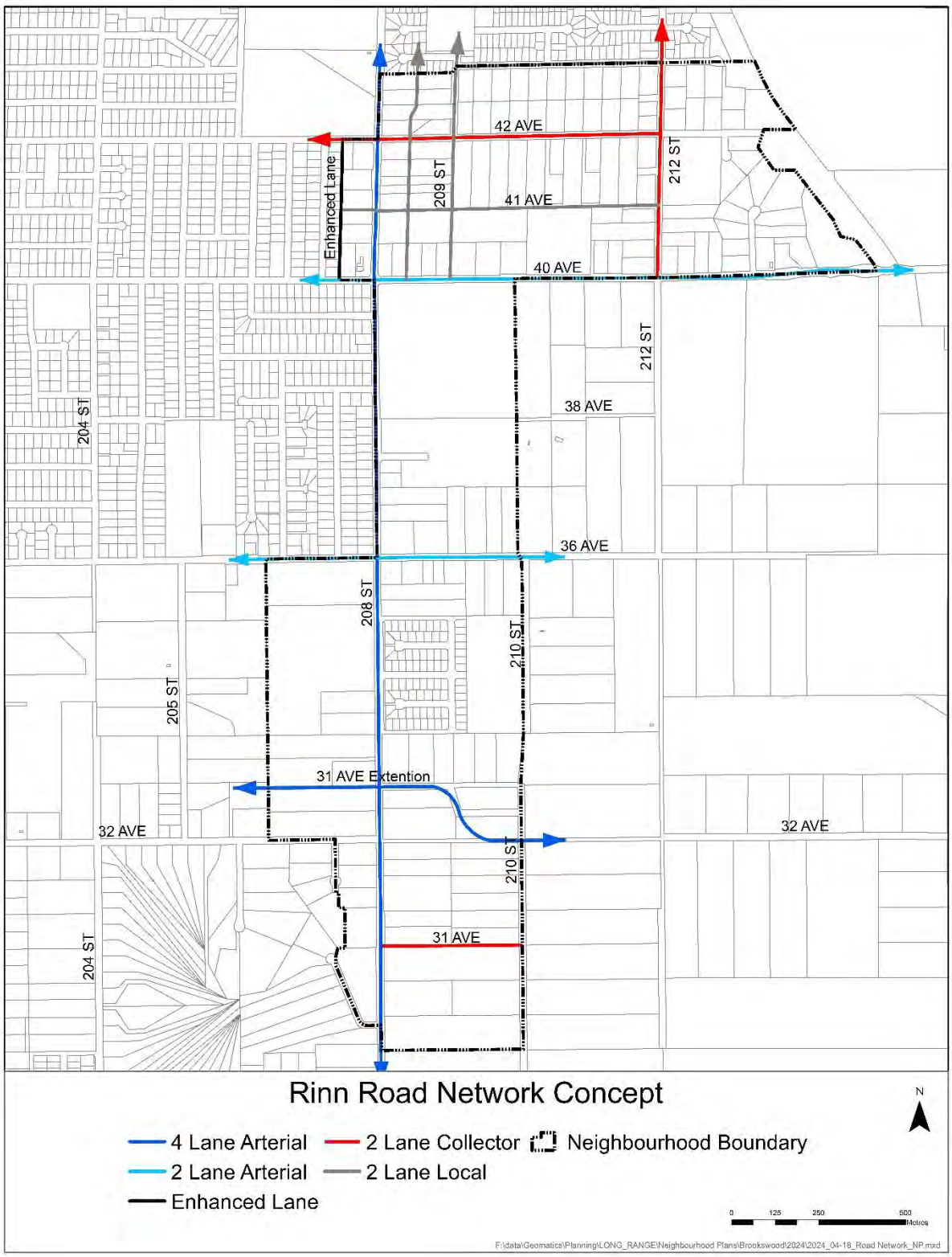
MAP 3 | Environment



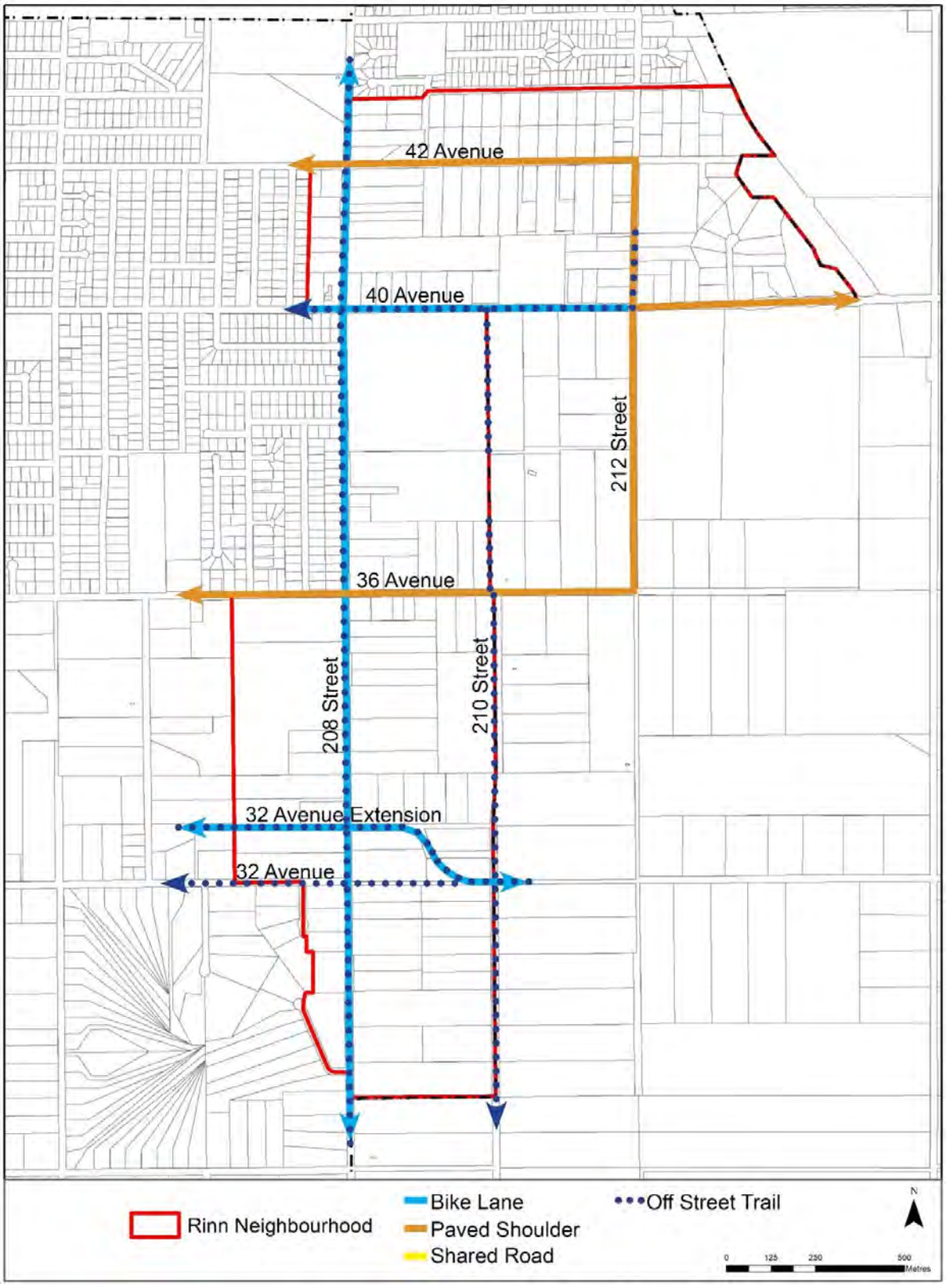
MAP 4 | Habitable Basement Overlay



MAP 5 | Road Network Concept



MAP 6 | Cycling Network Concept



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-81
FROM:	BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	LSP00009
SUBJECT:	FAMILY-FRIENDLY POLICY - EXEMPTIONS		

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 6015.

That Council authorize staff to schedule a Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 6015.

EXECUTIVE SUMMARY:

This report presents exemptions to the Family Friendly policy to incentivize the development of market and non-market housing. Bylaw No. 6015 proposes the following:

- reduce two-bedroom and three-bedroom requirements for purpose built rental housing projects
- reduce the overall average project unit size for purpose built rental housing projects

These measures aim to incentivize market and non-market affordable housing options and increase the supply of rental housing in the Township.

PURPOSE:

This report presents exemptions to the family-friendly apartment policy and bylaw for Council consideration to encourage market and non-market affordable housing options.

BACKGROUND/HISTORY:

On February 26, 2024, Council received the Housing Actions: Family- Friendly Units Report and Bylaw No. 5994 outlining minimum requirements for the number of bedrooms in an apartment unit and requirements for overall project average unit size.

As amended on March 25, 2024, the Family-Friendly Policy proposed the following:

3.1.6 "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 two, three or more bedrooms as follows:

a) That a minimum of 15% of the total project units be at least two-bedroom, unless otherwise stated.
b) That a minimum of 10% of the total project units be at least three-bedroom, unless otherwise stated.
c) That the overall average project unit size be no less than 699.65 square feet (65 square metres).
d) Any application submitted prior to the final adoption of this policy shall be granted an eighteen (18) 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 year-and-a-half grace period, the policy requirements shall apply."

DISCUSSION/ANALYSIS:

This report presents policy tools to consider exemptions to the family-friendly apartment policy to encourage market and non-market affordable housing options. The proposed exemptions allow reductions to the requirement for new apartment development to provide a minimum number of two-bedroom and three-bedroom units and to allow exemptions to the overall average project unit size requirement. The proposed exemptions can be considered on a case-by-case basis as deemed appropriate.

Conclusion

This report presents exemptions to the family-friendly apartment policy to be considered in cases where market or non-market apartment housing applications are being proposed.

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. 6015

EXPLANATORY NOTE

Bylaw No. 6015 updates the housing policy in the Official Community Plan to include policy tools to encourage/increase the supply of rental housing.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT BYLAW NO. 6015

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. 6015”.

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

    a. Amending Section 3.1.6 by adding the following:

        e) To encourage market and non-market affordable housing options, and choice in housing tenure, consider the use of the following tools available to encourage/increase the supply of rental housing:
            i. Reduce two-bedroom and three-bedroom requirements for purpose built rental housing projects.
            ii. Reduce the overall average project unit size for purpose built rental housing projects.

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:	APRIL 15, 2024 - REGULAR MEETING	**REPORT:**	24-80
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	2024 LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW FOR UNIVERSAL SERVICES		

RECOMMENDATION:

That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw No. 6006.

EXECUTIVE SUMMARY:

The *Community Charter*, Section 197 (1), requires Council to adopt a bylaw imposing general variable tax levies for the current year before May 15, 2024, and after the adoption of the Five-Year Financial Plan**.**

The Langley Annual Rates and Tax Collection Bylaw No. 6006 provides for a 6.88% general property tax and levy increase. The property tax and levy impact to a typical household is an increase of $165 per year consisting of the following:

UNIVERSAL SERVICES – Property Tax Changes	%	Annual Change $	Monthly Change $
Parks	0.50	11.95	1.00
Transportation (Roads)	2.04	48.50	4.04
Stormwater	0.99	23.37	1.94
General Tax – Protective Services	2.73	65.78	5.48
General Tax – All Other	0.62	15.40	1.28
Universal Services Property Taxes	**6.88%**	**$165.00**	**$13.74**

The Langley Annual Rates and Tax Collection Bylaw No. 6006 - Columns "A", "B", “C”, “D”, “E” and "F" of Schedule "A" attached, identify the tax rates which are required to generate the revenue reflected in the 2024 component of the Langley 2024 – 2028 Five Year Financial Plan Bylaw No. 5976.

PURPOSE:

The purpose of this report is to bring forward the Langley Annual Rates and Tax Collection Bylaw No. 6006 for the first three readings.

DISCUSSION/ANALYSIS:

The Langley Annual Rates and Tax Collection Bylaw No. 6006 provides for a 6.88% general property tax and levy increase. The property tax and levy impact to a typical household is an increase of $165 per year consisting of the following:

UNIVERSAL SERVICES – Property Tax Changes	%	Annual Change $	Monthly Change $
Parks	0.50	11.95	1.00
Transportation (Roads)	2.04	48.50	4.04
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General Tax – Protective Services	2.73	65.78	5.48
General Tax – All Other	0.62	15.40	1.28
Universal Services Property Taxes	**6.88%**	**$165.00**	**$13.74**

The 2024 property tax increase is comprised of the following:

UNIVERSAL SERVICES – Property Tax Changes	Percentage Increases
Core Property Tax Increase	5.83%
Enhanced Community Events	0.14%
Reduction in Grant Programs	(0.08%)
Snow and Ice Control Sidewalk Program	0.39%
Rain Garden Operating Costs	0.12%
Paving	0.44%
Solicitor, Starting October 1st	0.03%
Transfer to/from Reserves	0.01%
Universal Services Property Taxes	**6.88%**

Property tax revenue is used to fund:

- Ongoing operating expenses: salaries, long term contract increases, and debt repayments.
- Regular and preventive asset maintenance required to realize optimal lifecycle costs.
- Operating costs associated with new capital inventory constructed or from development.

