REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, May 13, 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 – May 13, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held May 13, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 29, 2024

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

2. Public Hearing Meeting – April 29, 2024

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

C. DELEGATIONS

1. Mohamed Kamel
File 0550-07

Request by Mohamed Kamel, to appear before Council to request permit fees be waived for removal of six trees.

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

C. DELEGATIONS

2. Amandeep and Rajvir Takhar
File 0550-07

Request by Amandeep and Rajvir Takhar, to appear before Council to request a reduction of permit fees for tree cutting.

Clerk's Note: Please refer to Item O.2.

3. Barbara Sharp
File 0550-07

Request by Barbara Sharp, to appear before Council to discuss Christmas in Williams Park.

Clerk's Note: Please refer to Item E.2.

4. Ron and Sandra Yaworski
File 0550-07

Request by Ron and Sandra Yaworski, to appear before Council to discuss the barking noise from the dog park located at 207 Street and 82 Avenue.

D. PRESENTATIONS

1. Metro Vancouver

Presentation by Paul Henderson, General Manager, Solid Waste Services, Metro Vancouver, regarding new Langley and North Surrey recycling and waste centre depots.

Clerk's Note: Presentation was approved by Council at the April 29, 2024 Regular Council meeting.

E. REPORTS TO COUNCIL

1. Temporary Use Permit Application No. 000008
(Transcorp Holding Inc. / 27351 – 8 Avenue)
Report 24-98
File CD 13-08-0016

That Council consider Temporary Use Permit No. 000008 for property at 27351 – 8 Avenue to facilitate parking of commercial vehicles for a three (3) year period and adopt one of the following resolutions:

E. REPORTS TO COUNCIL

That Council authorize issuance of Temporary Use Permit No. 000008 for property located at 27351 – 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. Registration of a 5.0 m wide statutory right-of-way along the southern property line for future widening of 8 Avenue noted on the Site Plan dated February 7, 2024.
e. All outdoor storage areas being covered by a dust free surface.
f. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 stormwater management requirements including drainage and grading.
g. Submission of an exterior lighting plan.
h. 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.
i. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris on a highway.
j. Installation of roadway signage regarding the presence of pedestrians and equestrians in the area and use of engine brakes.

OR

That Council not authorize issuance of Temporary Use Permit No. 000008 for property located 27351 – 8 Avenue.

E. REPORTS TO COUNCIL

2. Enhanced Special Events – Christmas in Williams Park
Report 24-101
File PW 6130-01

That Council direct staff to assume responsibility for managing all aspects of Christmas in Williams Park and approve $140,000 from the Capital Projects Reserve.

That Council direct staff to use up to $110,000 annually from the community events budget for the operation of Christmas in Williams Park.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100262 (Orstad / O'Grady / 9828 – 203 Street)
Bylaw No. 5955
Bylaw No. 5956
Report 24-102
File CD 09-02-0180

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw No. 1985 No. 2323 Amendment (Orstad / O'Grady) Bylaw No. 5955 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O'Grady) Bylaw No. 5956 rezoning 0.15 ha (0.36 ac) of land located at 9828 – 203 Street to Residential Zone R-1A to facilitate development of three (3) single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northwest Langley Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Compliance with the Community Amenity Contributions (CAC) Policy.
6. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

F. BYLAWS FOR FIRST AND SECOND READING

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw No. 1985 No. 2323 Amendment (Orstad / O'Grady) Bylaw No. 5955 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O'Grady) Bylaw No. 5956 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5955 and 5956.

Explanation – Bylaw No. 5955

Bylaw No. 5955 amends the Northwest Langley Community Plan to permit up to 21.4 uph (8.4 upa) on the property located at 9828 – 203 Street.

Explanation – Bylaw No. 5956

Bylaw No. 5956 rezones a 0.14 ha (0.36 ac) property located at 9828 – 203 Street to Residential Zone R-1A to facilitate three single family lots.

2. Official Community Plan Amendment and Rezoning Application No. 100285 (0938430 BC Ltd. / Cre 8 Architecture Ltd. / 20306 – 82 Avenue)
Bylaw No. 6013
Bylaw No. 6014
Report 24-100
File CD 08-26-0224

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6013 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6014 rezoning 1.92 ha (4.76 ac) of land located at 20306 – 82 Avenue to Comprehensive Development Zone CD-131 to facilitate the development of approximately 103 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 and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedication of the north half of 81 Avenue in

F. BYLAWS FOR FIRST AND SECOND READING

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 82 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. 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.
7. Registration of a statutory rights-of-way for the purpose of public pedestrian corridors connecting 82 Avenue to 81 Avenue.
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.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6013 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

F. BYLAWS FOR FIRST AND SECOND READING

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6013 and 6014.

Explanation – Bylaw No. 6013

Bylaw No. 6013 amends the Willoughby Community Plan for land located at 20306 – 82 Avenue to change the land use designation from Residential to Multi Family. Bylaw No. 6013 also amends the Latimer Neighbourhood Plan to designate the subject lands to Rowhouse/Townhouse (22 UPA) land use designation.

Explanation – Bylaw No. 6014

Bylaw No. 6014 rezones 1.92 ha (4.76 ac) of land located at 20306 – 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to facilitate development of approximately 103 townhouse units.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100761 and Development Permit Application No. 101361 (CCR Projects Ltd. / 8000 Block of 201 Street) Bylaw No. 6012 Report 24-97
File CD 08-26-0230

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CCR Projects (Multi-Family / Commercial) Ltd.) Bylaw No. 6012 rezoning 0.69 ha (1.70 ac) of land located in the 8000 Block of 201 Street to Comprehensive Development Zone CD-202 to facilitate the development of 168 apartment units and 2,636 m^2 (28,375 ft^2) of ground floor commercial space, 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. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
3. Compliance with Age-Friendly Amenity Area requirements.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

5. Registration of restrictive covenants acceptable to the Township:
    a. identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
6. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 6012 authorize issuance of Development Permit No. 101361 subject to the following conditions:

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

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

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

Explanation – Bylaw No. 6012

Bylaw No. 6012 rezones land located in the 8000 Block of 201 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-202 to permit a comprehensive development of 168 residential units and 2,636 m^2 (28,375 ft^2) of commercial space in a six storey building.

H. BYLAWS FOR CONSIDERATION AT SECOND 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 second reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 6007",

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008",

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009", and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010".

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 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.

H. BYLAWS FOR CONSIDERATION AT SECOND READING

Explanation – Bylaw No. 6010

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

I. BYLAWS FOR CONSIDERATION AT THIRD READING

J. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to "Township of Langley Land Use Contract No. 74 Discharge (Spags 197 Holdings Ltd.) Bylaw No. 5990".

Explanation – Bylaw No. 5990

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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of March 25, 2024 attached to the Bylaw have been satisfactorily addressed. Third reading for the Bylaw was given on April 15, 2024.

2. 2024 Langley Annual Rates and Tax Collection Bylaw for Universal Services
Bylaw No. 6006
Report 24-80
File FIN 1700-80

That Council give final reading to "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.

J. BYLAWS FOR FINAL ADOPTION

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.

K. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the April 29, 2024 Regular Council meeting:

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

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
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.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That this matter be deferred to the May 13, 2024 Regular Council Meeting.
CARRIED

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

O. FOR INFORMATION

1. **Unauthorized Tree Removal – 7402 - 202A Street**
   Memorandum – Permits, Licences and Inspections Division
   File 6300-01

2. **Unauthorized Tree Removal – 20491 - 32 Avenue**
   Memorandum – Permits, Licences and Inspections Division
   File 6300-01

3. **Dale Ball Passive Park**
   Memorandum – Corporate Projects Division
   File 0810-30

4. **Seniors Advisory Committee**
   Minutes – April 17, 2024
   File 0540-20

5. **Agricultural Advisory Committee**
   Minutes – April 24, 2024
   File 0540-20

6. **Mayor's Task Force on the Langley Regional Airport**
   Minutes – April 30, 2024
   File 0540-20

In an effort to make the community aware, the following proclamations have been requested:

7. **Prostate Cancer Awareness Month**
   File 0630-01

   Shelley Werk, Donor Relations, Prostate Cancer Foundation BC, requesting the Cole Harmony Bridge be lit up in blue September 2024 to recognize Prostate 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. Council amended the Proclamation Policy to include the lighting of infrastructure requests, as they are a form of proclamation, at the April 26, 2021 Regular Council meeting.

8. **Christian Heritage Month**
   File 0630-01

   Wevergton Asao requesting the month of December be proclaimed as Christian Heritage 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

1. Seniors Advisory Committee Recommended Motion

File 0540-20

That Council direct staff to ensure that all stairs on permanent and temporary raised structures (ie stages) in the Township have handrails.

Q. OTHER BUSINESS

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

1. Annual State of the Township of Langley Address

Whereas:

1. The Township of Langley has recently enhanced its annual events budget to host and improve the quality of numerous corporate events, including but not limited to the following:

    a. Volunteer Appreciation - $21,000
    b. Langley Walk - $4,500
    c. Seniors Week Annual Tea(s) - $12,000
    d. Canada Day - $62,200
    e. Family Day - $5,000
    f. Arbor Day - $9,000 and
    g. Pioneer Luncheon - $22,000

2. Corporate sponsorship of Township of Langley events could be secured, however, it is potentially perceived as a potential conflict of interest by some members of the public and/or its elected officials; and

3. Additional outreach, communication and engagement with the public by Mayor and Council is generally encouraged and commonly requested by members of the public.

Therefore be it resolved that Council hereby authorizes $7,500 from the 2024 enhanced events budget for the 2024 State of Township of Langley Address; and further

That Council refer to and include within the draft 2025 budget an annual amount for an annual State of the Township of Langley Address.

2. Additional Grant Application Approval

Be it resolved that Council approve Community Grants C24 for the Aldergrove Old Age Pensioners Building Society within the 2024 community grants as outlined within Report to Council 24-83.

Q. OTHER BUSINESS

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

3. Fort Canoe and Kayak Club

Be it resolved that Council authorize $10,000 from Council Contingency for the Fort Canoe and Kayak Club Summer Jobs program for 2024, one-time, due to the Federal Government's denial for 2024, in place since 2018.

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

4. Debt Financing Summary Report

Whereas the Township of Langley had existing debt prior to the current Council term;

Whereas the current Township Council has approved multiple significant projects to benefit the community including:

- Construction of a new firehall in Brookswood
- Strategic land purchases
- Construction of the Jericho Booster Station
- Completion of Yorkson Community Park
- Construction of an ice and dry floor facility at the Langley Events Centre
- Enhancement of 208 Street
- Construction of Smith Athletic Park

All of which require debt financing.

Therefore be it resolved that Council receive a report summarizing the current and approved debt with anticipated principal and interest payments with funding sources for information.

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

5. Closure of 80 Avenue and 212 Street Lane

Whereas the closure of the lane North of 80 Avenue between 211 Street and 212 Street has been delayed due to completion of development prerequisites for Project Number 08-25-0120,

Therefore be it resolved that staff report to Council with the costs necessary to fund the construction required to close the lane immediately North of 80 Avenue between 211 Street and 212 Street for Council to consider, with provision for adequate emergency and service vehicle access and turnaround including, but not limited to, the following measures:

Q. OTHER BUSINESS

1. accessible emergency bollards and/or gates,
2. modification to the cul-de-sac east of the subject lane, and
3. hammerhead service vehicle turnaround.

That funding be provided from the Capital Project Reserve, with the funds repaid in full as part Prerequisite 16 in Project Number 08-25-0120 when that project proceeds.

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) (k) Negotiations
Item E.2 - Section 90(2) (b) Intergovernmental Relations
Item G.1 - Section 90(1) (i) Solicitor-Client Privilege
Item G.2 - Section 90(1) (g) Legal
Item G.3 - Section 90(1) (e) Property

S. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

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

PRESENT: Mayor E. Woodward

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

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

F. Ardestani, W. Bauer, J. Makela, 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 29, 2024

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held April 29, 2024.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 15, 2024

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

2. Public Hearing Meeting – April 15, 2024

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,

B. ADOPTION OF MINUTES

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

C. DELEGATIONS

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

See item C.2

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

Marcel Sachse, President, Langley Sustainable Agriculture Foundation, appeared before Council to provide an update on the successes of the Langley Learning Farm, located at the Derek Doubleday Arboretum. He noted that Council approved the Learning Farm in 2019 and that the Langley Environmental Partners Society has undertaken management of the farm. Gardens started in 2020 for students in grades 11/12 from Langley Senior Secondary (LSS) and a greenhouse started in 2021. A shelter was built in 2022 with wheelchair accessible garden boxes and is a location for group presentations. A food forest was established in 2023. Produce is taken to the LSS cafeteria and Langley Meals on Wheels. 700 students have participated in the program since the farm began.

3. Patricia Wilson
MS Canada
File 0550-07

Patricia Wilson, representing MS Canada, appeared before Council regarding MS Awareness Month. She noted that May is MS Awareness Month in Canada, and it is an opportunity to raise awareness about MS and its impact on all Canadians. World MS Day is held on May 30. She asked Council to proclaim MS Awareness Month and to fly the MS flag.

MOTION
Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That the Township of Langley declare the month of May as MS Awareness Month and light the Cole Harmony bridge in red on May 30 in support.
CARRIED

Councillor vanPopta opposed

D. PRESENTATIONS

1. Potential Upgrades to the Fraser River Presentation Theatre

J. Makela and F. Ardestani provided a presentation regarding potential upgrades to the Fraser River Presentation Theatre. The potential upgrades could include:

1. Infrastructure and Technology Upgrades
2. Accessibility Improvements
3. New Senior Staff Seating
4. New Council Desk
5. New Lighting

The infrastructure and technology were originally installed in 2005 and some of this original hardware is still in use. Many elements are not ideal and are no longer working. Two options available for Council to consider are: a Purpose Built Discussion Management System, or a Custom Built Discussion Management System.

E. REPORTS TO COUNCIL

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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

CARRIED

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

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

E. REPORTS TO COUNCIL

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

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

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

The motion was divided.

MOTION #1
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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.
CARRIED

MOTION #2
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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.
CARRIED

MOTION #3
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council direct staff to engage the YMCA BC and review and consider the Township of Langley as the potential non-profit operators for the Township of Langley-owned childcare sites, as provided in this report, in consultation with CUPE 403.
CARRIED

E. REPORTS TO COUNCIL

AMENDMENT #1
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That staff add McLeod Athletic Park as a destination for 49 spaces on 58 Avenue within close proximity to 216 Street.
CARRIED

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

ASSOCIATED MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That staff report to Council on the completion of Yorkson Community Park south of 82 Avenue from 82 Avenue to the southern edge of the existing playing fields.
CARRIED

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

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

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

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

E. REPORTS TO COUNCIL

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

File CD 13-07-0031

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
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.

AMENDMENT #1
Moved by Councillor Pratt
Seconded by Councillor Baillie,
That Council direct staff to install signage alerting truck traffic to the presence of pedestrians and equestrians in the area.
CARRIED

AMENDMENT #2
Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That condition “h” be added which states:

E. REPORTS TO COUNCIL

h) the parking area and drive isles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
CARRIED

AMENDMENT #3
Moved by Councillor Kunst
Seconded by Councillor Baillie,
That Council direct staff to install appropriate signage that states that the use of engine brakes is not permitted.
CARRIED

AMENDMENT #4
Moved by Mayor Woodward
Seconded by Councillor Rindt,
That condition #9 be amended to read as follows:

"This Temporary Use Permit is not transferable unless securities and undertakings provided for in this Permit are replaced".
CARRIED

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

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

The motion was divided.