In accordance with the *Community Charter*, Council is responsible for establishing 2024 tax rates in the following areas:

- Municipal Services (General, Protective Services, Parks, Transportation and Stormwater).
- Library Levy.
- Metro Vancouver Regional District Levy.

The Langley Annual Tax Rates & Collection Bylaw No. 6006 - Columns "A", "B", “C”, “D”, “E” and "F" of Schedule "A" attached, identify the tax rates which are required to generate the revenue reflected in the 2024 component of the Langley 2024– 2028 Five Year Financial Plan Bylaw No. 5976.

General Municipal Property Taxes
(Schedule A, Column A)
Based on the Revised Assessment Roll, the recommended 2024 general tax rates will generate $122,388,786 in General Revenue. For a typical household the property tax equates to approximately $1,724 for the year ($143.67 per month) which is comprised of Fire services, Policing services, Facility Management, Community Development, Recreation & Culture, Corporate Administration, Finance and Human Resources.

Parks Service Levy
(Schedule A, Column B)
Based on the Revised Assessment Roll, the recommended 2024 Parks Service levy will generate $15,121,533 in Parks Service revenue. This levy equates to approximately $213 for the year ($17.75 per month) for a typical household. The Parks Utility provides funding for the design, development, operation and maintenance of the Township's parks and open space system.

Transportation Service Levy
(Schedule A, Column C)
Based on the Revised Assessment Roll, the recommended 2024 Transportation levy will generate $33,957,395 in Transportation Utility revenue. This levy equates to approximately $478 for the year ($39.83 per month) for a typical household.

Stormwater Service Levy
(Schedule A, Column D)
Based on the revised assessment roll, the recommended 2024 Stormwater levy rates will generate $10,281,336 in Stormwater Utility revenue. This levy equates to approximately $145 for the year ($12.08 per month) for a typical household.

Library Levy
(Schedule A, Column E)
Based on the revised assessment roll, the recommended 2024 Library levy rates will generate $7,528,440 in Library revenue. This levy equates to approximately $106 for the year ($8.83 per month) for a typical household.

Metro Vancouver Regional District Levy
(Schedule A, Column F)
The Municipality's tax rates for the Metro Vancouver Regional District levy are calculated by allocating the total amount required to be raised to the various property classes using the Hospital Assessment base, applied to Provincially established tax rate ratios (class multiples).

The Metro Vancouver Regional District Levy requisition for 2024 is $6,029,063, an increase of 18.2% over the 2023 requisition of $5,101,137.

Respectfully submitted,

Karamjit Mahil
MANAGER, FINANCIAL PLANNING
for
FINANCE

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 6006

EXPLANATORY NOTE

Bylaw No. 6006 provides for the 2024 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the *Community Charter*. The *Community Charter* states that this bylaw must be adopted after adoption of the Five-Year Financial Plan and must be adopted by May 15th of each year.

Sections 233 to 236 of the *Community Charter* outline the process for establishing an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after specified tax due dates established by such bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 6006

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 the "Langley Annual Rates and Tax Collection Bylaw No. 6006.

2. The following rates are hereby imposed and levied for the year 2024:

a) For general purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "A" of Schedule "A" attached.

b) For purposes of the Parks Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule "A" attached.

c) For purposes of the Transportation Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "C" of Schedule "A" attached.

d) For purposes of the Stormwater Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "D" of Schedule "A" attached.

e) For Library purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "E" of Schedule "A" attached.

f) For the Greater Vancouver Regional District purposes, on the value of land and improvements taxable for hospital purposes, rates appearing in Column "F" of Schedule "A" attached.

3. The minimum amount of taxation upon a parcel of real property shall be One Dollar ($1.00).

4. On the second business day in July 2024, the Township Collector will add a 5% penalty to the current year's unpaid taxes, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid. The unpaid taxes, together with the 5% penalty added, will be deemed taxes of the current year due upon those lands and improvements.

5. On the third business day in September 2024, the Township Collector will add an additional 5% penalty to the current year's unpaid taxes, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid (exclusive of the 5% penalty authorized by section 4).

6. Where a penalty in accordance with section 4 would otherwise be applied, and a property owner is eligible and claims the current year home owner grant, to the Province of BC on or before September 4, 2024, the penalty of 5% will not be applied to the portion of the taxes which is equal to the current year home owner grant amount. If the home owner grant is claimed after September 4, 2024, all penalties in section 4 and 5 will apply to the home owner grant amount.

7. Pursuant to sections 235 and 236 of the *Community Charter*, the alternative municipal tax collection scheme shall apply unless a property owner makes an election under section 236 on or before July 2, 2024.

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

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 6006

SCHEDULE A

Rates per $1,000 of Assessment Value

Property Class	Property Class Description	A General Purposes	B Parks Purposes	C Transportation Purposes	D Stormwater Purposes	E Library	F Metro Vancouver Regional District
1	Residential	1.1558	0.1428	0.3207	0.0971	0.0711	0.05577
2	Utility	15.3517	1.8969	4.2591	1.2895	0.9442	0.19520
3	Supportive Housing	1.1558	0.1428	0.3207	0.0971	0.0711	0.05577
4	Major Industrial	1.6755	0.2070	0.4648	0.1407	0.1030	0.18963
5	Light Industrial	1.9998	0.2471	0.5548	0.1680	0.1230	0.18963
6	Business & Other	3.3313	0.4116	0.9242	0.2798	0.2049	0.13664
8	Recreation/ Non Profit	1.7779	0.2197	0.4932	0.1493	0.1093	0.05577
9	Farm	9.0519	1.1185	2.5113	0.7604	0.5567	0.05577

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 - REGULAR MEETING	**REPORT:**	24-96
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	STRATEGIC LAND LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council approve purchases of land using long-term debt as the main funding.

That Council give first, second and third reading to Strategic Land Loan Authorization Bylaw No. 6011 for the purpose of borrowing funds in the amount of $74,906,665 for the purchases of land within the 2024-2028 Capital Program repayable from parks DCC, roads DCC, and general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Strategic Land Loan Authorization Bylaw No. 6011 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, August 8, 2024 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per current bylaws and/or the Community Charter requirements.

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

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

EXECUTIVE SUMMARY:

The Township’s 2024-2028 Capital Program includes an envelope for land purchase which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions.

The Community Charter, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue

calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

Strategic Land Purchase

The proposed loan authorization bylaw will provide funding for the strategic land purchase.

Negotiations for the land acquisitions are still in progress and therefore staff can not identify the specific properties to be purchased with this funding. That information will become public at the completion of the property acquisition. Prices for the land acquisition will be supported by an independent appraisal.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this transportation capital project.

The need to borrow funds for capital may arise as a result of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Projected MFA Debt Servicing Costs

If approved, the Township will borrow $74,906,665 repayable over 30 years for this capital project. At current rates of 4.98%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	**Debt Amount**	**Source of Debt Servicing**	**Annual Principal & Interest Payment**
Parks (DCC)	$ 30,857,000	Parks DCC	$ 2,136,371
Roads (DCC)	$ 7,326,452	Roads DCC	$ 507,243
Land Purchase	$ 35,974,146	General Revenue	$ 2,490,655
1% Borrowing Costs	$ 749,067		
Total Loan Amount	$ 74,906,665		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of the Strategic Land Loan Authorization Bylaw No. 6011 ($74,906,665), and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

The Township's 2024-2028 Capital Program includes an envelope for land purchase which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions.

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Negotiations for the land acquisitions are still in progress and therefore staff can not identify the specific properties to be purchased with this funding. That information will become public at the completion of the property acquisition. Prices for the land acquisition will be supported by an independent appraisal.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this capital project.

The need to borrow funds for capital may arise as a result of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Applicable Policies:

Current Financial Policies support the utilization of external debt for funding significant capital projects, which benefit the community for a period greater than the loan repayment period. The advantage of debt financing is that significant projects are not unreasonably delayed and future taxpayers, who will benefit from the capital projects, contribute toward their funding.

Legislation:

The *Community Charter* stipulates that borrowings for greater than five years must be obtained from the Municipal Finance Authority (MFA) and require a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions. The Community Charter Regulation, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

The borrowing process as stipulated in the *Community Charter* and the Local Government Act for this bylaw is as follows:

- Complete three readings of the Loan Authorization Bylaw.
- Submit Bylaws and Liability Servicing Limit Certificate to the applicable Ministry for review and approval.
- Seek elector approval through the Alternative Approval Process. Two public notices in subsequent weeks are required, after which time the forms will be available to the public by mail upon request or from the Township's website. Electorate will have 30 days after the second publication to submit original forms to the Corporate Officer.
- Adopt the Loan Authorization Bylaw if less than 10% opposition from the electorate is registered. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- The Municipality applies for the final Certificate of Approval for the Loan Authorization Bylaw at least one month (30 day quashing period) after the bylaws are adopted by Council.

Financial Implications

The Township's 2024-2028 Capital Program includes an envelope for land purchase which requires external debt. Debt servicing costs for principal and interest is included in the 2024-2028 Five-Year Financial Plan.

If approved, the Township will borrow a total of $74,906,665 repayable over 30 years for this capital project. At current rates of 4.98%, the annual loan payments of principal and interest would be as follows:

Service Fund	**Debt Amount**	**Source of Debt Servicing**	**Annual Principal & Interest Payment**
Parks (DCC)	$ 30,857,000	Parks DCC	$ 2,136,371
Roads (DCC)	$ 7,326,452	Roads DCC	$ 507,243
Land Purchase	$ 35,974,146	General Revenue	$ 2,490,655
1% Borrowing Costs	$ 749,067		
Total Loan Amount	$ 74,906,665		

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek the approval of the electors prior to incurring debt for the transportation capital project. The approval process is outlined below:

- Authorize staff to proceed with the Alternative Approval Process.
- Establish the deadline for receiving elector responses. The deadline for receiving elector responses is Thursday, August 8, 2024.
- Authorize the Township Clerk to prepare and publish the Alternative Approval Process Notice. The Notice in accordance with *Community Charter* Sections 86 and 94 will be

published once each week for two consecutive weeks. The last day of the second publication will be at least 30 days prior to the deadline of August 8, 2024.

- Establish the form and content of the elector response forms. The response form, Attachment "A", is designed to allow only a single elector response on each form and will be available to the public by mail upon request or from the Township's website from the time of the first publication, until the deadline of August 8, 2024.
- Council must, by resolution, determine the total number of electors used to calculate the 10% minimum threshold. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- If 10% of all eligible electors (in the case of at least 9,639 electors) sign the elector response form and submit it, by mail or in person drop off, to the Township's Clerk's office by 4:30 PM on Thursday, August 8, 2024, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
LEGISLATIVE SERVICES	Suzanne Little

ATTACHMENT A - Elector Response Forms

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form
Strategic Land Loan Authorization
Bylaw 6011

The Township of Langley is seeking elector approval for the borrowing of funds, $74,906,665, to undertake land purchases. Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake land purchases.

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

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

If you are not opposed to the borrowing of funds to undertake land purchases, no action is required.

All Elector Response forms must be received, by mail or in person by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on August 8, 2024. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

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

Township of Langley
Est. 1873

Alternative Approval Process
Strategic Land Loan Authorization
Bylaw 6011

Elector Response Form

I hereby declare the following:

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

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

NAME OF ELECTOR: _____
(Please Print Full Name)

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

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on August 8, 2024.**

Accurate copies of this elector response form may be made and used for signing. A person must not sign an elector response form more than once and may not withdraw their name from the alternative approval process petition after the August 8, 2024 deadline.

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

PUBLIC NOTICE

Notice of Elector
Alternative Approval Process

The Township of Langley is seeking elector approval for the borrowing of funds to undertake land purchases.

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

Copies of Strategic Land Loan Authorization, No. 6011 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing info@tol.ca.

Who can sign an Elector Response form?

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

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

Corporations are not entitled to submit Elector Response forms.

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

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the land purchases, no action on your part is necessary.

What to do if you are opposed:

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

The form must be received, by mail or in person drop off, at the Township Civic Facility at 20338 – 65 Avenue, Langley by the Township Clerk on or before **4:30pm on Thursday, August 8, 2024**.

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

STRATEGIC LAND LOAN AUTHORIZATION

BYLAW NO. 6011

EXPLANATORY NOTE

Bylaw No. 6011 authorizes the Township of Langley to borrow $74,906,665 towards the estimated cost of the Strategic Land purchases.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

STRATEGIC LAND LOAN AUTHORIZATION

BYLAW NO. 6011

WHEREAS it is deemed desirable and expedient to prepare the Strategic Land purchases servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost of the Strategic Land Purchases including incidental thereto is equal to the sum of $74,906,665 (Seventy-four million nine hundred six thousand six hundred and sixty-five dollars) which is the amount of debt created by this bylaw.

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

1. This Bylaw may be cited for all purposes as “Strategic Land Loan Authorization Bylaw No. 6011”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the purchases of Strategic Land generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $74,906,665 (Seventy-four million nine hundred six thousand six hundred and sixty-five dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with purchases of the said Strategic Land.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 30 years.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	, 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 (1287539 BC LTD.) BYLAW NO. 5784

EXPLANATORY NOTE

Bylaw No. 5784 rezones properties located at 6905 and 6947 - 205 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A to accommodate a sixteen (16) lot residential subdivision.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1287539 BC LTD.) BYLAW NO. 5784

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 (1287539 BC Ltd.) Bylaw No. 5784”.

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

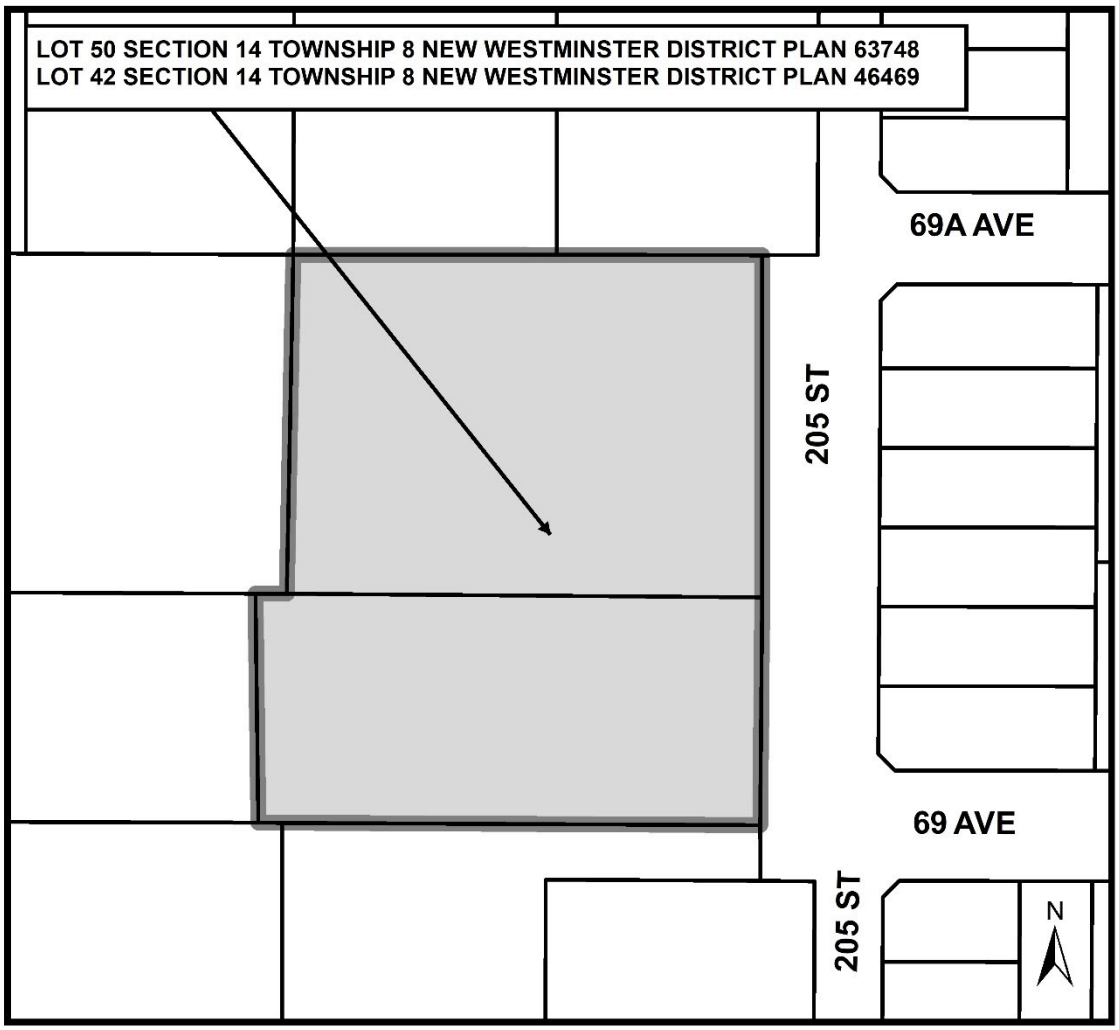
   Lot 50 Section 14 Township 8 New Westminster District Plan 63748
   Lot 42 Section 14 Township 8 New Westminster District Plan 46469

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A.

READ A FIRST TIME the	30	day of	May	, 2022
READ A SECOND TIME the	30	day of	May	, 2022
NOTICE WAS ADVERTISED on the	02, 09	day of	June	, 2022
READ A THIRD TIME the	13	day of	June	, 2022
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5784



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-207
FROM:	CORPORATE ADMINISTRATION DIVISION/ FACILITIES AND CORPORATE PROJECTS DIVISION	**FILE:**	0810-20
SUBJECT:	POTENTIAL UPGRADES TO THE FRASER RIVER PRESENTATION THEATRE		

RECOMMENDATION:

That Council receive this report for information.

BACKGROUND:

The Fraser River Presentation Theatre at the Civic Facility was constructed over 18 years ago, with the primary function being to serve as the Council Chambers. Over the past number of years Council has made numerous inquiries about the infrastructure and technology, lack of proper lighting, challenges staff have had updating the technology, and Council discussion around the layout of the room. Much of the infrastructure and technology is nearing end of life and newer technology is available that could enhance meetings and public experience. Therefore, staff have conducted a review of the space, the results of which are contained within this report.

ANALYSIS:

Infrastructure and Technology Upgrades:

The current discussion management and conferencing system used to facilitate Council meetings in the Fraser River Presentation Theatre (FRPT) and Public Hearings was originally implemented in 2005. At that time, the only available option was to build a custom solution with capabilities such as microphone control, voting results, request to speak, room controls for lighting and blinds, and broadcasting on cable television.

Some of the original components are still in use while other components have been replaced over the years as equipment failed or new requirements arose. More recently the core audio system was upgraded to provide the ability for Mayor and Councillors in the chamber to participate in online Zoom or Microsoft Teams meetings. Although this audio upgrade allowed for hybrid meetings, the full feature set of a completely managed meeting is still not possible. During a hybrid meeting, remote participants are not able to be put in the request to speak queue nor can they vote on the existing platform; speakers and voting results must be manually tracked. The system also requires manual operation to switch cameras between active speakers and wide view of Council. There is a risk that a failure in the aging system would have an adverse impact on Council meetings and repairs may not be possible for several months.

At the original time of deployment, custom-built solutions were typical for a Council Chamber. Since that time, several manufacturers have developed and refined purpose-built solutions that encompass all the sub-systems and provide more capabilities such as touch control, video content streaming, internal document sharing, RF (radio frequency) card reader authentication and digital name plates to name a few. These purpose-built platforms provide a true integrated solution as opposed to a custom interfaced solution.

In the past few years, unique solutions have been brought to market to allow the in-room experience of microphone management, request to speak, and electronic voting to be paired with a remote experience for users who need to participate in managed meetings but are unable to attend in person. Remote participants could connect and the software would bridge the on-premises system and the browser-based client into a meeting that would be fully managed by the Mayor or Township Clerk. Other capabilities not available in the current Township system include integrated agenda items which display on the multimedia monitors and voting results that can be displayed with the specific agenda item on the video stream.

Technology in the proposed solution includes the following key capabilities:

- Multimedia workstations with touchscreen monitors, speakers, and microphones
- Integrated agenda items displayed on monitors
- Request to speak and speaker queue management
- Meeting operator control of active and muted microphones
- Electronic voting with results by specific agenda item on video stream
- Automatic camera tracking of active speaker
- Integrated request to speak and voting for hybrid Council meetings

Space Renovations/Modifications:

These Council Chambers were designed 20 years ago and over this time the needs of the space have changed, with a focus on improved functionality, accessibility to remove barriers, and technology upgrades. The furniture in the FRPT consists of the Council desk, the Municipal Administration desk, the Senior Management desk with four stations, the presenter's podium, media desk, and 160 fixed public seats.

Furniture Modifications for the New Technology

The FRPT technology upgrades will require modifications to the existing furniture as well as the existing millwork around the projector screens. Furniture modifications could benefit from an upgraded furniture design to more efficiently incorporate new equipment.

Accessibility Improvements

Improving overall accessibility of the Council Chambers is one of the drivers in modernizing the space. The current presentation podium used by speakers doesn't meet accessibility guidelines and standards. The podium is not adjustable and there isn't sufficient room behind to achieve accessible access. A renovation would include the replacement and relocation of the podium to make it fully accessible (automated sit/stand podium + sufficient space behind). The renovations

would also provide four designated and publicly accessible seating for public and for staff use. Currently, there are no designated spots.

New/Additional Senior Staff Seating

Currently, staff who have items on the Council agenda attend the meeting and sit in the audience and come to the podium to speak. This will provide more opportunities for staff to occupy a seat with a desk and a microphone which staff can rotate through for reports that are applicable. Further, with the significant growth of the Township, and projected growth, there is a greater need for more senior staff to participate in Council meetings. In the revised plan, the Senior Management desk located to the south-east corner of the room would be removed and new desks constructed behind the Municipal Administrator's desk. This will increase the number of senior staff desks from four to up to eight stations, all equipped with necessary technology. To accommodate this 51 of fixed public seats will be removed.

With the shift to more virtual meetings there has been less demand for public seating. In the event more public seating is required for a regular Council meeting or Public Hearing, similar to the current process, spill over rooms within the facility could be utilized.

The redesign of the Senior Management/staff desks would provide an opportunity for an improved sightlines and communication between most of Council.

New Council Desk

There is an opportunity to slightly change the layout of the Council desk to help improve some sightlines between members of the Council and senior staff.

Attachment A provides a preliminary layout by incorporating the changes identified above.

New Lighting

With the proposed new layout some of the lighting in the space can be aimed but would not address the current lighting issues of uniformity, glare, and illumination levels. As part of this review, a high-level cost for a full replacement has been provided. Further, with the current ceiling finish, this solution would involve more analysis and coordination.

FINANCIAL IMPLICATIONS:

The following table provides a list of the of the improvements and associated budgets for each item. This allows for a selection of the preferred items with the financial impact being

determined by adding the associated budgetary line. A funding source will need to be determined once the plan is established.

No.	Item	Description	Est. Budget
1	Infrastructure and Technology Upgrades	All the technology is upgraded, desks remain in current location, no accessibility improvements, and no lighting upgrade.	$450,000
2	Accessibility Improvements	Includes designed public seating and new sit/stand podium.	$50,000
3	New Senior Staff Seating	Seating moved behind the Municipal Administration desk.	$190,000
4	New Council Desk	Slight change in the curve to make it tighter and accommodate the new technology.	$210,000
5	New Lighting	Full replacement of the current lighting to new more advanced LED fixtures.	$400,000