MOTION #1
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
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.

AMENDMENT #1
Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the Fort Langley Jazz Festival, reference #D2, be reduced to a Minor Festival Grant of $5000.
CARRIED

Councillors Kunst, Martens, and Pratt opposed

E. REPORTS TO COUNCIL

AMENDMENT #2
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the Murrayville Hall, reference #A8, receive an additional $1,500, for a total grant of $3,000.
CARRIED

AMENDMENT #3
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the Willoughby Community Hall Association, reference #A9, receive an additional $1,850, for a total grant of $7,500.
CARRIED

AMENDMENT #4
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That the Langley Arts Council, reference #B4[2], receive a $1,000 grant.
CARRIED

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

MOTION #2
Moved by Councillor Woodward,
Seconded by Councillor vanPopta,
That Council authorize $57,325 from the remaining 2024 Community Events Fund for the remaining grant applicants which meet the grant policy criteria.
CARRIED

ASSOCIATED MOTION #1
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council hereby direct staff to Report to Council on the required budget envelope to implement WIFI and Monitor within the Rotary Interpretive Centre at the Derek Doubleday Arboretum.
CARRIED

ASSOCIATED MOTION #2
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council hereby directs staff to Report to Council on potential, draft amendments to Council Policy 06-021 and 06-022 for Council to consider: (1) to provide reasonable inflationary increases for applicable grant categories; (2) that will reduce grant application complexity and required staff processing time; and (3) permitting multiple Community Association Grants per community.
CARRIED

E. REPORTS TO COUNCIL

ASSOCIATED MOTION #3
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council hereby directs staff to include an additional $75,000 of funding for Capital Improvements and Community Grants within the draft 2025 budget for its consideration.
CARRIED

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

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

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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.

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

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Kunst,
That the motion be amended to delete the second paragraph regarding forgoing public consultation.
DEFEATED

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

E. REPORTS TO COUNCIL

MOTION TO DIVIDE
Moved by Councillor Martens,
Seconded by Councillor Kunst,
That the motion be divided.
CARRIED

Councillors Baillie, Ferguson, and Rindt opposed

MOTION #1
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.
CARRIED

MOTION #2
That Council direct staff to forgo the community ballot and public consultation process in the Township Neighbourhood Traffic Policy and proceed directly to construction.
CARRIED

Councillors Kunst and Martens opposed

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

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
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.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That this matter be deferred to the May 13, 2024 Regular Council Meeting.
CARRIED

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

E. REPORTS TO COUNCIL

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.
CARRIED

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

Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That Council direct staff 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.
CARRIED

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

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

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

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

Councillor Kunst opposed

E. REPORTS TO COUNCIL

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

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

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

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
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.

F. BYLAWS FOR FIRST READING

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

F. BYLAWS FOR FIRST READING

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.
CARRIED

Councillor Martens left the meeting at 3:27pm.

MEETING RECESSED
The meeting recessed at 3:27pm

MEETING RECONVEDED
The meeting reconvened at 3:37pm.

G. BYLAWS FOR FIRST AND SECOND READING

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

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

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

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw No. 6006.
CARRIED

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

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

CARRIED

Councillor Kunst opposed

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

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1287539 BC Ltd.) Bylaw No. 5784".
CARRIED

K. ITEMS FROM PRIOR MEETINGS

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

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

L. MAYOR AND COUNCIL REPORT

Councillor Baillie thanked Council and staff for recognizing the Day of Mourning on April 28.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that he toured the Vancouver Landfill in Delta and reminded everyone to pick up litter in the Township.

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:

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

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

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.

O. FOR INFORMATION

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council approve a presentation from Paul Henderson, General Manager, Solid Waste Services, Metro Vancouver, at the May 13, 2024 Regular Council meeting regarding new Langley and North Surrey recycling and waste centre depots.
CARRIED

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.

P. MOTIONS ARISING FROM INFORMATION

Q. OTHER BUSINESS

1. Additional Truck Parking in the Township of Langley

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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

Q. OTHER BUSINESS

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.
CARRIED

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

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

Councillor Martens re-entered the meeting at 3:48pm.

3. Council Policy Amendment for Extraordinary Expenses

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
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 Lower Mainland Local Government Association (LMLGA); 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.
CARRIED

4. Chief Administrative Officer Retirement

Mayor and Council presented 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

Moved by Councillor Baillie,
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) (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

CARRIED

S. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor vanPopta,
That the meeting terminate at 4:15pm.
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 29, 2024 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

S. Richardson

S. Little and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

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

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

B. PUBLIC INPUT OPPORTUNITY

1. Development Permit Application No. 101424 (449991 BC Ltd. / Focus Architecture Inc. / 20733 – 78 Avenue)
Report 24-58
File CD 08-23-0193

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize issuance of Development Permit No. 101424 to 449991 BC Ltd. for property located at 20733 – 78 Avenue subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule “A”.

B. PUBLIC INPUT OPPORTUNITY

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.
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. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
e. Registration of a restrictive covenant requiring a minimum of 31 units to be provided as adaptable housing.
f. Discharge of no build covenant CA7218435.
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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That condition "h" be added which states:

h) provision of emergency vehicle only access (including review of and any required on-site design modifications) at the north end of the site.
CARRIED

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

Submissions from the public:

1. N. Hayward, a Langley resident, was in attendance and commented on the narrowness of the laneway and visibility concerns. She further

B. PUBLIC INPUT OPPORTUNITY

expressed concerns about increased traffic and extending the laneway.
2. P. Homan, a Langley resident, was in attendance and commented on extending the laneway, increased traffic and the need for a proper fire lane.
3. P. Homan, on behalf of K. Dunbar, a Langley resident, was in attendance and commented on the loss of privacy, the height of the buildings, the impact on property values, and opening up the laneway.
4. J. Brayshaw, a Langley resident, was in attendance and commented on safety code concerns and the reliance on contractor declarations. He suggested the Township inspect the buildings at all stages of construction.

The following written submissions were received from the public:

1. Colin Hogan, Principal, FOCUS Architecture, addressing some of the concerns raised by the public.
2. V. Singapuri, a Langley resident, expressing concerns about the proposed road extension, steepness of the underground ramps, and potential fire hazards.
3. R. Bornhauser, a Langley resident, expressing concerns about increased traffic, overcrowding at local schools and hospitals, and environmental concerns.
4. G. and J. Tu, Langley residents, expressing concerns about obstructing views, traffic congestion, and increased density.
5. V. and A. Matties, Langley residents, expressing concerns about increased traffic.
6. A. Cheung, a Langley resident, expressing concerns about increased traffic on the expanded lane in-between the units.
7. C. and D. Tal, Langley residents, expressing concerns about the lane between Yorkson A and B being deemed a road, increased traffic and road safety.
8. J. Brayshaw, a Langley resident, expressing concerns about ensuring that all safety codes and regulations are followed, and concerns about the laneway that is planned between the two buildings.
9. H. Thiessen, a Langley resident, expressing concerns about the lane being only 20 feet wide between the buildings and traffic flow issues. He asked for a “Local Traffic Only” sign at the driveway entrance at 77B Avenue and that traffic lights or a traffic circle be installed at 77B and 207, plus a speed hump to slow traffic in the lane.
10. C. and K. Broyles, Langley residents, expressing concerns about the street width, the steepness of the underground ramps making it impossible for an exiting vehicle to stop before entering the driveway, and increased traffic and congestion in the laneway.
11. 11. D. and S. Foster, Langley residents, expressing concerns about the proposed through road, parking for businesses, and fire safety concerns.

B. PUBLIC INPUT OPPORTUNITY

12. M. Yu, a Langley resident, expressing concerns about increased traffic and density, and lack of nearby greenspace.

Explanation by the proponent.

C. Hogan, Focus Architecture, was in attendance and stated that the Yorkson Downs proposal is significantly less dense that what is permitted. He commented that the average setback of the buildings is 15 metres and that the fire safety measures will meet all building codes. He further stated that the proposed access roadway will facilitate increased traffic and emergency vehicles.

C. PUBLIC HEARING

1. Migrant Agricultural Worker Accommodation Farm Bylaw
Bylaw No. 6004
Report 24-66
File BLSI BA000002

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004"

Explanation – Bylaw No. 6004

S. Richardson explained that Bylaw No. 6004 amends Township of Langley Zoning Bylaw 1987 No. 2500 with an objective to bring the Zoning Bylaw to current standards to house migrant agricultural workers in the Rural Zones working under the Federal Seasonal Agricultural Worker Program (SAWP).

Submissions from the public:

The following written submissions were received from the public:

1. Township of Langley Agricultural Advisory Committee, providing comments for Council to consider regarding the Bylaw.
2. R. Driediger, a Langley farmer, asking that any changes to the wording of the bylaw include the foreign worker programs included in SAWP.

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council consider third reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004".
CARRIED

C. PUBLIC HEARING

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give third reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004".
CARRIED

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

"Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994"

Explanation – Bylaw No. 5994

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

Submissions from the public.

The following written submission was received from the public:

1. Annika Nunan, Urban Development Institute, expressing concern that setting an average unit size will result in developers building homes that are too large for families to afford or attain, and asked Council to consider removing the average unit size requirement.

MOTION
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council consider third and final reading of "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994"
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give third and final reading of "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994"

C. PUBLIC HEARING

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the overall average project unit size be changed to 67.35 square metres, 725 square feet.
CARRIED

Councillor Martens opposed

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

D. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Bailie,
That the meeting terminate at 8:08pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Mohamed Kamel
Date: Thursday, April 18, 2024 4:37:22 PM

Please note the following response to Delegation Requests has been submitted at Thursday April 18th 2024 4:33 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  5/13/2024
- **Name of delegate or organization wishing to appear**
  1149329 BC Ltd
- **Topic**
  Tree Removal From a Company Property
- **Purpose of presentation**
  Other
- **for other, describe here:**
  Penalty for Dead Tree Removal - 7402 202A St., Langley
- **Desired resolution**
  Waiving permit fees and cash in lieu for removing 6 dead trees without a permit.
- **Full name**
  Mohamed Kamel
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Amandeep & Rajvir Takhar
Date: Thursday, April 25, 2024 2:37:24 PM

Please note the following response to Delegation Requests has been submitted at Thursday April 25th 2024 2:36 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  5/13/2024

- **Name of delegate or organization wishing to appear**
  Amandeep Takhar & Rajvir takhar

- **Topic**
  Tree cutting reasoning-
  Trees has fungus-Keep in mind that fungus growing on a tree is usually a good sign that the tree is decaying or dying. Because fungi feed on organic matter, they are often a sure sign that a tree is nearing the end of its life. My plan is to plant new trees at the fence line.
  I apologize I did not apply for permit on time for tree cutting my intent was to plant more trees.
  By law for tree cutting were amended in 2019 I was not aware.
  Trees were also in the building envelope.
  Front of the house was no trees it was only hedging.

- **Purpose of presentation**
  Other

- **for other, describe here:**
  Dissatisfied with the decision of the Bylaw.

- **Desired resolution**
  I apologize I removed trees without permit, but I request to reduce the fine to one ticket for tree cutting.
  8000+2500=10,500. I feel it's fair resolution.
  I will plant 2 more trees and will submit pictures or request inspection later that trees are placed.
  Thank you so much for consideration.

- **Full name**
  Amandeep & Rajvir Takhar
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Alternate Phone**
  FOIPPA s.22(1)

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

Submit by Email

Township of Langley
Est. 1873

Delegation Request To Appear Before Township Council

I/we would like to appear as a delegation at the Council meeting on

May 13, 2024
(Council meeting date requested)

at the ▶ ☒ 4:00pm Regular Afternoon Meeting
☒ 7:00pm Regular Evening Meeting

Name of delegate or organization wishing to appear

BARBARA SHARP

1 Topic

The topic of discussion is (be specific, provide details, and attach additional information, if required)

Further discussion regarding TOL staff participation in the set up and take down of CIWP along with whatever information is presented to Council by staff about a report to Council regarding CIWP including, but not limited to, the survey discussion.

2 Additional Information

Purpose of presentation

○ Information only ○ Request letter of support ○ Request funds ☒ Other

Desired resolution

Staff to continue to provide their time for set up and take down of the CIWP event.

Activities to date relative to the matter

3 Meeting Location

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

Office use only	
☐ Approved ☐ Declined ☐ Other	Applicant informed

see next

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Ronnie and Sandra
Date: Thursday, May 02, 2024 11:42:23 AM

Please note the following response to Delegation Requests has been submitted at Thursday May 2nd 2024 11:40 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  5/15/2024
- **Name of delegate or organization wishing to appear**
  Ron and Sandra Yaworski
- **Topic**
  Dog park on 207th and 82nd Yorkson area
- **Purpose of presentation**
  Other
- **for other, describe here:**
  Barking noise
- **Desired resolution**
  will discuss
- **Full name**
  Ronnie and Sandra
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Alternate Phone**
  FOIPPA s.22(1)

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 13, 2024 – REGULAR MEETING	**REPORT:**	24-98
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-08-0016
SUBJECT:	TEMPORARY USE PERMIT APPLICATION NO. 000008 (TRANSCORP HOLDING INC. / 27351 – 8 AVENUE)		

PROPOSAL:

Temporary Use Permit application to permit parking of commercial vehicles on a temporary basis for the property at 27351 – 8 Avenue.

RECOMMENDATION SUMMARY:

That Council consider Temporary Use Permit No. 000008 subject to 10 conditions.

RATIONALE:

Council consideration of a Temporary Use Permit is required to provide for temporary use of 27351 – 8 Avenue for parking of commercial vehicles for a period of up to three (3) years.

RECOMMENDATIONS:

That Council consider Temporary Use Permit No. 000008 for property at 27351 – 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. 000008 for property located at 27351 – 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. Registration of a 5.0 m wide statutory right-of-way along the southern property line for future widening of 8 Avenue noted on the Site Plan dated February 7, 2024.
e. All outdoor storage areas being covered by a dust free surface.
f. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 stormwater management requirements including drainage and grading.
g. Submission of an exterior lighting plan.
h. 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.

i. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris on a highway.
j. Installation of roadway signage regarding the presence of pedestrians and equestrians in the area and use of engine brakes.

or

That Council not authorize issuance of Temporary Use Permit No. 000008 for property located 27351 – 8 Avenue.

EXECUTIVE SUMMARY:

The applicant has applied for a Temporary Use Permit for parking of commercial vehicles on a temporary basis at 27351 – 8 Avenue. Should Council authorize issuance of Temporary Use Permit No. 000008, Staff recommend that approval be subject to 10 conditions.

PURPOSE:

This report is to provide information and recommendations concerning proposed Temporary Use Permit No. 000008.

REFERENCE:

Owner:	Transcorp Holding Inc. PO Box 658, Station A Abbotsford, BC V2T 6Z8
Legal Description:	East Half of the South Half of the West Half of the South Half of the South West Quarter Section 8 Township 13 New Westminster District
Location:	27351 – 8 Avenue
Area:	3.8 ha (9.5 ac)
Existing Zoning:	Rural Zone RU-2
Rural Plan:	Agricultural / Countryside

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 27351 – 8 Avenue. Temporary Use Permit No. 000008 is attached as Attachment B to this report.
- The proposal include two access points from 8 Avenue, with the eastern access limited to right turn entrance.
- Registration of a 5 m wide statutory right-of-way for future widening of 8 Avenue is proposed as part of this application.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	Cemetery	Agricultural / Countryside	Rural Zone RU-2 (cemetery permitted as a site specific land use)
South:	8 Avenue, beyond which is Aldergrove Regional Park	Regional Park	Civic Institutional Zone P-1
East:	A rural residential property	Agricultural / Countryside	Rural Zone RU-2
West:	Vacant property previously utilized for gravel extraction	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 for approximately 100 commercial vehicles and approximately 40 parking stalls.
- In support of the proposal the applicant has submitted a rationale stating the following:

> "*The purpose of this application is to facilitate the shipment of goods throughout British Columbia, Canada and United States…With its close proximity to several industrial neighborhoods, 8 Avenue and other truck routes, the subject property is an ideal location for the proposed use…"*

- The site is proposed to be paved to accommodate parking and drive aisles.
- All existing buildings are proposed to be retained for caretaker/security and ancillary office use.
- 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.
- The proposal includes 10 m wide landscape areas along the south, west, and north property lines and a 15 m wide landscape area along the east property line, adjacent to ALR lands.

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
97	97	0	0	0	97

The landscape plans include existing tree retention, landscape area/screening and ALR buffer along 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 parking of commercial vehicles on a temporary basis for property located at 27351 – 8 Avenue. Should Council wish to grant the applicant's request, Temporary Use Permit No. 000008 is provided as Attachment B to this report.

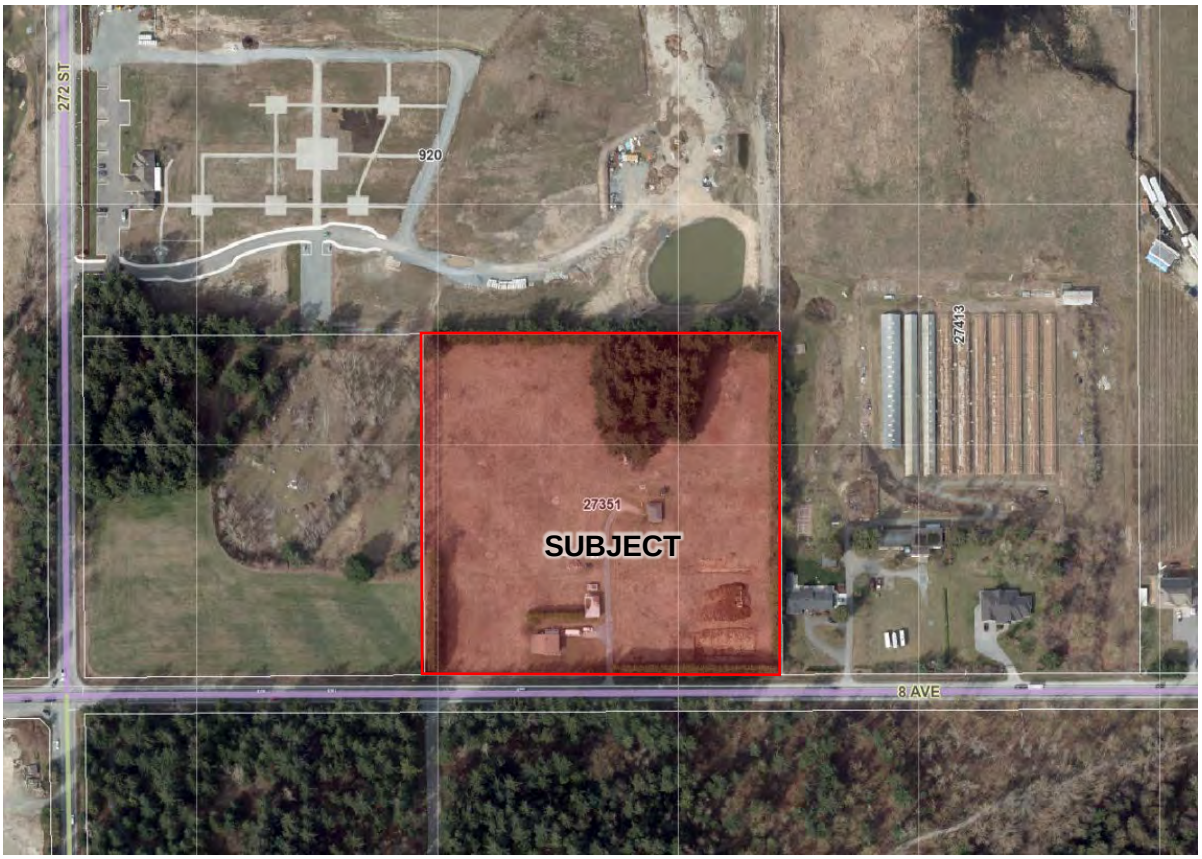
Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

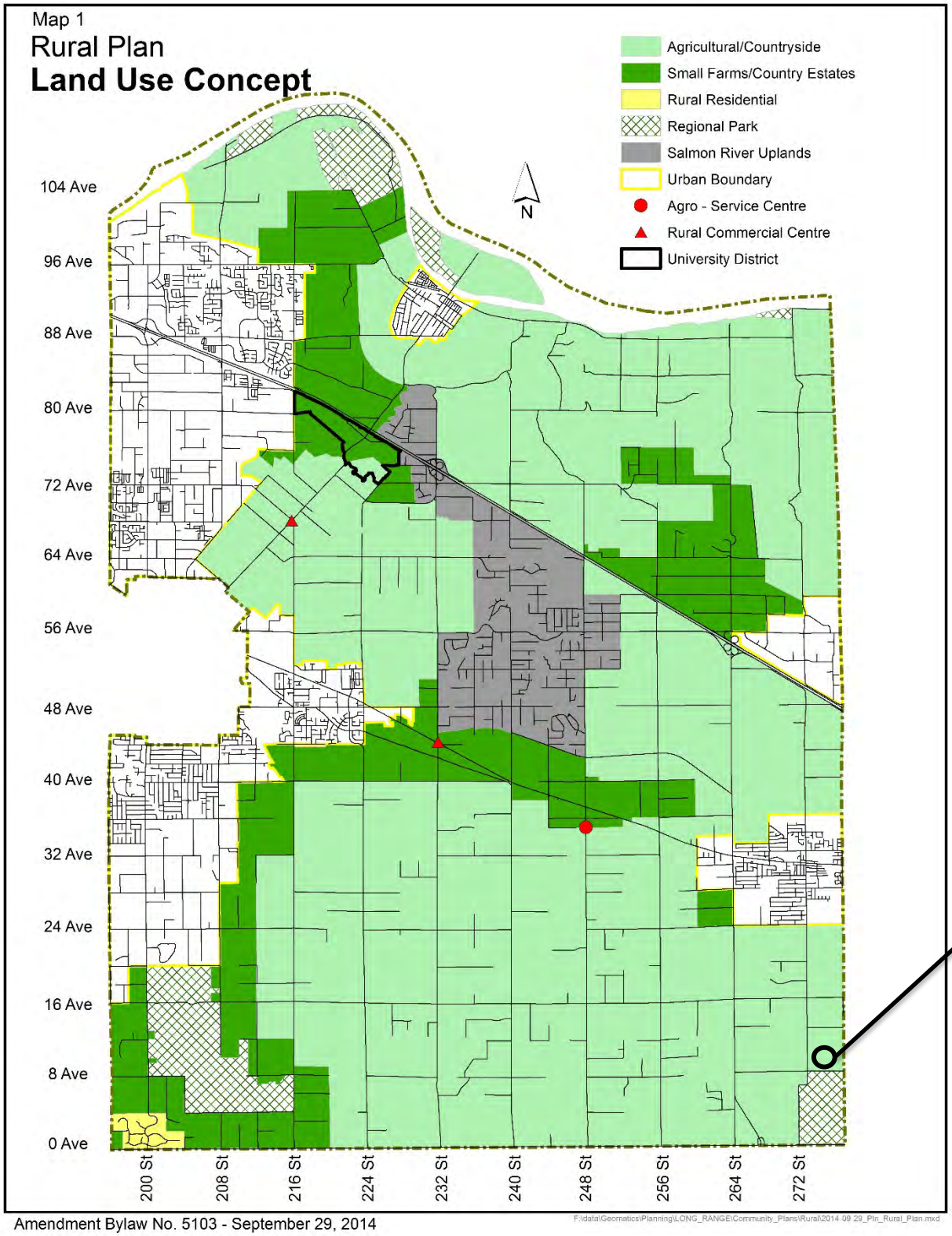
ATTACHMENT A Maps and Graphics

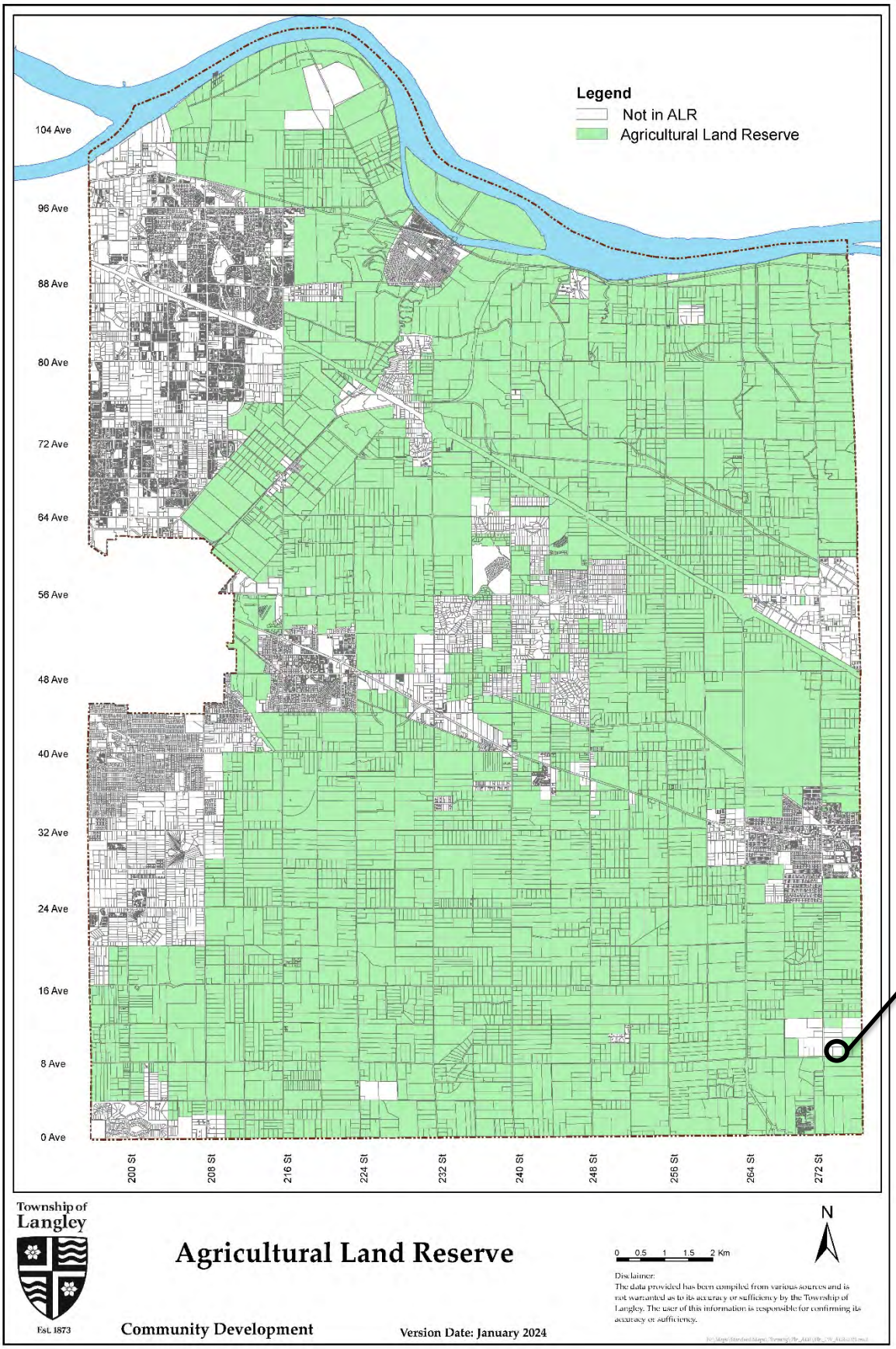
ATTACHMENT B Temporary Use Permit No. 000008