Respectfully submitted,

Jim Makela
SENIOR MANAGER, INFORMATION TECHNOLOGY
for
CORPORATE ADMINISTRATION DIVISION

and

Farzad Ardestani
MANAGER, FACILITIES PLANNING AND CONSTRUCTION
for
FACILITIES AND CORPORATE PROJECTS DIVISION

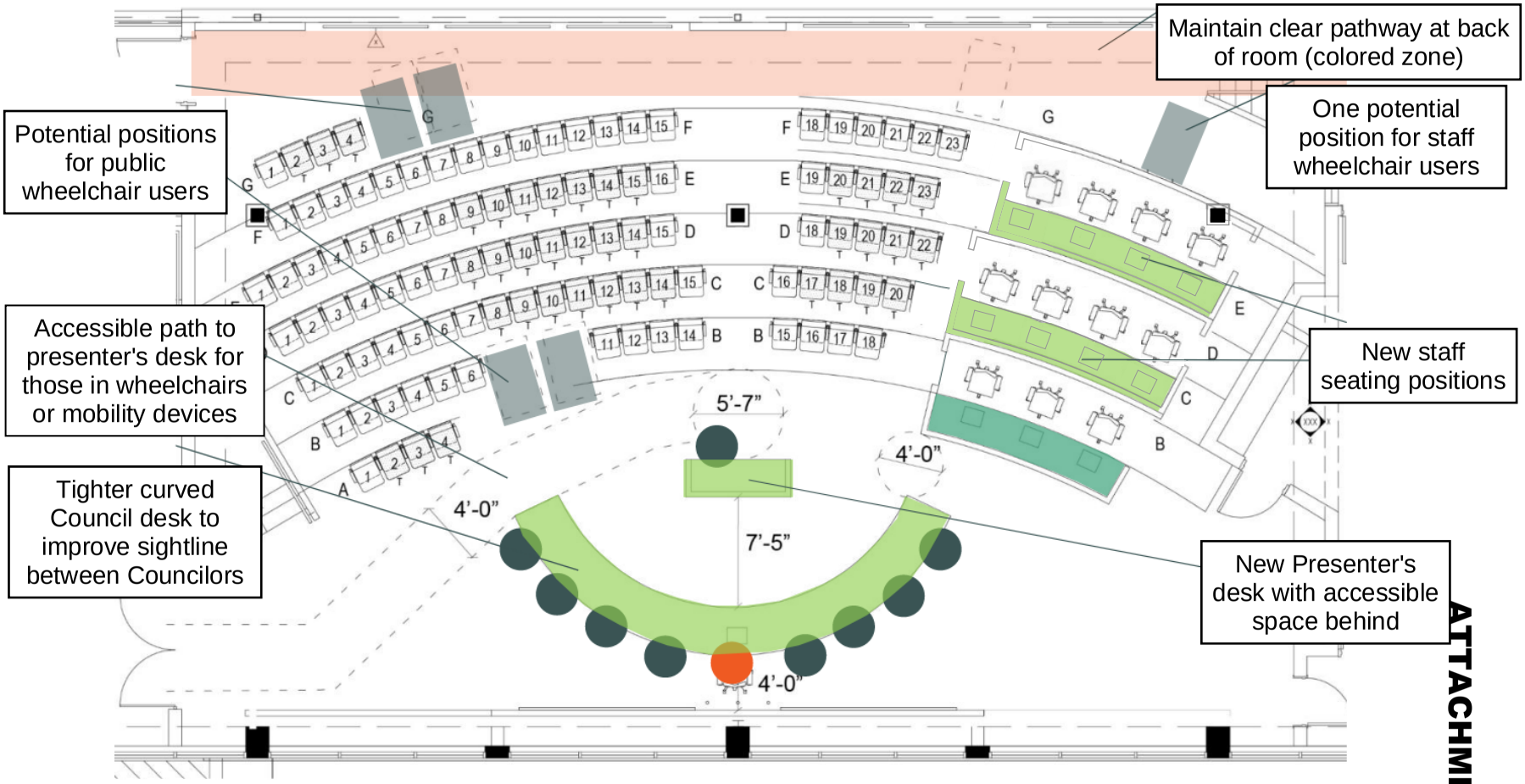
This report has been prepared in consultation with the following listed departments.

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

ATTACHMENT A – NEW LAYOUT OF THE FRASER RIVER PRESENTATION THEATRE

Council Table Layout – Refined Option

Tighter curve than existing desk whilst still maintaining accessible access to presenter's desk



Township of Langley Est. 1873

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 29, 2024
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	5225-07-003
SUBJECT:	OPERATIONAL UPDATE #1 – 2024 SPRING FRESHET		

The purpose of this memorandum is to provide Mayor and Council with information regarding the 2024 spring freshet with respect to the Fraser River.

Staff have been monitoring the weather and snowpack through the River Forecast Centre and Environment and Climate Change Canada. The Fraser River basin snowpack is well below normal at 64% as of April 15, 2024. Flooding along the Fraser River is a risk each spring due to a combination of rate of snowmelt and rainfall, however, due to the low snowpack a below normal spring freshet flood hazard is expected this season.

At the beginning of each year staff implement the Flood Response Plan (the Plan) which prescribes how the Township of Langley prepares, monitors, and responds to high water levels of the Fraser River. The Plan considers a variety of stages and is triggered by information such as snow bulletins, river forecasts, Fraser River water levels at the Mission gauge, and real-time local community site conditions.

Pursuant to the Plan, a general flood notification postcard was mailed on February 23, 2024, to all properties located in unprotected areas of the Fraser River floodplain within the Township. Additionally, staff have completed pre-flooding inspections of the dykes and pump stations and performed minor remedial works as required. Annual vegetation clearing is scheduled for late May 2024 and staff are maintaining stocked materials in preparation for any high-water levels.

As of April 17, 2024, the Mission gauge read 1.5 m. While the peak of the Fraser River cannot yet be forecasted, the actions detailed below will be taken where applicable.

- At 4.9 m at the Mission gauge, the Plan requires weekly dyke and trail patrols be implemented. Some minor flooding in unprotected areas may occur but effects at this level are negligible.

- At 5.5 m at the Mission gauge, daily dyke and trail patrols are implemented and the Marina Park Boat Launch is closed, along with trails as needed. Minor flooding of unprotected areas such as Allard Crescent and Glen Valley area may occur.

- Beyond 6.1 m at the Mission gauge, the Emergency Operations Centre is activated, and flooding becomes more prevalent in the unprotected areas with the Plan necessitating a more robust response.

During spring freshets, the Township communicates with the public through social media platforms (Twitter/Facebook) and the Township's website (tol.ca). The Plan implements Flood Advisories at 5.0 m and Flood Alerts to unprotected areas when the Mission gauge reaches 5.5 m and is expected to continue rising. Advisories are communicated out through social media and tol.ca, whereas Alerts are delivered door-to-door by the fire department. Should the Fraser River reach and exceed 6.3 m at the Mission gauge, the Plan stipulates that door-to-door Evacuation Orders for unprotected areas are to be considered based upon site conditions.

For reference, during the 2012 spring freshet, the Fraser River peaked at 6.37 m at the Mission gauge: the highest on record since 1974.

To assist property owners with flood prevention the Township provides sand and sandbags to the public on a self-serve basis and free of charge at the Operations Centre. Both are available 24 hours a day subject to resources and available supply.

Staff will continue to review forecasts and data, monitor infrastructure, and liaise with the relevant government agencies as the 2024 spring freshet develops. Further updates will be provided to Mayor and Council as necessary.

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** APRIL 29, 2024

FROM: COMMUNITY DEVELOPMENT DIVISION **FILE NO:** 6635-01

SUBJECT: AGRICULTURAL LAND COMMISSION DECISIONS FIRST QUARTER 2024 (JANUARY – MARCH)

The purpose of this memorandum is for information purposes in accordance with Council's October 22, 2007 resolution directing staff to summarize and report to Council the Agricultural Land Commission (ALC) decisions on a quarterly basis.

Att. No.	File No.	Agent/ Applicant	Proposal	Council Resolution	ALC Decision	Date of Decision	Address Site Area
A	10-28-0051 AL100420	Crew H Developments Ltd.	Single family residential strata conversion	Standing Resolution	Approved	January 9, 2024	3437 240 St 0.11 ha
B	10-24-0079 AL100437	Robert Simpson	Single family residential strata conversion	Standing Resolution	Approved	January 11, 2024	25631 24 Ave 0.42 ha
C	12-06-0030 AL100401	Kurt Alberts	Two lot rural residential subdivision	Complies	Refused	January 15, 2024	21747 100 Ave 3.95 ha
D	12-06-0029 AL100396	Kurt Alberts	Two lot rural residential subdivision	Complies	Refused	January 15, 2024	21675 100 Ave 3.95 ha
E	10-12-0024 AL100423	Robert Gauthier	Addition to an accessory building	Complies	Approved	March 19, 2024	25731 10 Ave 1.9 ha

PROVINCIAL AGRICULTURAL LAND COMMISSION

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B.C., Canada V5G 4K6

ATTACHMENT A

January 9, 2024

ALC File: 66784

Wally Wiebe
DELIVERED ELECTRONICALLY

Dear Wally Wiebe:

Re: Reasons for Decision – Reconsideration of ALC Resolution #211/2023

The Executive Committee received your correspondence dated July 27, 2023 requesting reconsideration of Resolution #211/2023. By the Original Decision, the Executive Committee refused the proposal to stratify the subject property. As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Section 33 of the *Agricultural Land Commission Act* (the "ALCA") states that the Commission may reconsider a decision of the Commission upon written request of a person affected or on the Commission's own initiative, if the Commission determines that evidence not available at the time of the original decision has become available, and/or the original decision was based on information that was in error or false.

After reviewing s. 33 of the ALCA, the file material and the request for reconsideration, the Executive Committee concluded that the request for reconsideration met the requirements for reconsideration pursuant to s. 33 of the ALCA.

The Commission's decision on reconsideration is attached.
Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #10/2024)
Schedule A: Decision Map
Schedule B: Original Decision (Resolution #211/2023)

cc: Township of Langley (File10-28-0051/AL100420)

66784d2

AGRICULTURAL LAND COMMISSION FILE 66784

RECONSIDERATION OF EXECUTIVE COMMITTEE DECISION

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Reconsideration of Resolution #211/2023 (a decision made on a Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act)

Original Applicant:	Crew H Developments Ltd.
Agent:	Wally Wiebe
Property:	Parcel Identifier: 001-849-433 Legal Description: Parcel "A" (Explanatory Plan 14099) South East Quarter Section 28 Township 10 New Westminster District Civic: 3437 240 St, Langley, BC Area: 0.11 ha (entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Jerry Thibeault Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 21(2) of the ALCA, the Original Applicant applied to the Agricultural Land Commission (the "ALC" or "Commission") to subdivide the Property under the *Strata Property Act* ("SPA") into two 0.05 ha strata lots ("Proposed Strata Lot 1" and "Proposed Strata Lot 2") with limited common property area for each strata lot (the "Proposal").

[3] By Resolution #211/2023, dated May 23, 2023, the Executive Committee refused the Proposal (the "Original Decision").

[4] On July 27, 2023, the Commission received the Original Applicant's Request for Reconsideration of Resolution #211/2023 (the "Request for Reconsideration"). The Request for Reconsideration explains in more detail how the Applicant purchased the Property with the understanding that it could be stratified, as well as further information on preparation and investment based on the understanding.

[5] Section 33 of the ALCA states that the Commission may reconsider a decision of the Commission upon written request of a person affected or on the Commission's own initiative, if the Commission determines that evidence that was not available at the time of the original decision that could not have been

obtained earlier through the exercise of due diligence has become available, and /or if the original decision was based on information that was incorrect or false, and the information would have been germane to the review of ALC Application 66784.

[6] In this case, the Executive Committee found that it was appropriate to reconsider the Original Decision.

EVIDENTIARY RECORD

[7] The Executive Committee considered the following evidence:

1. The Proposal and the Request for Reconsideration along with related documentation from the Original Applicant, Agent, local government, and Commission: and
2. The Original Decision.

ANALYSIS AND FINDINGS

[8] On January 2, 2022, the Applicant signed the contract to purchase the Property and on March 10, 2022 had an initial survey of the Property was conducted in order to prepare for the design of the two residences. The Applicant then submitted building and engineering plans to the Township of Langley for review on August 25, 2022.

[9] The Reconsidered Request provided additional information regarding the Applicant's preparation and investment in the Proposal including surveying, land holding costs, building plans, and undertaking pre-requisite requirements for building permits. In addition, the Reconsideration Request informed the Executive Committee that building permits has been issued since the Original Decision (the permits were being processed by the Township of Langley at the time of the Original Decision). The Executive Committee considered the Applicant's additional details regarding preparation and finds that the Applicant was substantially far along in the strata subdivision process and therefore approves the Proposal.

DECISION

[10] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property under the SPA into two 0.05 ha strata lots with limited common property area for each strata lot subject to:

a. the submission of a survey plan to the ALC delineating the area to be subdivided within three years of the date of this decision; and
b. approval for subdivision is granted for the sole benefit of the Applicant and is non-transferable.

[11] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

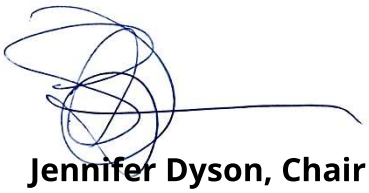
[12] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[13] These are the unanimous reasons of the Executive Committee.

[14] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

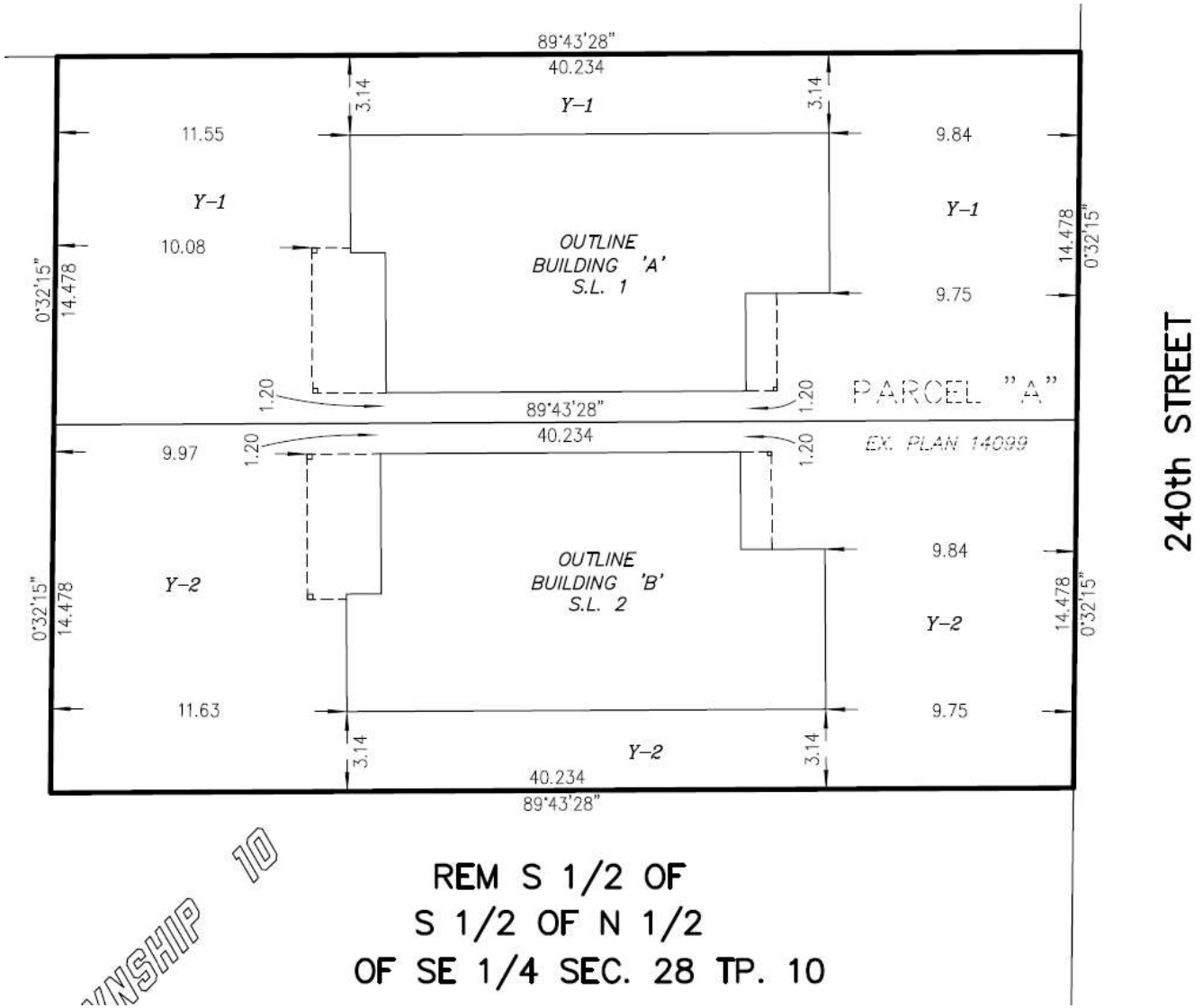
[15] Resolution #10/2024

Released on January 9, 2024



Jennifer Dyson, Chair

On behalf of the Executive Committee


89°43'28"
40.234
3.14
Y-1
11.55
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Y-1
Y-1
10.08
OUTLINE
BUILDING 'A'
S.L. 1
9.75
0°32'15"
14.478
1.20
89°43'28"
PARCEL "A"
40.234
EX. PLAN 14099
9.97
OUTLINE
BUILDING 'B'
S.L. 2
Y-2
Y-2
11.63
9.75
Y-2
240th STREET
REM S 1/2 OF
S 1/2 OF N 1/2
OF SE 1/4 SEC. 28 TP. 10

PROVINCIAL AGRICULTURAL LAND COMMISSION

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B.C., Canada V5G 4K6

May 23, 2023

ALC File: 66784

Wally Wiebe
DELIVERED ELECTRONICALLY

Dear Wally Wiebe:

Re: Reasons for Decision - ALC Application 66784

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #211/2023). As agent, it is your responsibility to notify the applicant accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,



Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #211/2023)

cc: Township of Langley (File10-28-0051/AL100420)

66784d1

AGRICULTURAL LAND COMMISSION FILE 66784

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicant:	Crew H Developments Ltd.
Agent:	Wally Wiebe
Property:	Parcel Identifier: 001-849-433 Legal Description: Parcel "A" (Explanatory Plan 14099) South East Quarter Section 28 Township 10 New Westminster District Civic: 3437 240 St, Langley, BC Area: 0.11 ha (entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Ione Smith Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicant is applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the Property under the *Strata Property Act* ("SPA") into two strata lots ("Proposed Strata Lot 1" and "Proposed Strata Lot 2") with limited common property area for each strata lot (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
>
> (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] On December 1, 2021, ALC staff provided a letter to the previous landowner confirming that the Property is not subject to restrictions on the use of agricultural land contained in the ALCA and BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation) per s. 23(1) of the ALCA.

[6] Subsequently, on January 2, 2022, the Applicant signed the contract to purchase the Property and on March 10, 2022 had an initial survey of the Property was conducted in order to prepare for the design of the two residences. The Applicant also submitted building and engineering plans to the Township of Langley for review on August 25, 2022, however, no building permits were issued for the residences by the Township of Langley. The Applicant purchased the Property in the belief that the exception from the

restrictions of "use" of ALR land, under s. 23(1) of the ALCA associated with the Property, meant that subdivision was permitted despite the restriction on subdivision of agricultural land set out at s. 21 of the ALCA.

[7] In April 2022, the Commission updated ALC Policy P-02: Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less Than 2 Acres, to clarify that the section 23(1) exception for use is limited and does not provide for a general exemption from the ALCA or its regulations and does not apply to the ALCA's restriction on subdivision of land in the ALR. The ALC was unaware that subdivision plans were being deposited by LTSA in the ALR without ALC authorization following a determination that a parcel had a "use" exception under the ALCA. Once the ALC became aware this was happening, additional language was added to ALC Policy P-02 to help clarify the legislation.

[8] On June 13, 2022, the ALC issued a letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, and the Registrar and Deputy Registrar of Land Titles to remind them that section 23(1) exception is limited and does not provide a general exemption from the ALCA or its regulations, and that the section 23(1) exception does not apply to the ALCA's restrictions on subdivision of land in the ALR. Under the ALCA, "use" and "subdivision" are legally distinct concepts.

[9] There is an existing residence and garage on the Property and no agricultural activity is currently occurring on the Property. The Applicant

proposed to demolish the existing residence and construct two new residences.

[10] The Executive Committee considered the timeline of events which led to pausing of the Applicants' plans to stratify, and the subsequent submission of ALC Application 66159 (Crew H Developments). The Applicants appear to have purchased the Property in the mistaken, but good faith belief that the ALCA's restriction on subdivision did not apply to the Property because of the s. 23(1) exception.

[11] The Executive Committee has reviewed several applications for stratification since April 2022 and in certain cases has considered the timeline of events and degree of preparation by Applicants prior to April 2022. On January 2, 2022, the Applicant signed the contract to purchase the Property and on March 10, 2022 had an initial survey of the Property was conducted in order to prepare for the design of the two residences. The Applicant then submitted building and engineering plans to the Township of Langley for review on August 25, 2022. However, no building permit for the residences was issued by the Township of Langley and there has been no construction of new residences on the Property. The Executive Committee acknowledges that the Applicants have been anticipating having the ability to stratify the Property under the Strata Property Act since they purchased the Property. However, the Executive Committee finds that although the Applicant has undertaken some preparatory work, no building permits have been issued, and the work undertaken (e.g. proposed strata plan) is

common for an applicant to complete before applying to the ALC for subdivision under normal circumstances. For this reason, the Executive Committee finds that the timeline of events, and Applicant's actions to date are not a contributing factor to the Executive Committee's considerations of the proposed strata subdivision.

[12] The Executive Committee considered the size of the proposed strata lots in the context of the parcels surrounding the Property. The Property is already a small residential parcel and the surrounding parcels are substantially larger. In the Commission's experience, an increased concentration of small lots in agricultural areas can lead to increased conflicts between residential small lot owners and adjacent agricultural operators over normal farm practices that generate noise, dust, and odors. Another issue with the fragmentation of ALR as proposed in this Proposal is that it drives up the land value making it difficult for farmers to purchase agricultural land. For this reason, the Executive Committee finds that the proposed strata subdivision creates two separate titles that increases residential density in a agricultural area.

DECISION

[13] For the reasons given above, the Executive Committee refuses the Proposal to subdivide the Property into two strata lots.

[14] These are the unanimous reasons of the Executive Committee.

[15] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

[16] Resolution #211/2023

Released on May 23, 2023

Jennifer Dyson, Chair

On behalf of the Executive Committee

PROVINCIAL AGRICULTURAL LAND COMMISSION

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ATTACHMENT B

January 11, 2024

ALC File: 68462

Robert Simpson
DELIVERED ELECTRONICALLY

Dear Robert Simpson:

Re: Reasons for Decision - ALC Application 68462

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #19/2024). As agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under s. 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under s. 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
    - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or

- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #19/2024)
Schedule A: Decision Map

cc: Township of Langley (File AL100437) Attention: Alex Rowley

68462d1

AGRICULTURAL LAND COMMISSION FILE 68462

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicants:	Tammy Simpson and Robert Simpson
Agent:	Robert Simpson
Property:	Parcel Identifier: 013-262-726 Legal Description: Parcel "A'" (Explanatory Plan 11290), West Half of the South Half of the South West Quarter Section 24, Township 10, New Westminster District Civic: 25631 24 Ave, Langley, BC Area: 0.42 ha (entirely within the ALR)
Panel:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Jerry Thibeault Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* ("ALCA").

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the Property under the *Strata Property Act* ("SPA") into two strata lots, one of 0.098 ha (the "0.098 ha Strata Lot") and one of 0.306 ha (the "0.306 ha Strata Lot") (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] The Property is 0.42 ha (~1.04 acres). A letter dated April 24, 2002 (the "2002 Letter") from the Land Reserve Commission stated that the *"property is exempt from the subdivision and land use restrictions imposed by the ALRA [Agricultural Land Reserve Act]".*

[6] The Applicants purchased the Property on April 11, 2022 and received the 2002 Letter from the previous property owners.

[7] The Applicants submit that they purchased the Property based on the assumption that it could be stratified (i.e., subdivided) because the Property meets s. 23(1) of the ALCA.

Timeline

[8] The Executive Committee has reviewed applications to stratify parcels that meet the exceptions of use under s. 23(1) ALCA. In certain cases, the Executive Committee has considered the timeline of events and degree of preparation undertaken by Applicants prior to the ALC communicating clarification of the interpretation of s. 23(1) ALCA in relation to subdivision. The Executive Committee considered the following events to be informative in its deliberations.

[9] On April 24, 2002, the Land Reserve Commission provided the previous landowners with the 2002 Letter.

[10] The legislation and regulations related to the ALR have evolved since 2002.

[11] The Application states that the 2002 Letter was provided to the Applicants as part of the materials they requested from the vendor.

[12] The Certificate of Title provided with the Application indicates that the application for title transfer to the Applicants was submitted to Land Title Survey Authority ("LTSA") on April 11, 2022, and was entered on May 9, 2022.

[13] In April 2022, the Commission updated *ALC Policy P-02: Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less Than 2 Acres* ("Policy P-02"), to clarify that the s. 23(1) exception for use is limited, and does not provide for a general exemption from the ALCA or its regulations and does not apply to the ALCA's restriction on subdivision of land in the ALR, since a "use" of land does not include a subdivision. The policy was updated to correct misinterpretation and misunderstanding by some local government, LTSA registrars, and other officials about subdivision in the ALR.

[14] On April 21, 2022, the Agent contacted the ALC requesting an updated s. 23(1) letter because the Township of Langley indicated the 2002 Letter was too old. At that time, ALC staff responded that the 2002 Letter is still valid without advising the Agent of the ALC's updated Policy P-02 or clarification that subdivision is not an exception under s. 23(1) of the ALCA.

[15] On June 13, 2022, the ALC issued a letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, and the Registrar and Deputy Registrar of Land Titles to remind them that the s 23(1) exception is limited and does not provide a general exemption from the ALCA or its regulations, and that the s. 23(1) exception does not apply to the ALCA's restrictions on subdivision of land in the ALR. Under the ALCA, "use" and "subdivision" are legally distinct concepts. The letter included a copy of the updated Policy P-02.

[16] On October 18, 2022, the ALC issued another letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, BC Land Surveyors, and the Registrar and Deputy Registrar of Land Titles to advise of the new *ALC Information Bulletin 09: Subdivision and Plans that Cause Subdivision in the ALR*. The letter confirmed that unless approved by the Commission:

> "*A Registrar of Titles must not, under the Land Title Act or the Strata Property Act, accept an application for the deposit of a plan (or permit the creation of a new parcel of land by metes and bounds description or abbreviated description) if it would cause the subdivision of ALR land, including a strata plan under the Strata Property Act*".

[17] The Applicants applied to the Township of Langley for a building permit for a new 338 m^2 residence on May 8, 2023, and the building permit was granted on September 13, 2023. As of an October 26, 2023 email from the Applicants, they were at the framing stage of construction of the new residence.