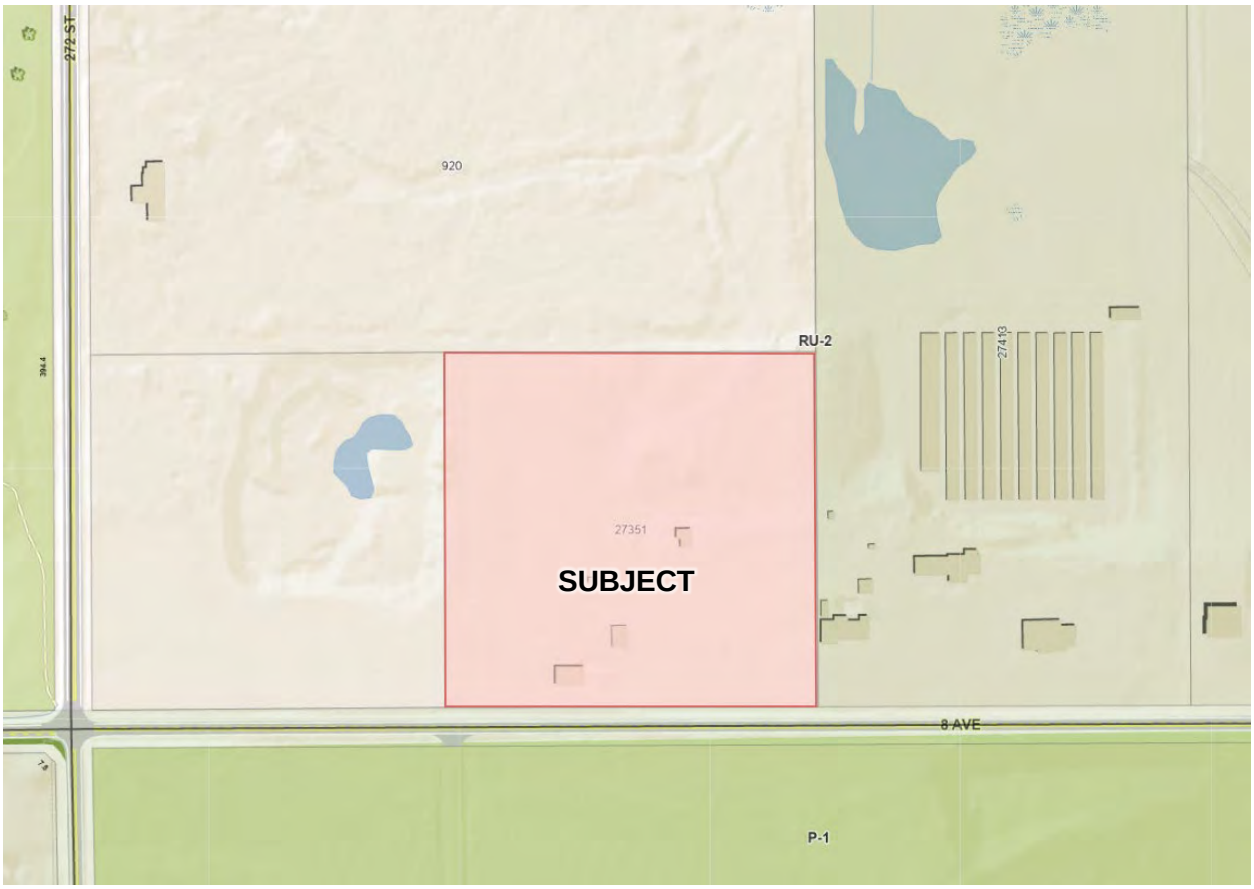
ATTACHMENT A



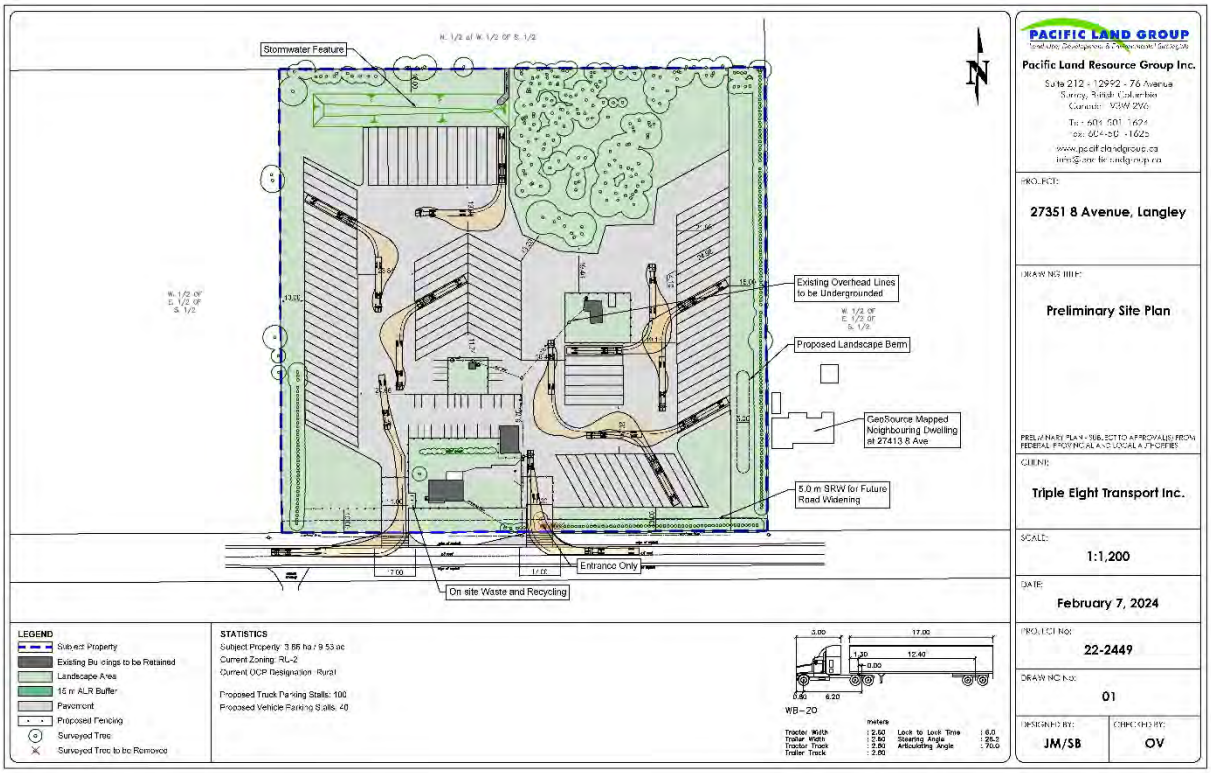
AERIAL PHOTO


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
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Temporary Use Permit No. 000008

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

1. NAME: Transcorp Holding Inc.

   ADDRESS: PO Box 658, Station A
   Abbotsford, BC
   V2T 6Z8

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: East Half of the South Half of the West Half of the South Half of the South West Quarter Section 8 Township 13 New Westminster District

   CIVIC ADDRESS: 27351 – 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. Registration of a 5 m wide statutory right-of-way along the southern property line for future widening of 8 Avenue noted on the Site Plan dated February 7, 2024.
   e. All outdoor storage areas being covered by a dust free surface.
   f. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 stormwater management requirements including drainage and grading.
   g. Submission of an exterior lighting plan.
   h. 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.
   i. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris on a highway.
   j. Installation of roadway signage regarding the presence of pedestrians and equestrians in the area and use of engine brakes.

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.

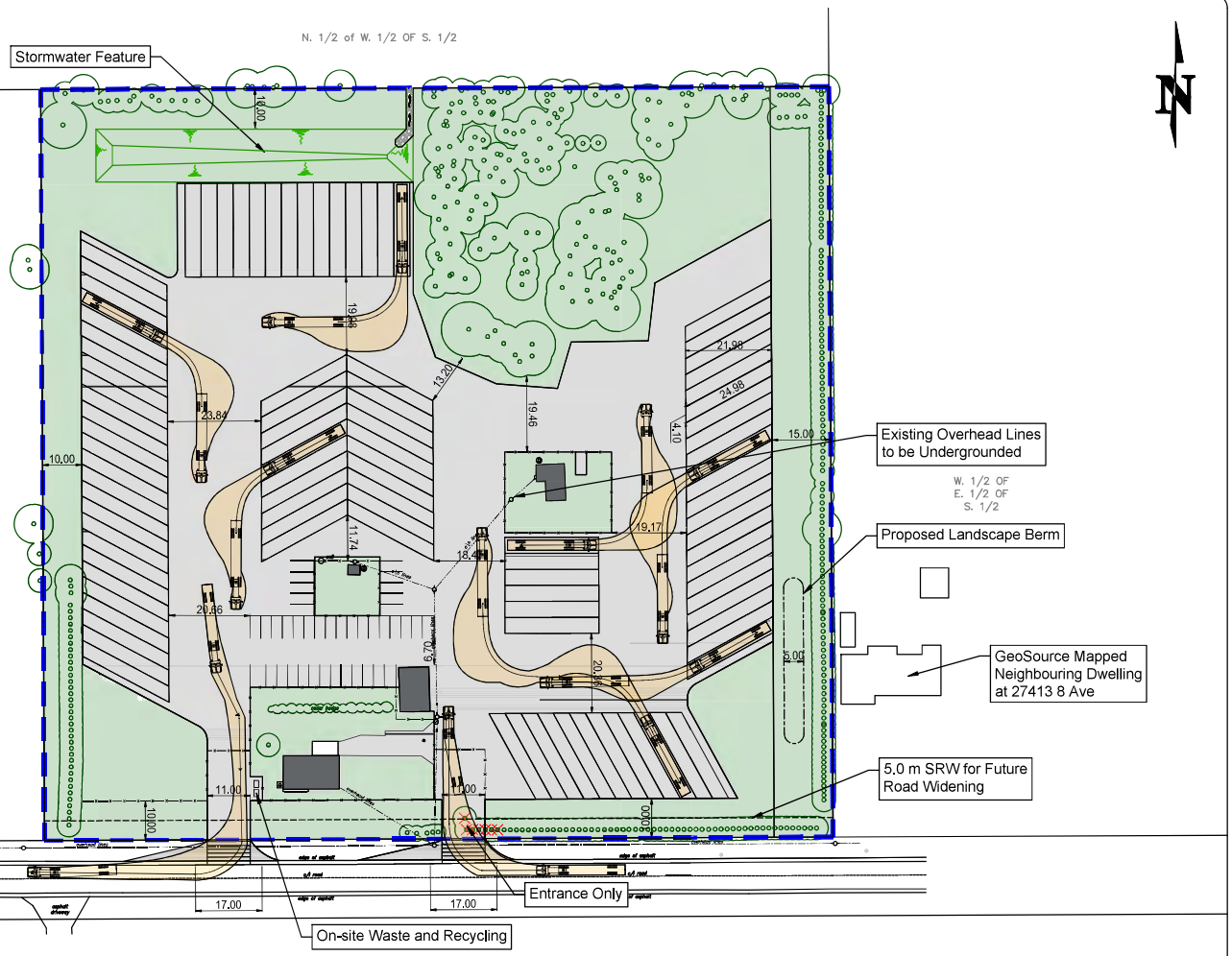
9. This Temporary Use Permit is not transferable unless securities and undertakings provided for in this Permit are replaced.

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	Landscaping Drawings
APPENDIX I	Letter of Undertaking



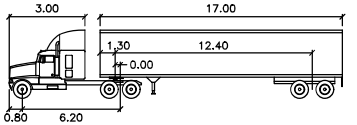
LEGEND

- Subject Property
- Existing Buildings to be Retained
- Landscape Area
- 15 m ALR Buffer
- Pavement
- Proposed Fencing
- Surveyed Tree
- Surveyed Tree to be Removed

STATISTICS

Subject Property: 3.86 ha / 9.53 ac
Current Zoning: RU-2
Current OCP Designation: Rural

Proposed Truck Parking Stalls: 100
Proposed Vehicle Parking Stalls: 40



WB–20

meters

Tractor Width	: 2.60	Lock to Lock Time	: 6.0
Trailer Width	: 2.60	Steering Angle	: 28.2
Tractor Track	: 2.60	Articulating Angle	: 70.0
Trailer Track	: 2.60		

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.
Suite 212 - 12992 - 76 Avenue
Surrey, British Columbia
Canada V3W 2V6
Tel: 604-501-1624
Fax: 604-501-1625
www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:
27351 8 Avenue, Langley

DRAWING TITLE:
Preliminary Site Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:
Triple Eight Transport Inc.

SCALE:
1:1,200

DATE:
February 7, 2024

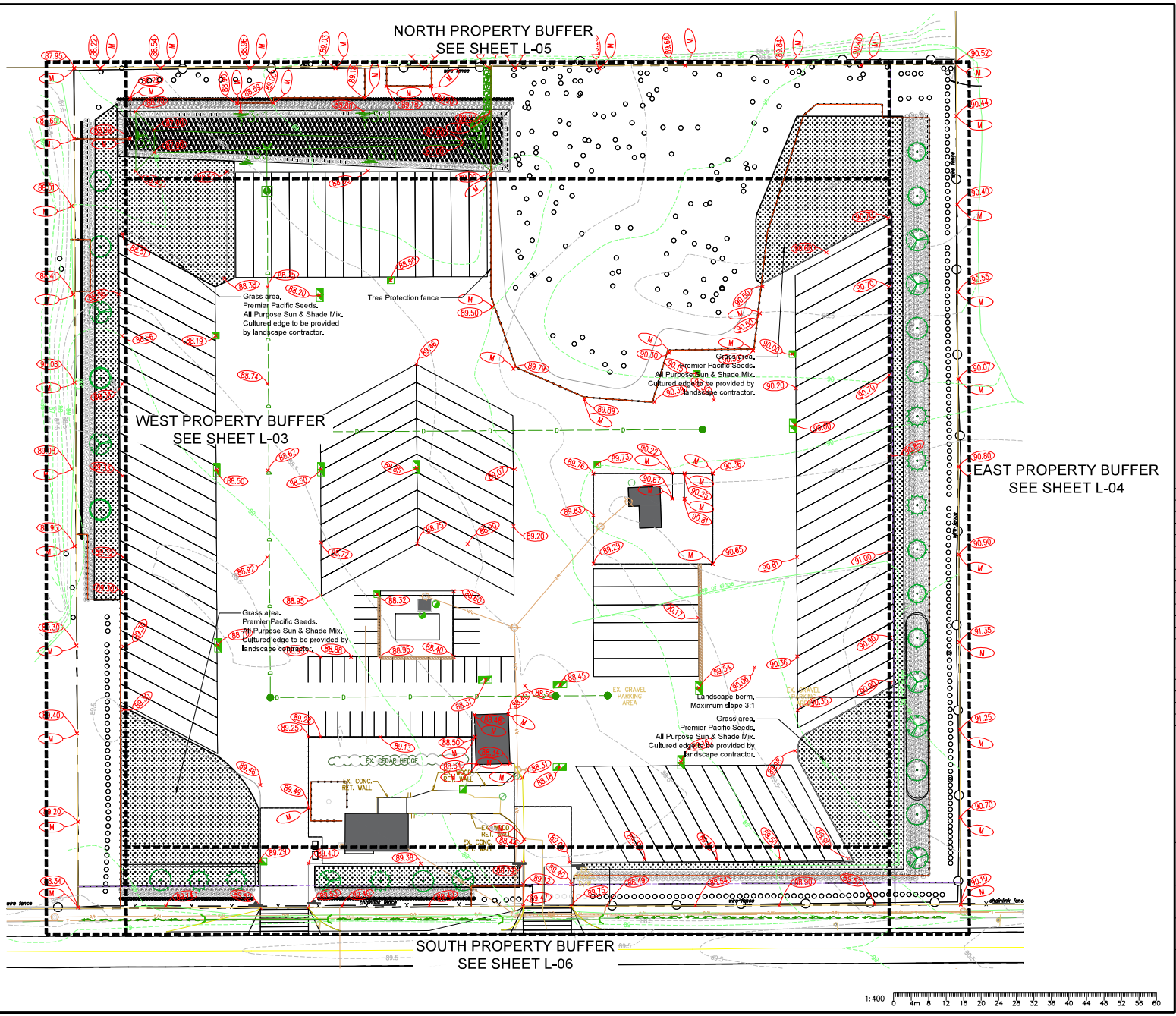
PROJECT No:
22-[illegible]49

DRAWING No:

DESIGNED BY: **JM/SB**
CHECKED BY: **OV**

E.1

SCHEDULE A



VDZ+A

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

No.	By	Description	Date
6	TP	Issued for Review	March 5, 2024
5	TP	Issued for Review	Feb 14, 2024
4	TP	Issued for Review	Aug 22, 2023
3	TP	Issued for Review	June 28, 2023
2	AD	Issued for DP	Feb 24, 2023
1	AD	Issued for DP	Nov 22, 2022

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
TRIPLE 8 TRANSPORT

Location:
27351 8th Avenue,
Langley, B.C.

Drawn: TP
Checked: AD
Approved: MVDZ
Scale:
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REDRAWN DRAWINGS MUST BE APPROVED BY THE CONSULTANT. DRAWINGS MUST NOT BE ISSUED FOR CONSTRUCTION UNLESS LABELED "ISSUED FOR TENDER/CONSTRUCTION".

SCHEDULE B

Drawing Title: OVERALL SITE PLAN

VDZ Project #: DP2022-57

Drawing #: L-01

APPENDIX I

TO THE TOWNSHIP OF LANGLEY:

I, Transcorp Holding Inc.

being the owners of:

East Half of the South Half of the West Half of the South Half
of the South West Quarter Section 8 Township 13 New Westminster District

known as 27351 – 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.

_____

(Transcorp Holding Inc.)

_____

(Witness)

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 13, 2024 - REGULAR MEETING	**REPORT:**	24-101
FROM:	PUBLIC WORKS DIVISON	**FILE:**	6130-01
SUBJECT:	ENHANCED SPECIAL EVENTS – CHRISTMAS IN WILLIAMS PARK		

RECOMMENDATIONS:

That Council direct staff to assume responsibility for managing all aspects of Christmas in Williams Park and approve $140,000 from the Capital Projects Reserve.

That Council direct staff to use up to $110,000 annually from the community events budget for the operation of Christmas in Williams Park.

EXECUTIVE SUMMARY:

At its March 11, 2024 Regular Meeting, Council directed staff to meet with the Christmas in Williams Park Society (the Society) and to provide a report which addresses the Society's finances, parking, and traffic control. Council also requested that staff conduct a survey of the residents living near the event to gauge support for Christmas in Williams Park (CIWP).

The 2023 CIWP event took place between December 1 and 17 with the Township assisting to setup and take down the lights and decorations. Council provided $50,000 from Council contingency to fund staff time. Whereas the Society collected approximately $38,000 in donations to offset $31,500 in expenses for lights, decorations, traffic control, and other supplies.