[18] The Applicants indicate that the Proposal would result in two strata lots with frontage onto 24th Avenue.

The Proposal

[19] The Executive Committee carefully considered the timeline of events associated with the Applicants' Proposal to subdivide the Property into two strata lots of 0.098 ha and 0.306 ha.

[20] Generally, the Commission is concerned about the concentration of small lots in agricultural areas as it can lead to increased conflicts between residential small lot owners and adjacent agricultural operators. However, the Panel finds that the Applicants acted with due diligence and proceeded based on the assurance from the ALC that the 2002 Letter was still valid.

[21] In all the circumstances, the Executive Committee will allow the proposed subdivision.

[22] The Executive Committee's approval should not be misconstrued as the Commission's general support for continued subdivision and/of stratification of small lots in the ALR. The circumstances, including the timeline, of this case are very specific.

DECISION

[23] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property under the SPA into two strata lots of 0.098 ha and 0.306 ha subject to:

a. the submission of a surveyed subdivision plan to the Commission, within three years of the date of the release of this decision;
b. subdivision that is in compliance with Schedule A of this decision; and,
c. approval for subdivision is granted for the sole benefit of the Applicants and is non-transferable.

[24] When the Commission confirms that all conditions have been met to its satisfaction, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[25] Should the above condition of approval not be completed to the satisfaction of the ALC within the timeframe(s) specified, the approval will expire and a new application may be required.

[26] This decision does not relieve the owners or occupiers of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[27] These are the unanimous reasons of the Panel.

[28] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

[29] Resolution #19/2024

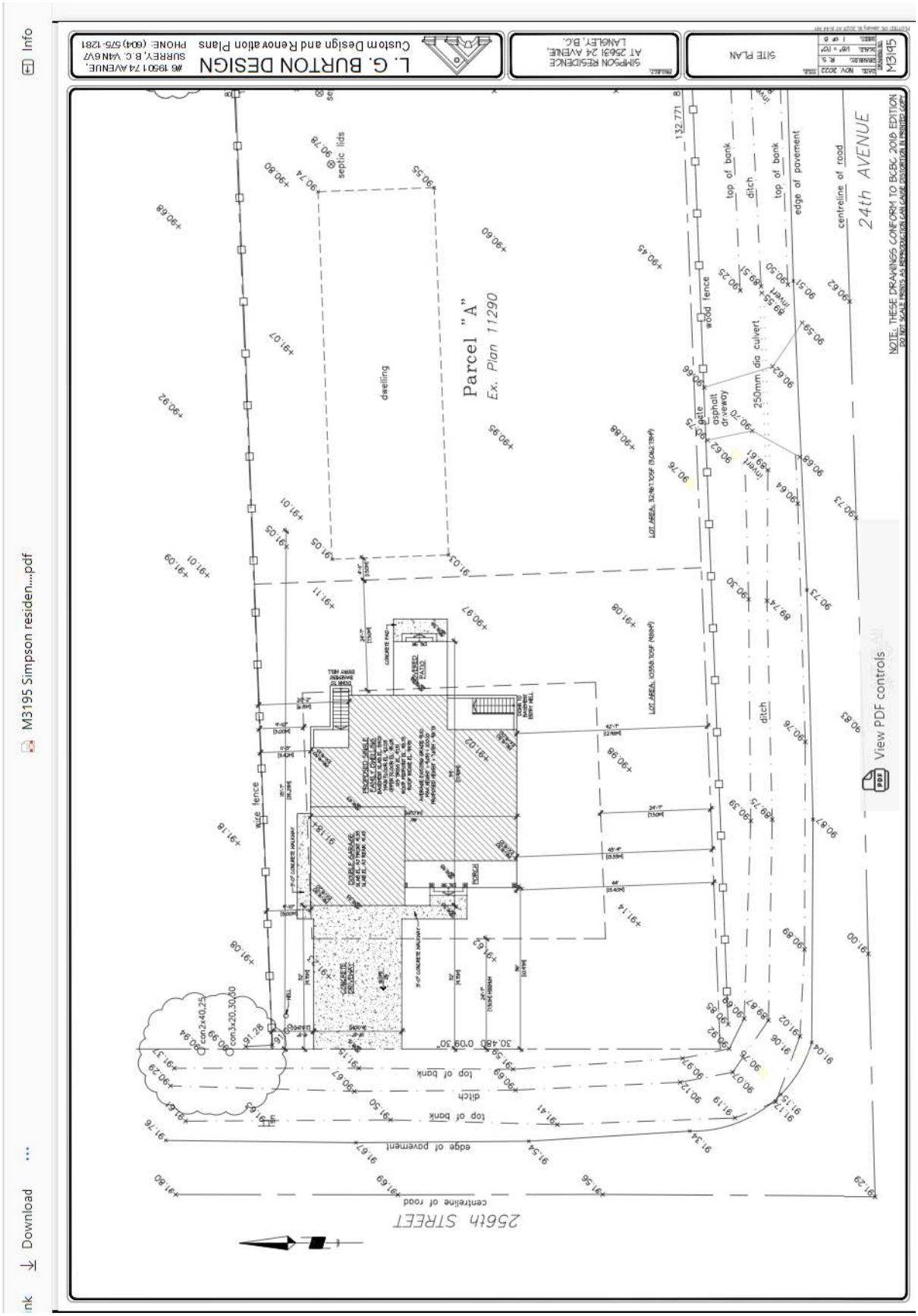
Released on January 11, 2024



Jennifer Dyson, Chair

On behalf of the Executive Committee

Schedule A: Agricultural Land Commission Decision Sketch Plan
ALC File 68462 (Simpson)
Conditionally Approved Strata Subdivision
ALC Resolution #19/2024



PROVINCIAL AGRICULTURAL LAND COMMISSION

604-660-7000
ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT C

January 15, 2024

ALC File: 65016

Kurt Alberts
DELIVERED ELECTRONICALLY

Dear Kurt Alberts:

Re: Reasons for Decision - ALC Application 65016

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #27/2024). As agent, it is your responsibility to notify the applicants accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,



Karen Ageson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #27/2024)

cc: Township of Langley (File: 12-06-0030/AL100401). Attention: Rob Nordrum
65016d1

AGRICULTURAL LAND COMMISSION FILE 65016

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Subdivision Application Submitted Under s. 21(2) of the Agricultural Land Commission Act

Applicant:	Lorna Allen
Agent:	Kurt Alberts
Property:	Parcel Identifier: 012-102-881 Legal Description: Lot 3 Section 6 Township 12 New Westminster District Plan 2109 Civic: 21747 100 Avenue, Langley, BC Area: 3.95 ha (Entirely within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the Agricultural Land Commission Act (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 3.95 Property into a front (south) parcel (~1.7 ha) and rear (north) parcel (~2.2 ha) accessed via a 10 m panhandle along the eastern Property line (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] In a December 4, 1992 letter (the "1992 Letter"), the Commission commented on the Township of Langley's (the "Township") Rural Plan (the "Rural Plan") and endorsed the Small Farms/Country Estates designation on some portions of the ALR, outlined in maps attached to the 1992 Letter, stating "within these areas every effort will be made to ensure consistency between Commission decision making on future applications for subdivision and minimum lot size provisions of the Plan." The Small Farms/Country Estates designation contemplates a minimum parcel size of 1.7 ha and notes that "notwithstanding the minimum lot size, the [Agricultural] Land Commission will review each application based on agricultural considerations".

[6] The Property is located within one of the Small Farms/ Country Estates areas referred to by the Commission in the 1992 Letter and outlined in Map No. 3 attached to the 1992 Letter.

[7] The Applicants purchased the Property September 29, 1988.

[8] In 2002, the Commission discussed delegating limited decision-making authority to the Township and resolved, by Resolution #675/2002, among other items, that in the proposed agreement to delegate authority the following caveat be retained in the Rural Plan. The caveat states that applications to the Commission on land with either the "Small Farms" or "Agriculture" designation will be reviewed based on agricultural considerations. The delegation of decision-making authority to the Township was never completed and such delegation to a local government is not contemplated in the current ALCA.

[9] At the front of the Property there is a 217 m^2 residence, structure, chicken coop, corral and two fenced pasture areas used by two horses for six months of the year. At the centre of the Property there is a wetland and the rear of the parcel has trees, a slope, and a marsh.

[10] At its September 11, 2023 Council meeting the Township resolved to forward the Application to the Commission advising that it "complies with the minimum lot size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits."

[11] The Township would require a 10 m statutory right-of-way along the north property line to accommodate any future extension of 102 Avenue should the Commission approve the Proposal.

ANALYSIS AND FINDINGS

Small Farms/ Country Estates Designation

[12] The Agent submitted Schedule G which is a map showing subdivision proposals approved by the Commission between the years 2006 to 2016. The Application states that Schedule G shows a consistent approach to subdivision approvals in the immediate vicinity of the subject Application, as per the Commission's stated intention in the 1992 Letter endorsing the Small Farms/Country Estates designation on some portions of the ALR. Although the selection of subdivision applications provided by the Agent includes only approvals, the Panel wishes to point out that the Commission has approved and refused subdivisions in the Township's Small Farms/Country Estates designation area. The Panel wants to be clear that all applications are reviewed on an individual basis in consideration of s. 6 of the ALCA. In this regard, the Panel finds that the Township's designation does not take precedence over, nor does past precedence preclude the consideration of, s. 6 of the ALCA (which was amended to include s. 6(2) in 2019). Further, the Panel notes that s. 5.6.2 of the Rural Plan states that the Commission will review applications based on agricultural considerations.

Agricultural Considerations

[13] The Agent states that the Proposal to subdivide the Property into a front 1.7 ha lot developed for horses and cattle, and a rear 2.2 ha lot with topographic and wetland challenges more suited to bee keeping or a chicken operation will make each lot more manageable as a unit and more affordable than the entire 3.95 ha Property, and thus more likely to remain in agriculture.

[14] In assessing agricultural capability, the Panel referred to BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The area within which the Property is located is rated as having mixed agricultural capability improvable to Class 3 and Class 4. Specifically, the BCLI polygon applicable to approximately 84% of the Property is classified 50% Class 4T, 30% Class 3TD and 20% Class 4WD, improvable to 50% Class 4T, 30% Class 3TD and 20% Class 3DW. The BCLI polygon applicable to 14% of the Property is classified as O7W, improvable to O4WL. This agricultural capability is at the rear (north) end of the Property.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Class 7 – land has no capability for soil bound agriculture.

Organic soils (O) are grouped into seven classes, designated O1 to O7. The organic soil class definitions are equivalent in relative capabilities and limitations for agricultural use to those defined for mineral soils.

The limiting subclasses associated with this Property are D (undesirable soil structure), T (topographic limitations), W (excess water) and L (degree of decomposition – permeability).

[15] The Panel reviewed the BCLI ratings and finds that the Property is capable of supporting soil bound and non-soil bound agriculture with management practices. The Panel finds that if different farm uses are suited to the front and rear of the parcel, managing different farm uses, and diversifying agricultural products is possible and can be done on one contiguous lot.

[16] The Agent states that subdivision will preserve and encourage agriculture by creating two smaller, more affordable lots. The Panel finds that as lot sizes decrease, the potential for agriculture also decreases as smaller lot size restricts the type(s) of agricultural activity that could occur. Furthermore, the placement of residences, landscaping, and supporting infrastructure on a

newly created parcel decreases the size of agricultural area available per parcel. The Panel also notes that increasing residential density in the ALR inflates land values in the ALR, making it more difficult for farmers to purchase agricultural land. For these reasons, the Panel finds that increasing small lots reduces the integrity of the ALR, and the size of the Property, for agricultural use.

DECISION

[17] For the reasons given above, the Panel refuses the Proposal to subdivide the Property.

[18] These are the unanimous reasons of the Panel.

[19] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[20] Resolution #27/2024
Released on January 15, 2024



Ione Smith, Panel Chair
On behalf of the South Coast Panel

PROVINCIAL AGRICULTURAL LAND COMMISSION

604-660-7000
ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT D

January 15, 2024

ALC File: 63909

Kurt Alberts
DELIVERED ELECTRONICALLY

Dear Kurt Alberts:

Re: Reasons for Decision - ALC Application 63909

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #26/2024). As agent, it is your responsibility to notify the applicants accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,



Karen Ageson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #26/2024)

cc: Township of Langley File: 12-06-0029/AL100396). Attention: Rob Nordrum
63909d1

AGRICULTURAL LAND COMMISSION FILE 63909

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicants:	Allan York Helen York
Agent:	Kurt Alberts
Property:	Parcel Identifier: 012-533-947 Legal Description: Lot 2 Section 6 Township 12 New Westminster District Plan 2109 Civic: 21675 100 Avenue, Langley, BC Area: 3.95 ha (entirely within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the Agricultural Land Commission Act (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 3.95 Property into a front (south) parcel (~2.08 ha) and rear (north) parcel (~1.86 ha) with the lot boundaries following a natural water course and the rear parcel accessed via a 10 m panhandle along the eastern Property line (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] In a December 4, 1992 letter (the "1992 Letter"), the Commission commented on the Township of Langley's (the "Township") Rural Plan (the "Rural Plan") and endorsed the Small Farms/Country Estates designation on some portions of the ALR, outlined in maps attached to the 1992 Letter, stating "within these areas every effort will be made to ensure consistency between Commission decision making on future applications for subdivision and minimum lot size provisions of the Plan." The Small Farms/Country Estates designation contemplates a minimum parcel size of 1.7 ha and notes

that "notwithstanding the minimum lot size, the [Agricultural] Land Commission will review each application based on agricultural considerations".