Residents in the area of 65 Avenue and 70A Avenue, and 232 Street and 244 Street were sent survey ballots asking if they support CIWP. Staff mailed 130 ballots and received back 62 completed ballots. Of those returned, 43 ballots or 69% were in support. Many residents, both in support and against, stated that traffic control enhancements are needed. Both the Society and the Township agree that enhanced traffic control measures are required for future events.

Following a thorough review of the 2023 event, staff recommend that the Township assume full responsibility and management of the event. Staff can better regulate traffic control, attendance management, and would ensure the long-term viability of the event. This will require initial capital funds to procure lighting and decorations and ongoing operating funds to run the event. Staff estimate that $140,000 in capital and $110,000 in operating funds will be required for the Township to assume control of CIWP. Existing Operating funding is available in the 2024 base budget (community events budget), but no capital funding is currently available to procure the lights and decorations.

PURPOSE:

The purpose of this report is in response to a Council Resolution from the March 11, 2024, Regular Meeting to obtain more information on the CIWP Society's budget and how parking and traffic control in the area can be addressed.

BACKGROUND/HISTORY:

In 1991, Christmas in Williams Park (CIWP) was organized by several non-profit groups that made up the Christmas in Williams Park Planning Committee. The committee consisted of the following organizations: The Kiwanis Club, The Fort Langley Lions, The Langley School Board, Langley Central Rotary, Brookswood Lions, Langley Kinsmen Club, Walnut Grove Lions, and Pioneer Lions. The plan was to offer a two-day family-oriented event on December 19 and 20. The event had light displays, hayrides, carol singing, and refreshments. At this time Mayor and Council had provided $2,500 for the event and allowed the use of Williams Park.

CIWP transitioned into a two-week event, consisting of drive throughs during the week (Monday to Friday) and a walkable event on the weekend (Saturday and Sunday). Weekend activities consisted of performances, horse drawn carriage rides, pictures with Mr. & Mrs. Claus in the shelter, and foods like roasted chestnuts, hot dogs, and hot chocolate were served.

For the weekday drive through event, the Township provided staff to support the Society's volunteers in preparing the shelter, assisting in collecting donations, and other tasks. The Township also provided the continued use of Williams Park.

For the weekend event, Township prepared Brown Pit located at the corner of 68 Avenue and 240 Street for overflow parking. The Township provided bus shuttles back and forth from the pit to Williams Park.

In 2012, the Township assisted in creating Christmas in Williams Park Society (the Society). The intention was to provide the ability to apply for special event grants. However, the Society has not applied for any grants to date.

In 2013, Township staff begun to have a more active role in assisting with setup and take down due to a lack of consistent volunteers.

Due to inconsistent volunteer attendance and the worry that the park would not be decorated in time, staff completely took over setup and take-down in 2016. The Society would concentrate on securing volunteers to staff the event to take donations during operational hours.

At this time, the event transitioned into a three-week drive through only event.

For the 2023 event, the Society managed the event with assistance from Township staff for setup, takedown, traffic management and activation of Bylaw Enforcement Officers, and general support. Council provided $50,000 for Township staffing. All lights and decorations were supplied and paid for by the Society.

At its March 11, 2024 Regular Meeting, Council directed staff to meet with the Society and provide a report to Council no later than May 13, 2024 with information regarding the Society's budget and how parking and traffic control will be addressed. Council also directed staff to include a survey of the residents living between 65 Avenue and 70A Avenue, and 232 Street and 244 Street.

DISCUSSION/ANALYSIS:

Staff have had meetings with the Society on February 1, 2024 and April 25, 2024 to review the 2023 event and discuss a potential 2024 event.

The February 1, 2024 meeting focused on the results of the 2023 event along with the traffic challenges and how to manage the volume of vehicles on peak nights (Friday to Sunday) to

Williams Park. The Society agreed that a comprehensive traffic management plan needs to be developed for 2024 and on peak nights it would need to be enhanced. These enhancements would consist of extra traffic control staff with trucks and creating a parking staging area. Within this staging area residents will have an option to park and contact the traffic control provider for an escort thereby bypassing any queuing on the road that is occurring because of the event. They also agreed to develop an event scheduling system that would activate for peak times to spread out the volume of vehicles into Williams Park.

Pursuant to Council direction, staff mailed out a total of 130 survey ballots to the residents surrounding between 65 Avenue and 70A Avenue, and 232 Street and 244 Street asking them if they supported the event or not. Below is a summary of the survey results.

Item	Total	Percentage
Number of ballots mailed out	130	100%
Number of ballots returned	62	48%
Number ballots not returned	68	52%
Number in support	**43**	**69%**
Number not in support	19	31%

Of the 62 ballots returned, 69% are in favor of the event. Of the 43 Yes votes, 17 came with comments that traffic control upgrades were required for 2024 and beyond. Staff have estimated contracted traffic control costs at $20,000.

With the traffic control enhancements in mind staff have developed three (3) options for the future of CIWP.

Option 1: The Society takes over all aspects of CIWP.

> This would include the Society being responsible for set-up, take-down, staffing, installing temporary electrical connections, traffic control, Highway Use Permit, Park Permit, purchasing decorations, scheduling system for peak times, and renting the park.
>
> The Society could apply for a grant to assist with managing the full event.
>
> Based on the 2023 financials provided by the Society, the Society would need to raise an additional $44,000 in donations or grants to maintain the current levels of the event, plus an additional $20,000 to manage the traffic control concerns and increase the number of volunteers to cover the labour and support that Township staff provided.

Option 2: The Society continues to manage CIWP with Township assistance.

> This option continues with Township staff providing labour which includes setup and take down of the decorations, and installing the temporary electrical connections, as well as Bylaw Enforcement officers who assisted with traffic issues. Historically, staffing costs came from the other Parks Operations funding until 2023 when Council provided $50,000 from Council Contingency to cover the costs.

The Society would be responsible for staffing during the event, infrastructure, traffic control, Highway Use Permit, purchasing decorations, scheduling system for peak times, and collecting donations.

Option 3: The Township takes over all aspects of CIWP.

The Township would be responsible for purchasing decorations, setup, take down, installing temporary electrical connections, storage, staffing, traffic control, and a scheduling system for peak times. Additionally, staff would be required onsite during the event to open, monitor, and close the park each night.

Staff estimate $140,000 in capital would be required in 2024 for decorations, supplies, and storage. Additionally, $110,000 would be required in annual operating funding which will include set-up, take-down, traffic control, annual light/decoration replacements, and event operations.

RECOMMENDATION:

Staff recommend proceeding with Option 3, that the Township takes over all aspects of the CIWP event. The event would proceed with enhanced traffic control and a ticketing system for busy nights would be explored. With the Township managing the event, there would be tighter controls on traffic and attendance issues. This option will also ensure a long-term plan for CIWP and provide certainty for the public.

Financial Implications:

The April 25, 2024 meeting with the Society consisted of reviewing their statement of financial income and expense from March 2023 to February 2024. The Society provided their 2023 Finances as per Councils request. The event costs totaled $81,500 in 2023.

2023 CIWP Finances	
Donations to the Society	$38,000
Township Funding	$50,000
Society Expenses	($31,500)
Township Labour	($50,000)
Net Revenue	**$6,500**

The following table summarizes the annual operating cost to the Township for each of the three (3) options presented in the previous section.

Option	Operating Funding Required
1: Society takes over	$25,000 *
2: Status quo	$50,000
3: TOL takes over	$110,000

*The $25,000 would be in the form of a Township Community Grant.

The table below breaks down the operating costs for Option 3.

Option 3: Operating Cost Items	Cost
Setup and take down	$50,000
Contracted traffic control	$20,000
Event operations	$20,000
Annual replacement of lights and decorations	$20,000
Total	**$110,000**

During the 2024 budget process, additional funding was approved for enhanced community events which is being proposed to fund this event. The initial capital cost of obtaining lights and decorations is estimated at $140,000 and is proposed to be funded from the capital projects reserve.

Respectfully submitted,

Aaron Ruhl
DIRECTOR, PUBLIC WORKS
for
PUBLIC WORKS DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 13, 2024 – REGULAR MEETING	**REPORT:**	24-102
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	09-02-0180
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100262 (ORSTAD / O'GRADY / 9828 – 203 STREET)		

PROPOSAL:

Application to amend the Northwest Langley Community Plan and rezone a 0.15 ha (0.36 ac) property located at 9828 – 203 Street to Residential Zone R-1A to facilitate development of three (3) single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5955 and 5956 subject to six (6) development prerequisites being satisfied prior to final reading of Bylaw No. 5956 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal is consistent with the overall objectives of the Northwest Langley Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw No. 1985 No. 2323 Amendment (Orstad / O'Grady) Bylaw No. 5955 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O'Grady) Bylaw No. 5956 rezoning 0.15 ha (0.36 ac) of land located at 9828 – 203 Street to Residential Zone R-1A to facilitate development of three (3) single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northwest Langley Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Compliance with the Community Amenity Contributions (CAC) Policy.
6. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw No. 1985 No. 2323 Amendment (Orstad / O'Grady) Bylaw No. 5955 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O'Grady) Bylaw No. 5956 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5955 and 5956.

EXECUTIVE SUMMARY:

Kelly Orstad has applied to amend the Northwest Langley Community Plan and rezone a 0.15 ha (0.36 ac) property located at 9828 – 203 Street to Residential Zone R-1A to facilitate development of three (3) single family lots.

The site is located in the Northwest Langley Community Plan and is currently designated Low Density Residential with a density range of four to six units per acre (upa). To accommodate the proposed development, the applicant has applied to amend the Northwest Langley Community Plan to increase the permitted density on the site from 14.8 units per hectare (uph) (6 upa) to 21.4 uph (8.4 upa).

The proposed development would maintain the intended single family residential housing form envisioned in the Northwest Langley Community Plan with lot sizes that are compatible with the surrounding neighbourhood.

As the proposed development is generally consistent with the objectives in the Northwest Langley Community Plan, staff recommend that Council consider the plan amendment and rezoning request subject to the completion of six (6) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to the proposed Northwest Langley Community Plan Amendment Bylaw No. 5955 and Rezoning Bylaw No. 5956.

REFERENCE:

Owner:	Liane O'Grady & Lori Orstad 7104 – 208A Street Langley, BC V2Y 1T3 Sharene Orstad 9796 – 204 Street Langley, BC V1M 0A1
Agent:	Kelly Orstad 9796 – 204 Street Langley, BC V1M 0A1
Legal Description:	Lot "B" (X12404E) Block 14 District Lot 124 Group 2 New Westminster District Plan 2026
Location:	9828 – 203 Street
Area:	0.15 ha (0.36 ac)
Existing Zoning:	Rural Zone RU-1
Proposed Zoning:	Residential Zone R-1A
Northwest Langley Community Plan:	Low Density Residential (4 – 6 upa)
Proposed Northwest Langley Community Plan:	Low Density Residential (4 – 6 upa) with site-specific amendment to accommodate 8.4 upa

BACKGROUND/HISTORY:

- The subject property is designated Low Density Residential (4 – 6 upa) in the Northwest Langley Community Plan and is currently zoned Rural Zone RU-1.

DISCUSSION/ANALYSIS:

- Kelly Orstad has applied to amend the Northwest Langley Community Plan and rezone the site to Residential Zone R-1A.
- The proposal will facilitate a development consisting of three (3) single family lots with a total density of 21.4 uph (8.4 upa).
- The Low Density Residential (4 – 6 upa) designation accommodates lot sizes of 650m^2 (7,000 ft^2) consistent with the R-1D zone. The applicant has elected to proceed with a subdivision pattern accommodating lot sizes of 490.7m^2 (5,282 ft^2), 25% less than the R-1D zone.
- The surrounding neighbourhood currently accommodates lot sizes smaller (zoned Residential Zone R-1A) than the lot sizes proposed for the subject site as well as lots currently zoned Rural Zone RU-1 permitting two single family dwellings per lot.
- Staff note lots as small as 404.3 m^2 (4,352 ft^2) exist to the northeast of the subject site (see Attachment A)
- The proposed plan amendment maintains the single family residential housing form envisioned in the Northwest Langley Community Plan with proposed lot sizes in existence in the surrounding neighbourhood.

Adjacent Uses:

	Existing Use	Northwest Langley Community Plan Designation	Existing Zoning
North:	A property with an existing single family dwelling	Low Density Residential	Rural Zone RU-1
South:	A property with an existing single family dwelling	Low Density Residential	Rural Zone RU-1
East:	A vacant property with building permit applications for two single family dwellings	Low Density Residential	Rural Zone RU-1 and Residential Zone R-1A
West:	Properties with existing single family dwellings	Low Density Residential	Rural Zone RU-1

Community Plan Amendment:

- The subject property is designated Low Density Residential (4 – 6 upa) in the Northwest Langley Community Plan which is intended to provide for single family detached housing.
- Bylaw No. 5955 amends the Northwest Langley Community Plan to permit up to 21.4 uph (8.4 upa) on a site-specific basis on the property located at 9828 – 203 Street.

Zoning Amendment:

- Bylaw No. 5956 proposes to rezone 9828 – 203 Street to Residential Zone R-1A to facilitate development of three (3) single family lots.
- The proposed lots are larger, wider and deeper than the minimum lot size requirements for the Residential Zone R-1A.

Subdivision:

- The application is proposing to subdivide the subject property to create three (3) rear loaded lots that will front 203 Street with access from a lane.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- Section 5.2.g of the CAC Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional $25,000 per single family dwelling unit is applicable.
- The applicant's proposed plan amendment results in an additional single family dwelling unit beyond the permitted density in the plan.
- Based on current rates, the CAC calculation for the proposal is as follows:

	Unit Count	Rate per unit	Total
Single Family Dwellings	3	$16,900	$50,700
Additional Contribution	1	$25,000	$25,000
			$75,700

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
4	2	8	8	3	13

Policy Considerations:

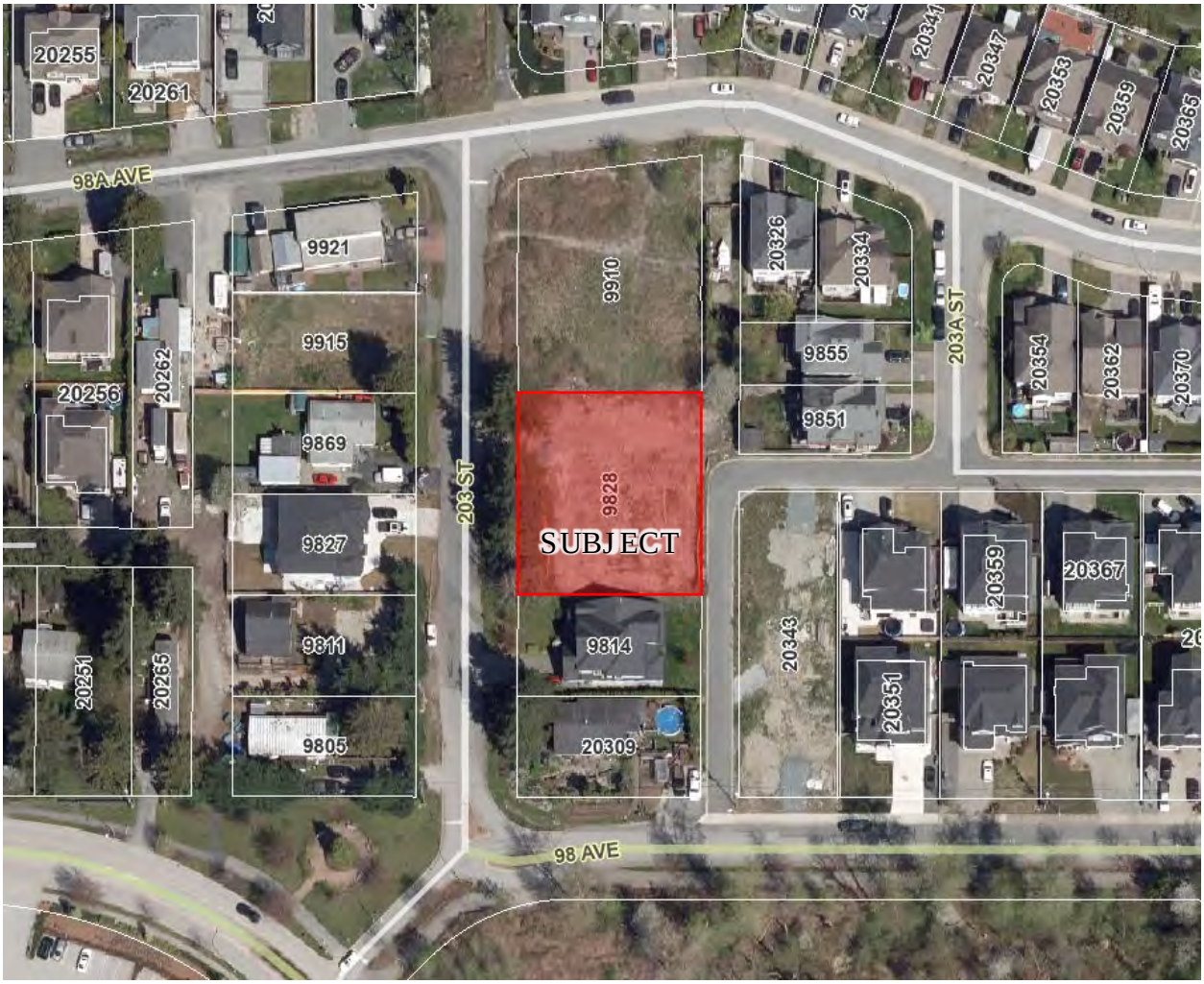
The proposed Northwest Langley Community Plan amendment and rezoning will facilitate three (3) single family lots on the property located at 9828 – 203 Street. Staff recommend that Council give first and second reading to Bylaws No. 5955 and 5956 (subject to six (6) development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

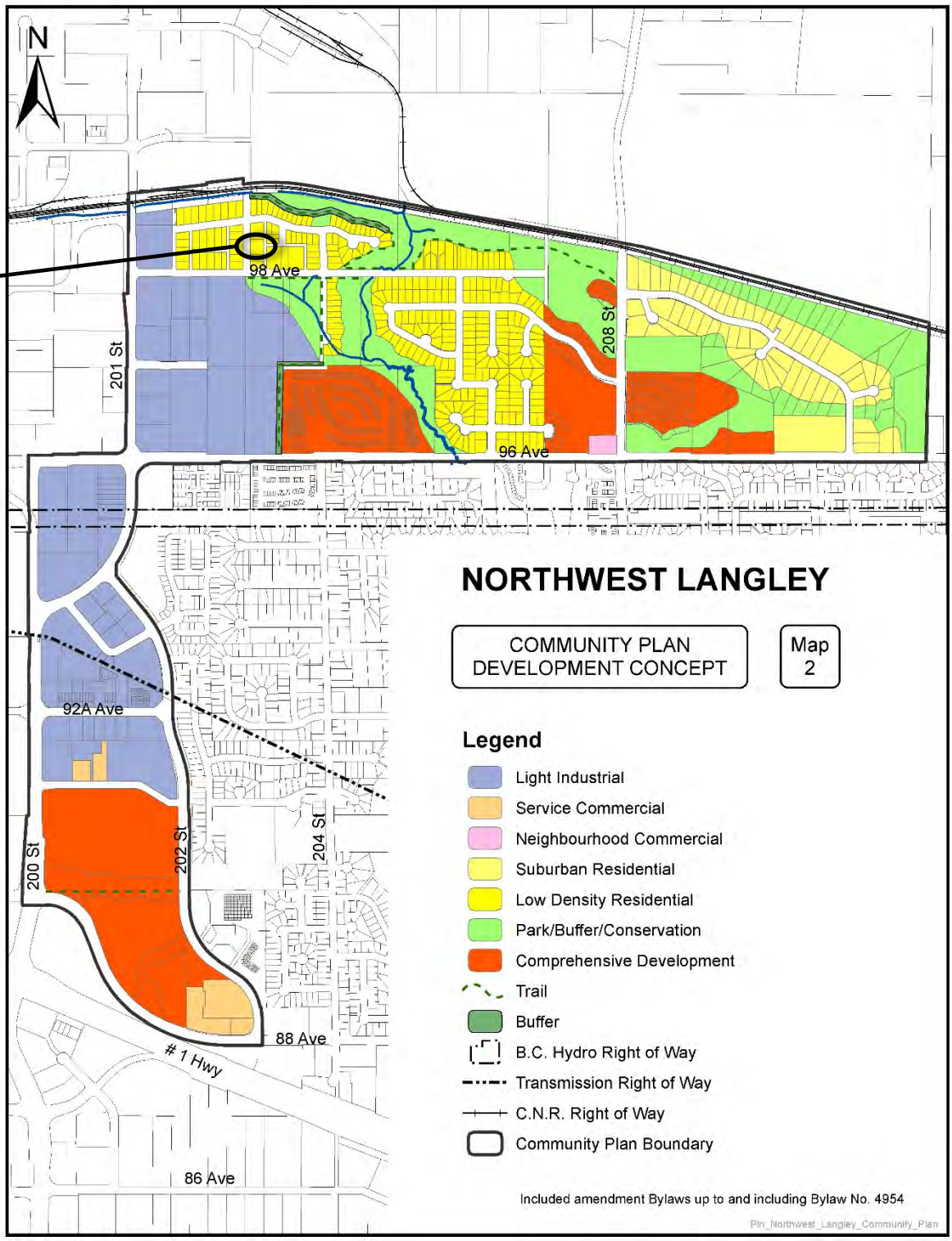
ATTACHMENT A Maps and Graphics

ATTACHMENT A



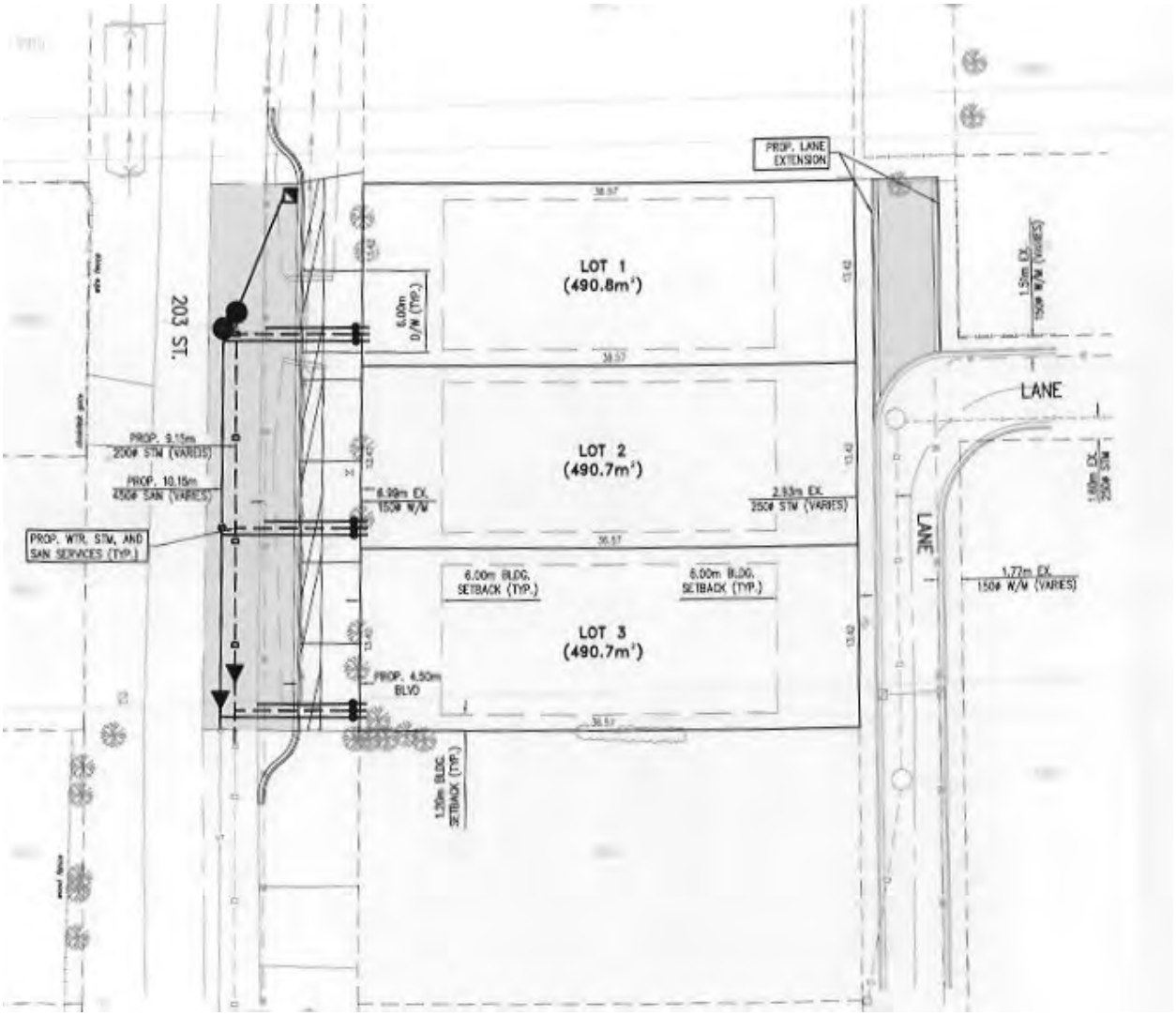
AERIAL PHOTO

SUBJECT


N
98 Ave
96 Ave
201 St
208 St
92A Ave
200 St
202 St
204 St
88 Ave
1 Hwy
86 Ave
NORTHWEST LANGLEY
COMMUNITY PLAN DEVELOPMENT CONCEPT
Map 2
Legend
Light Industrial
Service Commercial
Neighbourhood Commercial
Suburban Residential
Low Density Residential
Park/Buffer/Conservation
Comprehensive Development
Trail
Buffer
B.C. Hydro Right of Way
Transmission Right of Way
C.N.R. Right of Way
Community Plan Boundary
Included amendment Bylaws up to and including Bylaw No. 4954
Pln_Northwest_Langley_Community_Plan



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

AREA CONTEXT | ToL Project No.: 09-02-0180

203 St between 98 and 98A Ave



Author: MN / Date: May 7, 2024 11:00

Document Path: F:\data\Planning\Planning Tech\Custom\Maps\203 St between 98 and 98a Ave\203 St between 98 and 98a Ave.aprx

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (NORTHWEST LANGLEY COMMUNITY PLAN) BYLAW 1985 NO. 2323 AMENDMENT (ORSTAD / O'GRADY) BYLAW NO. 5955

EXPLANATORY NOTE

Bylaw No. 5955 amends the Northwest Langley Community Plan to permit up to 21.4 uph (8.4 upa) on the property located at 9828 – 203 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (NORTHWEST LANGLEY COMMUNITY PLAN) BYLAW 1985 NO. 2323 AMENDMENT (ORSTAD/O'GRADY) BYLAW NO. 5955

A Bylaw to amend Northwest Langley Community Plan Bylaw 1985 No. 2323.

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 (Northwest Langley Community Plan) Bylaw 1985 No. 2323 Amendment (Orstad / O'Grady) Bylaw No. 5955".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw 1985 No. 2323" as amended is further amended by:

   a) Inserting as a new bullet point after the paragraph in Section 2.2, the following:

      Notwithstanding the above, the maximum permitted density on lands designated "Low Density Residential" (legally described: Lot "B" (X12404E) Block 14 District Lot 124 Group 2 New Westminster District Plan 2026) shall be a maximum 21.4 units per hectare (8.4 units per acre).

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ORSTAD / O'GRADY) BYLAW NO. 5956

EXPLANATORY NOTE

Bylaw No. 5956 rezones a 0.14 ha (0.36 ac) property located at 9828 – 203 Street to Residential Zone R-1A to facilitate three single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ORSTAD / O'GRADY) BYLAW NO. 5956

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 (Orstad / O'Grady) Bylaw No. 5956".

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

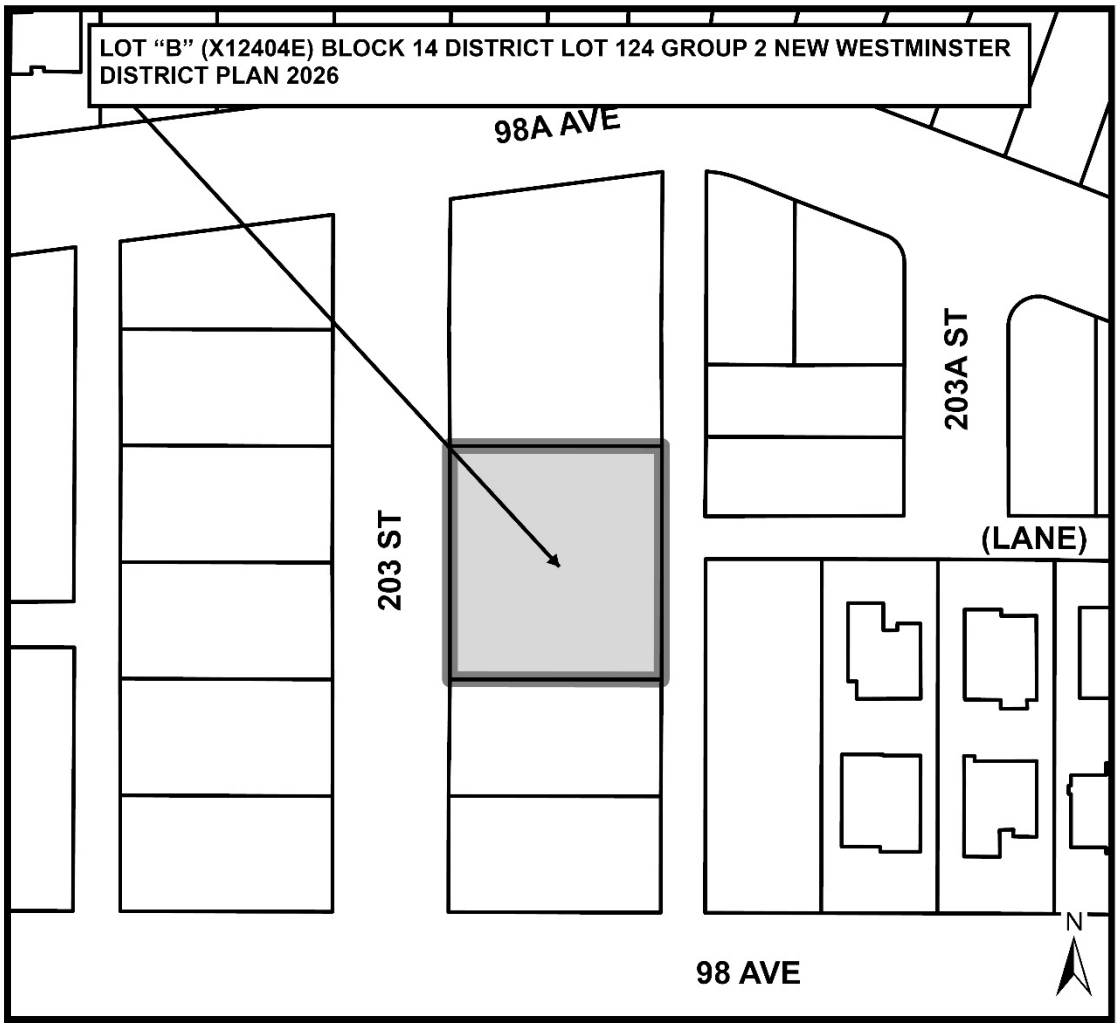
   Lot "B" (X12404E) Block 14 District Lot 124 Group 2 New Westminster District Plan 2026

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1A.