[6] The Property is located within one of the Small Farms/ Country Estates areas referred to by the Commission in the 1992 Letter and outlined in Map No. 3 attached to the 1992 Letter.

[7] The Applicants purchased the Property March 15, 2001.

[8] In 2002, the Commission discussed delegating limited decision-making authority to the Township and resolved, by Resolution #675/2002, among other items, that in the proposed agreement to delegate authority the following caveat be retained in the Rural Plan. The caveat states that applications to the Commission on land with either the "Small Farms" or "Agriculture" designation will be reviewed based on agricultural considerations. The delegation of decision-making authority to the Township was never completed and such delegation to a local government is not contemplated in the current ALCA.

[9] The Property has a 120 m^2 residence, a barn, hen run and perimeter fencing. There is a marsh in the northeastern corner of the Property.

[10] At its September 11, 2023 Council meeting the Township resolved to forward the Application to the Commission advising that it "complies with

the minimum lot size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits."

[11] The Township would require a 10 m statutory right-of-way along the north property line to accommodate any future extension of 102 Avenue should the Commission approve the Proposal.

ANALYSIS AND FINDINGS

Small Farms/ Country Estates Designation

[12] The Agent submitted Schedule G which is a map showing subdivision proposals approved by the Commission between the years 2006 to 2016. The Application states that Schedule G shows a consistent approach to subdivision approvals in the immediate vicinity of the subject Application, as per the Commission's stated intention in the 1992 Letter endorsing the Small Farms/Country Estates designation on some portions of the ALR. Although the selection of subdivision applications provided by the Agent includes only approvals, the Panel wishes to point out that the Commission has approved and refused subdivisions in the Township's Small Farms/Country Estates designation area. The Panel wants to be clear that all applications are reviewed on an individual basis in consideration of s. 6 of the ALCA. In this regard, the Panel finds that the Township's designation does not take precedence over, nor does past precedence preclude the consideration of, s. 6 of the ALCA (which was amended to include s. 6(2) in

2019). Further, the Panel notes that s. 5.6.2 of the Rural Plan states that the Commission will review applications based on agricultural considerations.

Agricultural Considerations

[13] The Agent states that the Proposal to subdivide the Property into a 2.08 ha lot and 1.86 ha lot will encourage farming and preserve agricultural land through the creation of a second small farm parcel, which would be more affordable than the entire 3.9 ha parcel.

[14] The Agent states that subdivision will encourage enhancement of the rear ~1.86 ha parcel as the subdivision of properties into smaller lots has increased small-scale agriculture in the area. The rear of the parcel is sloped and has wetlands. The Applicants state that without subdivision the rear of the parcel will likely remain undeveloped for agriculture.

[15] In assessing agricultural capability, the Panel referred to BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The area within which the Property is located is rated as having mixed agricultural capability improvable to Class 3 and Class 4. Specifically, the BCLI polygon applicable to approximately 98% of the Property is classified 50% Class 4T, 30% Class 3TD and 20% Class 4WD, improvable to 50% Class 4T, 30% Class 3TD and 20% Class 3DW.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 – land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

The limiting subclasses associated with this Property are D (undesirable soil structure), T (topographic limitations) and W (excess water).

[16] The Panel reviewed the BCLI ratings and finds that the Property is capable of supporting soil bound and non-soil bound agriculture with management practices. The Panel finds that the Property is suitable for agricultural use as demonstrated by its current Class 9 - Farm classification by BC Assessment. The Applicants lease an area at the front (south) of the Property to a commercial beekeeper. In addition, the Applicants keep egg-laying chickens and installed hedgerows, meadows, a pond, a fruit tree orchard and indigenous trees to support bee health and produce fruit.

[17] The Agent states that subdivisions in the area have both preserved agricultural land and encouraged farming evidenced by new small-scale farming endeavours in the area. The Panel reviewed satellite imagery and notes that although parcels that were previously subdivided in the area may have some small scale agriculture taking place, the majority of parcels appear to be used solely for residential use. The Panel finds that as lot sizes decrease, the potential for agriculture also decreases as smaller lot size restricts the type(s) of agricultural activity that could occur. Furthermore, the placement of residences, landscaping, and supporting infrastructure on a newly created parcel decreases the size of agricultural area available per parcel. The Panel also notes that increasing residential density in the ALR increases land values in the ALR, making it more difficult for farmers to purchase agricultural land. For these reasons, the Panel finds that subdividing a capable agricultural parcel into smaller lots reduces the integrity of the ALR, and the size of the Property for agricultural use.

DECISION

[18] For the reasons given above, the Panel refuses the Proposal to subdivide the Property.

[19] These are the unanimous reasons of the Panel.

[20] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[21] Resolution #26/2024

Released on January 15, 2024



Ione Smith, Panel Chair

On behalf of the South Coast Panel

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT E

March 19, 2024

ALC File: 66605

Robert Gauthier
DELIVERED ELECTRONICALLY

Dear Robert Gauthier:

Re: Reasons for Decision – Reconsideration of ALC Resolution #650/2023

The South Coast Panel received correspondence dated January 11, 2024 from Kimberley Steele, requesting reconsideration of Resolution #650/2023. By the Original Decision, the South Coast Panel approves the Proposal to convert a 0.339 ha area of the Property into an equine veterinary clinic subject to conditions. As agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Section 33 of the *Agricultural Land Commission Act* (the "ALCA") states that the Commission may reconsider a decision of the Commission upon written request of a person affected or on the Commission's own initiative, if the Commission determines that evidence not available at the time of the original decision has become available, and/or the original decision was based on information that was in error or false.

After reviewing s. 33 of the ALCA, the file material and the request for reconsideration, the South Coast Panel concluded that the request for reconsideration met the requirements for reconsideration pursuant to s. 33 of the ALCA.

The Commission's decision on reconsideration is attached.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,



Karen Ageson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #141/2024)
Original Decision (Resolution #650/2023)
Schedule A: Decision Map

cc: Township of Langley (File: 10-12-0024/AL100423) Attention: Rob Nordrum

66605d2

AGRICULTURAL LAND COMMISSION FILE 66605

RECONSIDERATION OF PANEL DECISION

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Reconsideration of Resolution #650/2023 (a decision made on a Non-Farm Use Application Submitted Under s.20(2) of the *Agricultural Land Commission Act*)

Original Applicants:	Robert Gauthier Kimberly Steele
Agent:	Robert Gauthier
Property:	Parcel Identifier: 006-274-927 Legal Description: Lot 5 Section 12 Township 10 New Westminster District Plan 41615 Civic: 25731 10th Avenue, Aldergrove, BC Area: 1.92 ha (Entirely within the ALR)
Panel:	Ione Smith, Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 20(2) of the ALCA, the Original Applicants applied to the Agricultural Land Commission (the "Commission") to convert a 0.339 ha area of the 1.92 ha Property (the "Property") using existing structures and fenced pasture, into an equine veterinary clinic (the "Clinic") (the "Proposal").

[3] By Resolution #650/2023, dated December 29, 2023, the Panel approved the Proposal with conditions (the "Original Decision").

[4] On January 11, 2024, the Commission received the Original Applicants' Request for Reconsideration of Resolution #650/2023 (the "Request for Reconsideration"). The Request for Reconsideration submits that there was an error in the analysis and findings section of the Original Decision with the "addition of two 1.2 m wide lean-to unenclosed wings of the Accessory Building," whereas the plans submitted with the application proposed two 4.87 m wide wings.

[5] Section 33 of the ALCA states that the Commission may reconsider a decision of the Commission upon written request of a person affected or on the Commission's own initiative, if the Commission determines that evidence that was not available at the time of the original decision that could not have been

obtained earlier through the exercise of due diligence has become available, and /or if the original decision was based on information that was incorrect or false, and the information would have been germane to the review of ALC Application 66605.

[6] In this case, the Panel found that the Original Decision, regarding the size of the wings to be added to the Accessory Building, was based on the Commission's error in conversion of units and that the correct measurements are germane to the review of ALC Application 66605. For these reasons the Panel decided the Original Decision, regarding the size of the wings to be added to the Accessory Building, should be reconsidered on the Panel's initiative as prescribed by s. 33 of the ALCA and clarified.

EVIDENTIARY RECORD

[7] The Panel considered the following evidence:

1. The Proposal and the Request for Reconsideration along with related documentation from the Original Applicants, Agent, local government, and Commission and
2. The Original Decision.

ANALYSIS AND FINDINGS

[8] The Panel, when it originally reviewed the Application, understood that the existing Accessory Building would have two 1.2 m wide lean-to wings instead

of the proposed 4.87 m wide lean-to wings. The Panel's findings remain the same that the renovations to the Accessory Building are minor and consistent with its previous decision by Resolution #650/2023.

DECISION

[9] For the reasons given above, the Panel approves the Proposal as per the Original Decision and its conditions by Resolution #650/2023 clarifying that a change to the structural footprint for the addition of 4.87 m wings to the east and west sides of the Accessory Building as per the application materials submitted with Application #66605 is permitted.

[10] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[11] These are the unanimous reasons of the Panel.

[12] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[13] Resolution #141/2024

Released on March 19, 2024



Ione Smith, Panel Chair

On behalf of the South Coast Panel

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

December 29, 2023

ALC File: 66605

Robert Gauthier
DELIVERED ELECTRONICALLY

Dear Robert Gauthier:

Re: Reasons for Decision - ALC Application 66605

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #650/2023). As agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
    - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or

- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,



Karen Ageson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #650/2023)
Schedule A: Decision Map

cc: Township of Langley (File: 10-12-0024/AL100423) Attention: Rob Nordrum
66605d1

AGRICULTURAL LAND COMMISSION FILE 66605

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land Commission Act

Applicants:	Robert Gauthier Kimberly Steele
Agent:	Robert Gauthier
Property:	Parcel Identifier: 006-274-927 Legal Description: Lot 5 Section 12 Township 10 New Westminster District Plan 41615 Civic: 25731 10th Avenue, Aldergrove, BC Area: 1.92 ha
Panel:	Ione Smith, Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the Agricultural Land Commission Act (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 20(2) of the ALCA to convert a 0.339 ha area of the 1.92 ha Property (the "Property") using existing structures and fenced pasture, into an equine veterinary clinic (the "Clinic") (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
>
> (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] There are three horses on the Property that feed in multiple enclosed fields, a four-stall 69.7 m^2 barn (the "Barn"), two sand paddocks each with a 26.8 m^2 horse shelter and a 133.8 m^2 shop (the "Accessory Building") with driveway access. The Property has a 177 m^2 residence occupied by the owners and a swimming pool.

[6] At its September 11, 2023 meeting the Township of Langley Council resolved to refer the Application to the ALC advising that the Proposal complies with the Township's Zoning Bylaw designation of Rural (RU-2) which permits veterinary clinics. The Proposal is consistent with the Rural Plan Designation of Agricultural/Countryside and the Official Community Plan designation of Agriculture.

ANALYSIS AND FINDINGS

[7] The Proposal is to locate the Clinic in the southwest portion of the Property using existing structures with driveway access off 10th Avenue. The Clinic will primarily treat animals offsite as an ambulatory service with some horses coming to the Clinic for treatment or overnight care. The Applicants propose to use the fenced pasture at the front of the Property, the Accessory Building for office, pharmacy and veterinary procedure use, the Barn and a Horse Shelter attached to the westernmost sand paddock of the Property for the Clinic.

[8] If approved for non-farm use, two 1.2 m wide lean-to unenclosed outdoor wings would be added to the Accessory Building's east and west sides to accommodate the tractor and tools currently stored inside. The Barn would continue to be used for resident horses and hay storage, and occasionally for Clinic patients that require overnight care. No fill is required for the Proposal.

[9] The Applicants state that it would be difficult to accommodate the Proposal outside of the ALR and that a rural environment is preferred for a large animal veterinary clinic with adequate space and structures. They state that veterinarians are essential to the equine industry, support agriculture through the purchase of agricultural products and provide agricultural training and employment opportunities. The Panel considered the essential

role that veterinary clinics play in enabling agriculture and that Dr. Kim Steele runs a reputable longstanding equine veterinary business known to serve farm operations in the region. While veterinary clinics are a non-farm use, the Panel finds that large animal veterinary clinics are necessary to support and promote agriculture.

[10] The Applicants state that the Clinic will help to maintain the land and existing structures on the Property for future agricultural use. The Panel considered that the Clinic will use existing structures and that the renovations to the Accessory Building do not require fill, nor do they increase the structural footprint on the Property. As a result, the Panel finds that the Proposal will not further impact the agricultural capability of the Property.

DECISION

[11] For the reasons given above, the Panel approves the Proposal to convert a 0.339 ha area of the Property into an equine veterinary clinic subject to the following conditions:

(a) Siting of the non-farm use is in accordance with Schedule A, as submitted with the Application and with no changes to the structural footprint approved herein;

(b) No additional buildings are to be constructed for non-farm use;

(c) Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable.

[12] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[13] These are the unanimous reasons of the Panel.

[14] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[15] Resolution #650/2023
Released on December 29, 2023



Ione Smith, Panel Chair
On behalf of the South Coast Panel


HORSE
SHELTER
26.8m2
BARN
69.7m2
N
SHOP
133.8m2
PROPOSED
CLINIC AREA
0.339ha

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 29, 2024
FROM:	CORPORATE PROJECTS	**FILE NO:**	0810-30
SUBJECT:	WILLOUGHBY COMMUNITY CENTRE PROJECT – COMMUNITY ENGAGEMENT		

The purpose of this memorandum is to inform Council of staff's intention to begin a community engagement process for the proposed new Willoughby Community Centre. Township staff and the project's consulting team will host an initial Open House on Thursday May 23, 2024, from 2:30pm to 9:00pm at Yorkson Creek Middle School.

Township Council has identified and prioritized the need for a new Community Centre in Willoughby, to be located along the 80th Avenue frontage of the south portion of Yorkson Community Park. This new community centre facility is initially planned to include a swimming pool, library, gymnasiums, fitness centre, multipurpose rooms, and other supporting interior and exterior community recreation spaces.

During the May 29, 2023 Council meeting Council approved $3.5M in funding from the Capital Projects reserve to begin further feasibility, programming, and early design works for the new Willoughby Community Centre. As a result of this work staff are satisfied with the size test fits of this location and are now prepared to begin to engage with the public through this Open House.

The primary purpose of the initial open house is to raise awareness and receive general feedback about the components of the new facility. Future sessions will receive further feedback from stakeholders such as the School District, aquatic user groups, Fraser Valley Regional Library, and fitness users. The information received from the community engagement process will be collated as a summary of findings and used to inform the recommended facility components and siting that staff will report back to Mayor and Council in the fall.

Township of Langley

Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

April 10, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
G. Abreo, Community Co-Chair
Councillor M. vanPopta, Council Co-Chair

A. Bayona, E. Barbour, S. Cook, G. Sarhan, and T. Taylor

Guests:
L. Desantis, Recreation Programmer
J. Morrison, Recreation Programmer

Staff:
R. Stare, Director, Recreation
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

G. Abreo acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – April 10, 2024

Moved by S. Cook,
Seconded by T. Taylor,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the April 10, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – March 13, 2024

Moved by T. Taylor,
Seconded by S. Cook,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the March 13, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Youth Programs and Services

L. Desantis and J. Morrison provide a presentation regarding youth programs and services in the Township of Langley. They noted that youth programming is pivotal in fostering the comprehensive growth of young individuals, providing a wide array of advantages such as:

- Social skill development
- Physical health and wellness
- Exposure to diversity
- Leadership and personal development
- Civic engagement and community service
- Life and career skill development

Some new programs offered in 2024 include:

- Babysitter training
- Basketball - Learn to Play
- Badminton – Learn to Play
- Dodgeball
- Babysitter training and cooking camp
- Teen yoga flow
- Lifeguard Info Sessions

Youth Week runs May 1 - 7 and is a provincial celebration of youth held annually the first week of May. It is a week of fun filled interaction and a celebration intended to build a strong connection between youth and their communities. Each day, a new program is offered such as Paint and Pancakes, Snack and Swim, Pizza and Swim, and Youth Pickleball.

Individuals aged 12 and older are welcome to volunteer with the Recreation division. Encouraging youth to volunteer not only enriches programs but also fosters community engagement. Additionally, these volunteer hours can be used towards fulfilling graduation credit requirements.

D. REPORTS

1. Co-Chairperson's Report

No report.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Terms of Reference Review

The committee reviewed the Terms of Reference and provided some suggestions for changes and edits. Staff will incorporate the amendments and present the edited version to the committee at the May meeting, before forwarding to Council for endorsement.

2. Fees and Charges

Staff provided a brief update on the Fees and Charges Bylaw for 2024. Some of the changes that will impact recreation include:

- 3% increase for all fees and charges.
- The Youth Pass will become a Child and Youth Pass.
- The Super Senior age is lowered from 80 to 70.
- Annual Pass for a child is $149, a youth is $199, a Super Senior is $99, and a Family Pass is $995.

Council has further requested to staff to prepare a report regarding swim lesson priority for Township residents, differential pricing for Township residents, and a School's Out Pass for the summer for Township students.

3. Canada Day Events

Staff provided a memo to the committee which noted that two events are being planned for 2024. The first event is a larger daytime celebration at McLeod Athletic Park that consists of a local artisan vendor, food and beverage trucks, live entertainment, and a kid's zone. Additionally, an evening drone light show will take place at the Langley Events Centre.

All celebration details can be found on the Township website at tol.ca/canadaday.

4. Langley Walk

Staff provided the Township News Release to the committee regarding the Langley Walk which will take place on May 5, 2024 at the Walnut Grove Community Park. The pre-walk warmup begins at 12:30pm followed by the 5km walk at 1:00pm.

5. Langley Awards

Members of the Task Force commented on some of the criteria being too restrictive regarding timelines etc. and suggested that there should be provisions for extenuating circumstances. Staff will discuss this with the event planning staff.

5. Firefighters vs. RCMP Water Battle

T. Taylor provided the following information regarding the Water Battle:

F. WORK PROGRAM

- The event will take place on July 11, 2024 from 6:00 – 8:00pm at the Philip Jackman Spray Park.
- Township Events staff will take on the organizing of this event for future years.
- The event will be titled “Community Waterfight” to encourage more community groups to participate.
- The firefighter volunteers are in place.
- The event will include five food trucks, two inflatables, and entertainment.
- The RCMP and Fire Department will be asked to provide an obstacle course.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: May 8, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by A. Bayona,
Seconded by T. Taylor,
That the meeting terminate at 8:38pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Solid Waste Services
Tel: 604-432-6400 or via email:
Paul.Henderson@metrovancouver.org

April 11, 2024

File: 67226472

Wendy Bauer, Township Clerk
20338 – 65 Avenue
Langley, BC V2Y 3J1
VIA EMAIL: legservicesinfo@tol.ca

Dear Wendy Bauer:

New Langley and North Surrey Recycling and Waste Centre Depots –Presentation Request

Metro Vancouver is developing new recycling depots at the Langley and North Surrey recycling and waste centres. These depots will be ahead of the weighscales to allow users to drop-off a full range free recyclables. The Langley Recycling and Waste Centre project also involves developing new weighscales and admin offices to maximize customer service and operational efficiency.

To receive feedback on the recycling depot development plans, Metro Vancouver staff request to present to Mayor and Council at the May 13, 2024 Council meeting. We would provide a presentation and answer questions on the proposed conceptual layout and the new services provided. A suggested agenda includes:

- Description of the new recycling depots and their purpose/benefits
- Proposed conceptual layouts
- Update on related regional solid waste projects such as the solid waste management plan update

If acceptable to Council, we would propose to present for about 10 minutes with additional time dependent on whether there are questions/feedback from Council.

Feel free to contact me at paul.henderson@metrovancouver.org or 604 603 2294, if you have any questions or concerns.

Yours truly,

Paul Henderson, P.Eng.
General Manager, Solid Waste Services
PH/mp

67226472

save your skin FOUNDATION LA FONDATION sauve ta peau

City of Langley

Proclamation Request

May is Melanoma and Skin Cancer Awareness Month

Hello,

May marks both Melanoma and Skin Cancer Awareness Month and the beginning of summer. It is imperative that communities across Canada be reminded of the importance of sun safety at this time of the year. In order to keep our communities aware, informed, and vigilant about the potential risks of over-exposure to the sun (UV radiation), we ask that you publicly **proclaim May 2024 as Melanoma and Skin Cancer Awareness Month.**

Over-exposure to UV radiation is one of the major causes of melanoma and non-melanoma skin cancers. Though skin cancers should be largely preventable, their diagnosis rates are increasing. Skin cancer is the most common of all cancers. 1 in 6 Canadians born in the 1990s will get skin cancer in their lifetimes.

While most forms of non-melanoma skin cancer can be surgically removed, melanoma is an aggressive form of cancer. The five-year relative survival rate of melanoma that has metastasized is 18%. Despite these figures, many people seek sun without taking the advisable precautionary measures, or believe that only severe burns contribute to one's risk of skin cancer. In fact, any darkening of skin colour, including a tan, is indicative of UV damage.

There are more new cases of skin cancer each year than the number of breast, prostate, lung and colon cancers combined.

We would be most happy to provide you with resources on these matters which you can share with your residents. We would also appreciate discussing providing **free sunscreen dispensers** for your communities or at specific events. This offer especially includes our SunCare initiative which extends free sunscreen to vulnerable communities. We would also be pleased to join you in your communities by hosting events in your local libraries or other community centres using resources from our **Shining a Light on Sun Safety** initiative which includes childrens books and other activities.

Thank you for your consideration. We look forward to working with you.

Sincerely,

Kathleen Barnard

Kathleen Barnard, Founder and President
Save Your Skin Foundation

“MELANOMA AND SKIN CANCER AWARENESS MONTH”

WHEREAS It is imperative that communities across Canada be reminded of the importance of sun safety;

AND WHEREAS Over-exposure to UV radiation is one of the major causes of melanoma and non-melanoma skin cancers;

AND WHEREAS Skin cancer is the most common of all cancers. 1 in 6 Canadians born in the 1990s will get skin cancer in their lifetimes;

AND WHEREAS Many people seek sun without taking the advisable precautionary measures and are unaware that any darkening of skin colour, including a tan, is indicative of UV damage;

AND WHEREAS Skin self-examinations should be performed on a monthly basis because skin cancers are highly treatable when detected early;

AND WHEREAS Save Your Skin Foundation is dedicated to the fight against non-melanoma skin cancers, melanoma and ocular melanoma through nationwide education, advocacy, and awareness initiatives:

NOW, THEREFORE the month of May 2024 will hereby be proclaimed as MELANOMA AND SKIN CANCER AWARENESS MONTH

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Council Remuneration

Policy No:	**01-017**
Approved by Council:	**2003-03-03**
Revised by Council:	**2006-02-20**
Revised by Council:	**2012-12-03**
Revised by Council:	**2016-05-30**
Revised by Council	**2019-02-05**
Revised by Council	**2022-12-05**

1. Purpose

1.1. To provide a policy for calculating Council's remuneration and expenses and how remuneration will be determined.

2. Related Policy

2.1 N/A

3. Policy

3.1. Council's remuneration has been authorized by Council resolution to be calculated by the following method:

3.1.1. That the salary of a Federal Member of Parliament, a BC Provincial Court Judge, a BC Provincial Cabinet Minister, a BC Provincial MLA, the job rate of a Superintendent of the RCMP and the Principal of the largest high school in Langley be defined as the comparators; Effective January 1, 2019, the Mayor's salary be benchmarked at 96% of the average salary of comparators for the calendar year 2019 and thereafter, less the highest and lowest salary of the comparators.

3.1.2. That the salary of each Councillor shall be benchmarked at 37% of the Mayor's salary;

3.1.3. That the comparators' salaries be reviewed in the first quarter of each year and if the average salary has increased, adjustments be made to Mayor and Councillors' salaries retroactive to January 1st of the year in which the annual review was conducted;

3.1.4. That, if based on the annual review of the comparator salaries, the average salary has decreased, the Mayor and Councillors' salaries be frozen until it is determined as a result of the annual review of the comparator salaries that an increase is warranted;

3.1.5. Deleted by Council Resolution December 5, 2022

3.2. Travel Allowance

3.2.1. Given the Township's geographical size and need/requirement for the Mayor and Councillors to attend numerous job-related meetings and activities throughout the Township and region and the lack of public transportation, a travel allowance will be provided.

3.2.1.1. The Mayor's travel allowance will be $850 per month.

3.2.1.2. Councillors travel allowance will be $340 per month.

3.3. Taxes and Reimbursement of Expenses

3.3.1. The cost of attending conferences, conventions, or traveling (including the per kilometre charge) on municipal business beyond the boundaries of the City of Langley and the Township of Langley, is reimbursable by submitting an Employee Expense Reimbursement Form. Such funds reimbursed by the Township to the Council member are not considered taxable but rather additional expense allowances.