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'
BYLAW NO. 5956



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 13, 2024 – REGULAR MEETING	**REPORT:**	24-100
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0224
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100285 (0938430 BC LTD. / CRE 8 ARCHITECTURE LTD. / 20306 – 82 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Latimer Neighbourhood Plan and rezone approximately 1.92 ha (4.76 ac) of land located at 20306 - 82 Avenue to Comprehensive Development Zone CD-131 to facilitate development of approximately 103 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6013 and No. 6014 subject to nine (9) development prerequisites being satisfied prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6013 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6014 rezoning 1.92 ha (4.76 ac) of land located at 20306 - 82 Avenue to Comprehensive Development Zone CD-131 to facilitate the development of approximately 103 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 and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedication of the north half of 81 Avenue 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 82 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. 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.
7. Registration of a statutory rights-of-way for the purpose of public pedestrian corridors connecting 82 Avenue to 81 Avenue.
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.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6013 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6013 and 6014.

EXECUTIVE SUMMARY:

Cre 8 Architecture Ltd. has applied on behalf of the owners to amend the land use designations in the Willoughby Community Plan and Latimer Neighbourhood Plan and rezone approximately 1.92 ha (4.76 ac) of land located at 20306 – 82 Avenue to Comprehensive Development Zone CD-131 to facilitate development of approximately 103 townhouses.

The subject lands are currently designated Residential in the Willoughby Community Plan and Single Family (8 UPA) in the Latimer Neighbourhood Plan. To accommodate future townhouse development, the subject lands are proposed to be redesignated to Multi Family within the Willoughby Community Plan and Rowhouse / Townhouse (22 UPA) within the Latimer Neighbourhood Plan.

A delegated Development Permit for form and character is required prior to building permit issuance should Council elect to advance the application.

The development proposal is consistent with the overall objectives the Willoughby Community Plan and the Latimer Neighborhood Plan. Staff recommend that Council consider the Willoughby Community Plan and Latimer Neighbourhood Plan amendments and rezoning amendment subject to the nine (9) development prerequisites listed in this report being satisfied.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to the proposed Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 6013 and Rezoning Bylaw No. 6014.

REFERENCE:

Agent:	Cre 8 Architecture Ltd. 205, 6321 King George Boulevard Surrey, BC V3X 1G1
Owner:	0938430 BC Ltd. 5810 - 126A Street Surrey, BC V3X 3J4
Legal Description:	Lot 12 Section 26 Township 8 New Westminster District Plan 3295
Location:	20306 - 82 Avenue
Area:	1.92 ha (4.76 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-131
Willoughby Community Plan (existing):	Residential
Willoughby Community Plan (proposed):	Multi Family
Latimer Neighbourhood Plan (existing):	Single Family (8 UPA)

BACKGROUND/HISTORY:

- The subject site is currently zoned Suburban Residential Zone SR-2, designated Residential in the Willoughby Community Plan and designated Single Family (8 UPA) in the Latimer Neighbourhood Plan.

DISCUSSION/ANALYSIS:

- Cre 8 Architecture Ltd. has applied to amend the Latimer Neighbourhood Plan and rezone the site to Comprehensive Development Zone CD-131.
- The proposal includes dedication and construction of the north half of 81 Avenue and dedication of a 4.5m wide greenway on the south side of 82 Avenue.
- The proposal will facilitate development of approximately 103 townhouses.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Existing Zoning
North:	82 Avenue, beyond which are single family lots and semi-detached units	Single Family (8 UPA)	Residential Compact Lot R-CL(SD) Zone and Residential R-1A Zone

South:	81 Avenue, beyond which are semi detached units and single family lot	Single Family (8 UPA)	Suburban Residential SR- 2 Zone, Residential Compact Lot R-CL(SD) Zone, Comprehensive Development CD-131 Zone
East:	Church of Jesus Christ of Latter-day Saints	Institutional	Civic Institutional P-1
West:	An existing lane, beyond which are Rowhouse units	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-130

Community / Neighbourhood Plan Amendment:

- The subject lands are designated Residential in the Willoughby Community Plan and designated Single Family (8 UPA) in the Latimer Neighbourhood Plan.
- Bylaw No. 6013 amends the Plans to designate the site to Multi Family in the Willoughby Community Plan and to Rowhouse / Townhouse (22 UPA) in the Latimer Neighbourhood Plan.
- Section 4.0 of the Latimer Neighbourhood Plan supports development of a range of housing types, with higher density housing encouraged in proximity to commercial nodes.
- The subject site is located approximately 150 m northwest of neighbourhood commercial lands located at 204 Street and 80 Avenue and 1.0 km from Willoughby Town Centre.
- Staff note that complementary land use designations are located in close proximity to the subject site (townhouse to the southeast and southwest and rowhouse / townhouse to the west).

Zoning Amendment:

- Bylaw No. 6014 proposes to rezone the site to Comprehensive Development Zone CD-131 to facilitate development of approximately 103 townhouses (22 UPA).
- Proposed Comprehensive Development Zone CD-131 permits townhouses with a density of up to 22 UPA and a 3-storey height limit.

Development Permit:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), has delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated official.
- As the subject application accommodates a density of less than 25 UPA, should Council grant approval to the application, a future development permit application may be submitted by the applicant for consideration by a delegated staff official.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provisions of the site's proposed CD-131 zoning in terms of siting, lot coverage, height, use and density; landscaping and age friendly amenity area requirements; fire truck turning radius requirements; and alignment with the Development Permit Area B – Residential guidelines. Staff note that the site plan is conceptual, and resolution of the above requirements may result in a change to the proposed number of units.

Community Amenity Contributions:

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

- Section 5.2.(g) of the CAC Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional $20,000 per townhouse unit is applicable.
- The proposed plan amendment results in a potential additional 66 units beyond the base density provided in the Latimer Neighbourhood Plan. Based on current rates, the CAC calculation for the proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Townhouses	103	$14,400	$1,483,200
Additional Contribution	66	$20,000	$1,320,000
Total			**$2,803,200**

Tree Protection / Replacement:

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

Significant Trees on Site	**Significant Trees Retained (in Non-Disturbance Areas**	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
135	n/a	142	142	19	161

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

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments will enable future townhouse development on the subject lands. The proposed rezoning application will facilitate development of approximately 103 townhouse units on property located at 20306 – 82 Avenue.

Staff recommend that Council give first and second reading to Bylaw Nos. 6013 and Bylaw No. 6014 (subject to nine (9) development prerequisites) and that staff be authorized to schedule the required Public Hearing for Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 6013 and Rezoning Bylaw No. 6014.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

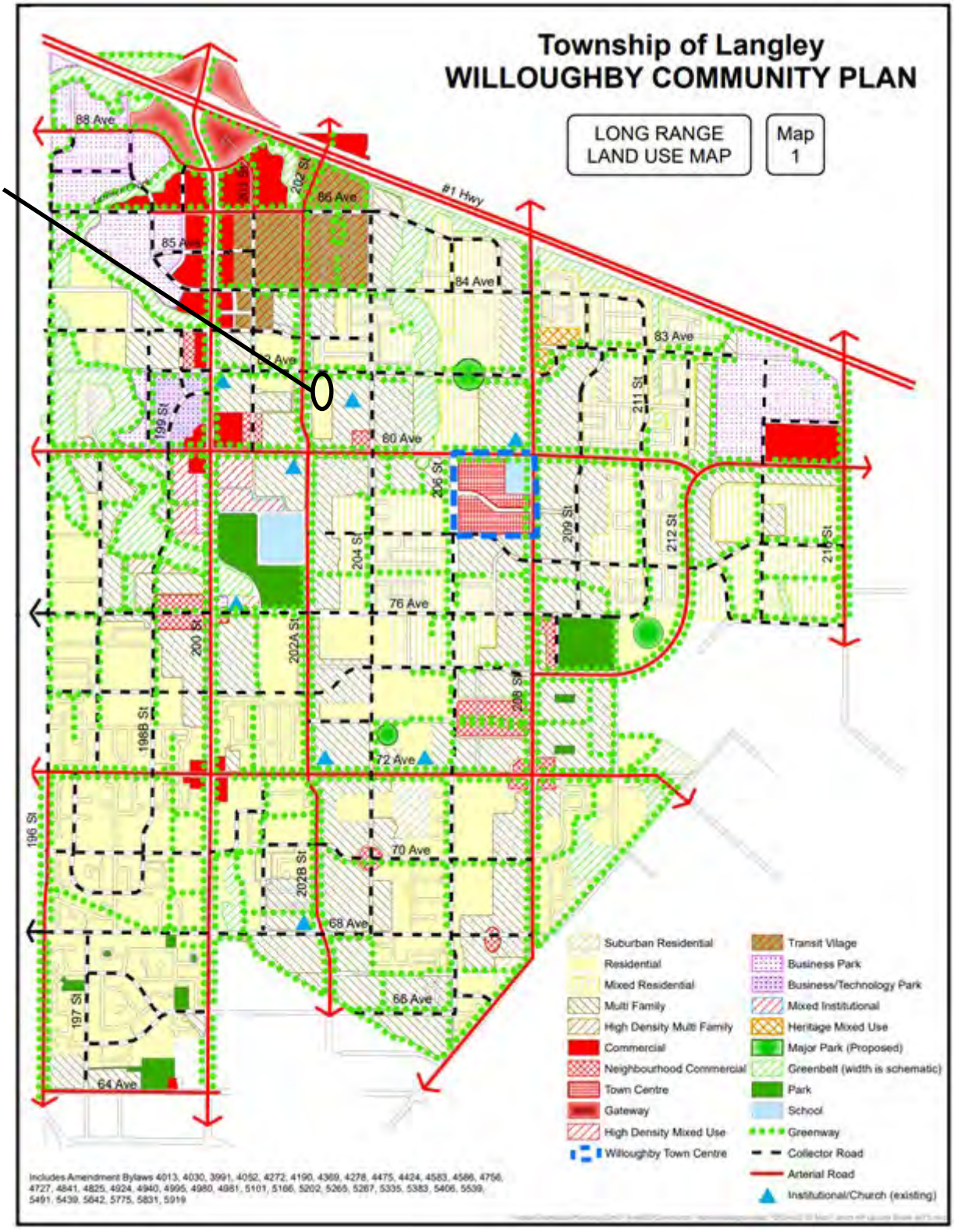
ATTACHMENT A Maps and Graphics

ATTACHMENT A



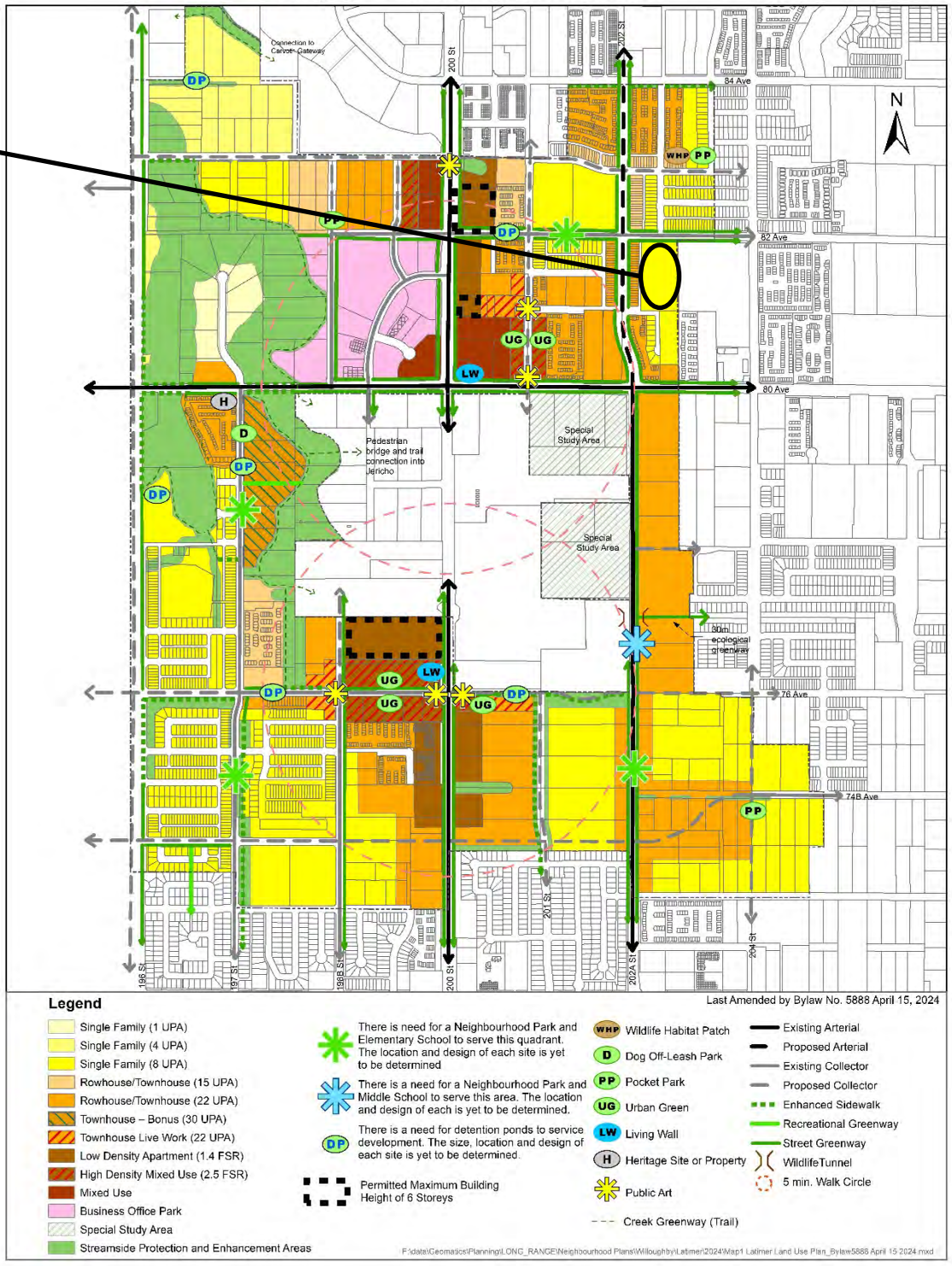
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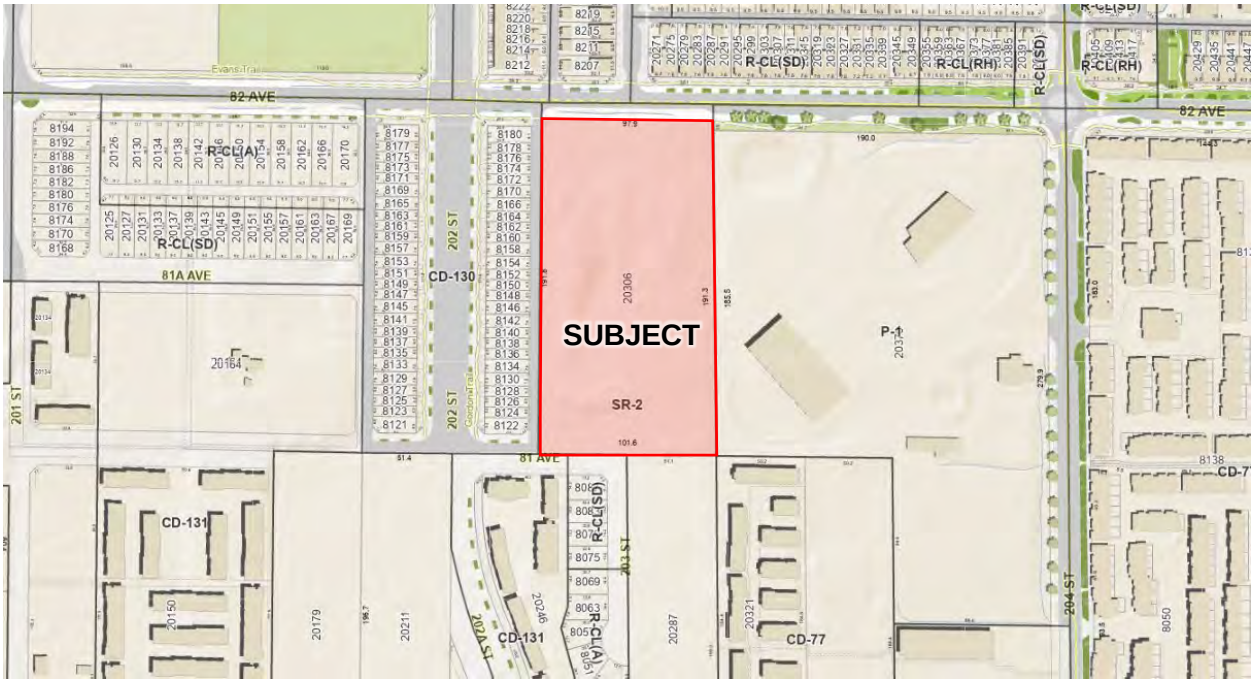
SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
#1 Hwy
196 St
197 St
199 St
200 St
202 St
2024 St
2028 St
204 St
205 St
206 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5186, 5202, 5265, 5287, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919

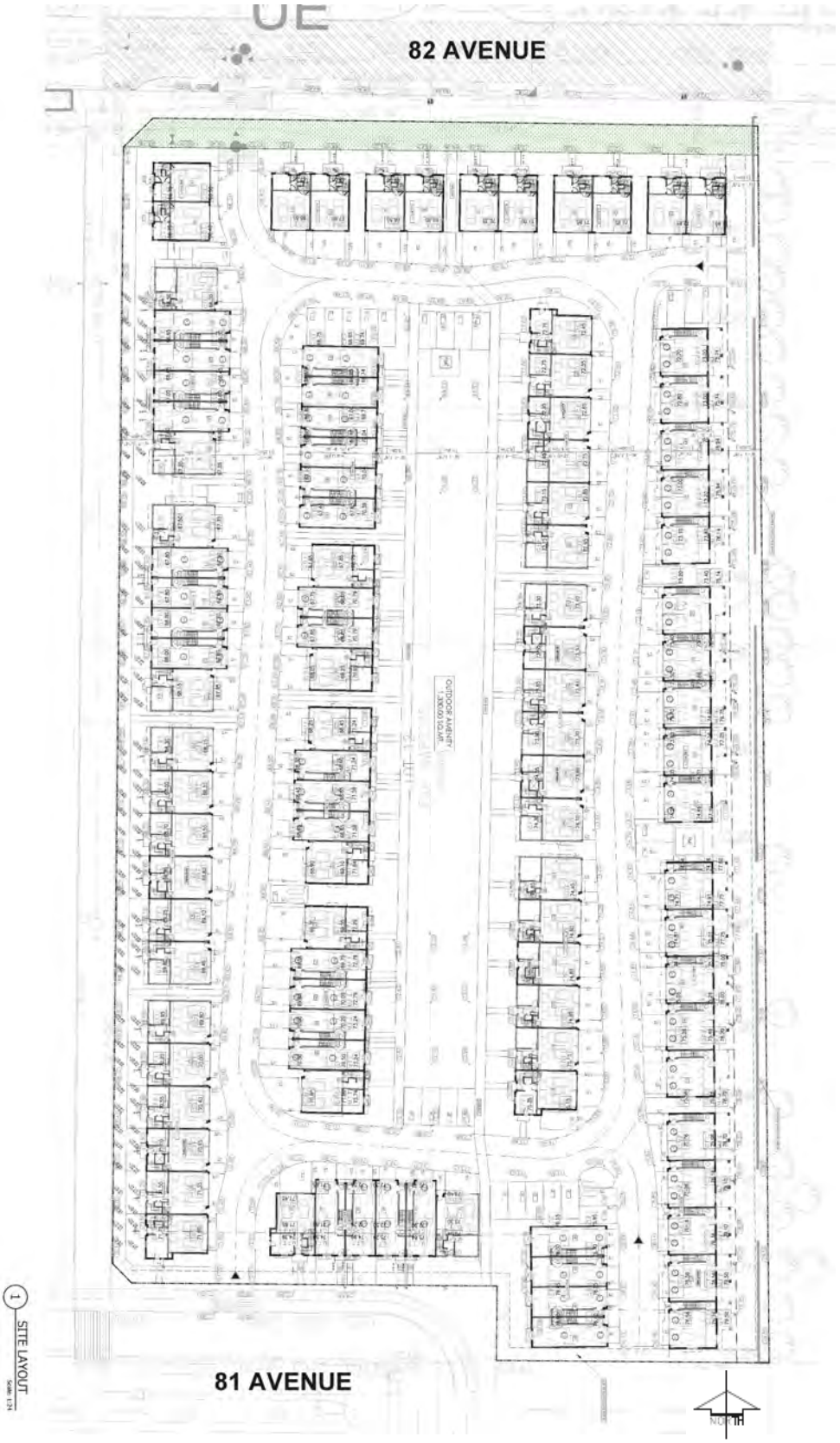
Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (0938430 BC LTD. / CRE 8 ARCHITECTURE LTD.) BYLAW NO. 6013

EXPLANATORY NOTE

Bylaw No. 6013 amends the Willoughby Community Plan for land located at 20306 - 82 Avenue to change the land use designation from Residential to Multi Family. Bylaw No. 6013 also amends the Latimer Neighbourhood Plan to designate the subject lands to Rowhouse/Townhouse (22 UPA) land use designation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (0938430 BC LTD. / CRE 8 ARCHITECTURE LTD.) BYLAW NO. 6013

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Latimer Neighbourhood Plan Bylaw No. 5101.

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (0938430 BC Ltd. / Cre8 Architecture Ltd.) Bylaw No. 6013”.

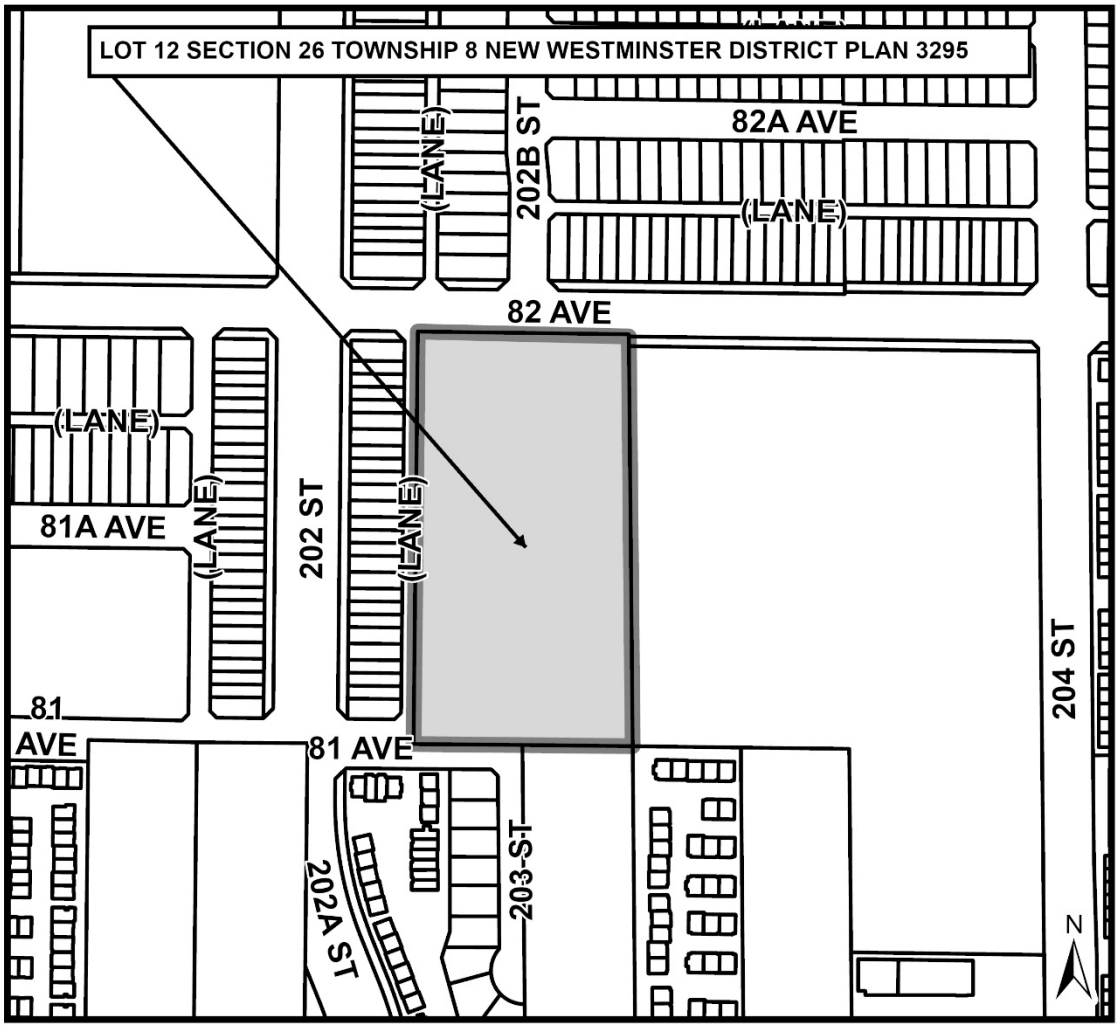
2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800” as amended is further amending by amending Map 1 to change the land use designation for the lands to “Multi Family” as shown on Schedule “A” attached to and forming part of this Bylaw.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended by amending Map 1 to change the land use designation of the lands to “Rowhouse/Townhouse (22 UPA)” as shown on Schedule “A” attached to and forming part of 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
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6013



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (0938430 BC LTD. / CRE 8 ARCHITECTURE LTD.) BYLAW NO. 6014

EXPLANATORY NOTE

Bylaw No. 6014 rezones 1.92 ha (4.76 ac) of land located at 20306 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to facilitate development of approximately 103 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (0938430 BC LTD. / CRE 8 ARCHITECTURE LTD.) BYLAW NO. 6014

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 (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6014”.

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

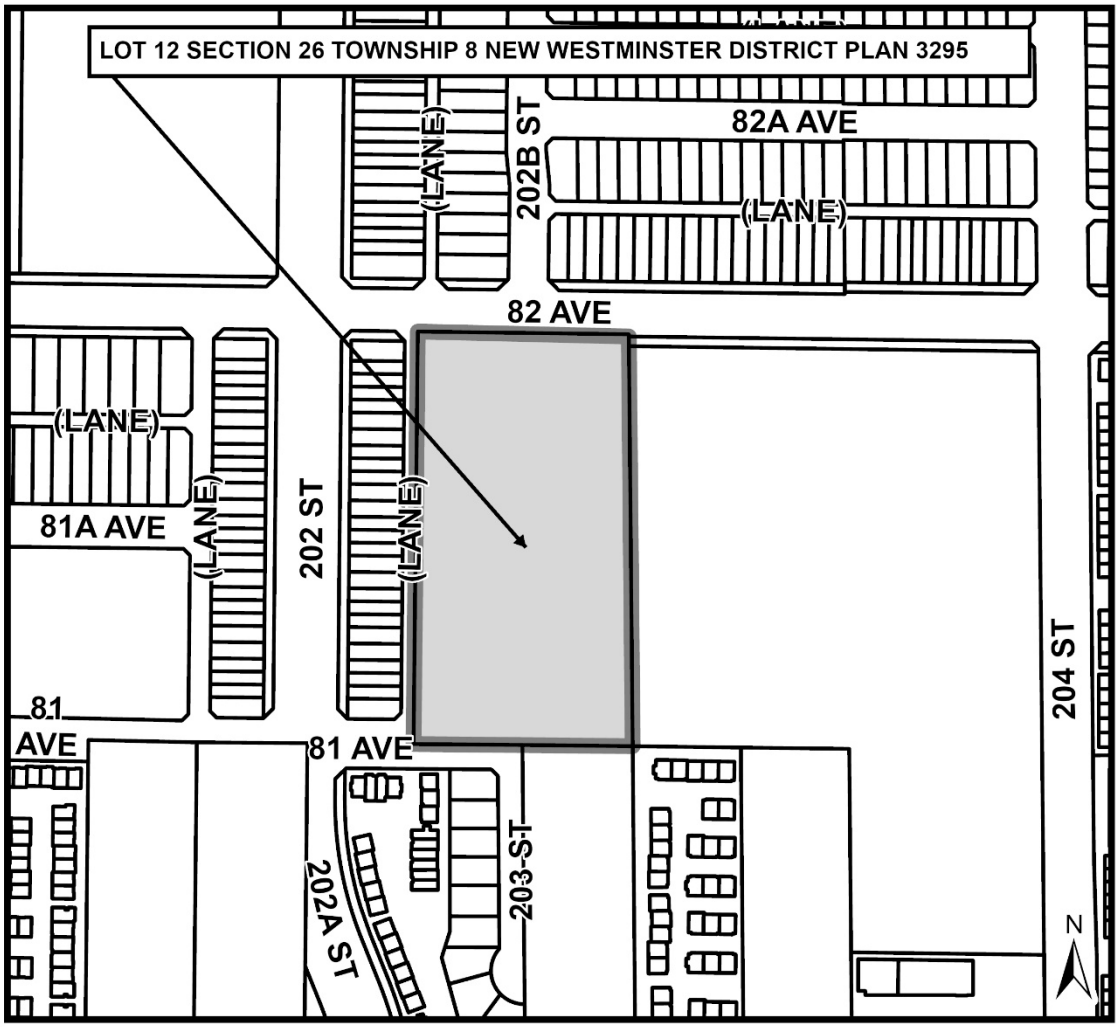
   Lot 12 Section 26 Township 8 New Westminster District Plan 3295

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-131 as shown on Schedule “A”.

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'
BYLAW NO. 6014



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 13, 2024 - REGULAR MEETING	**REPORT:**	24-97
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0230
SUBJECT:	REZONING APPLICATION NO. 100761 AND DEVELOPMENT PERMIT APPLICATION NO. 101361 (CCR PROJECTS LTD. / 8000 BLOCK OF 201 STREET)		

PROPOSAL:

Application to rezone approximately 0.69 ha (1.70 ac) of land located in the 8000 Block of 201 Street to Comprehensive Development Zone CD-202 and issue a Development Permit to facilitate development of 168 apartment units and 2,636 m^2 (28,375 ft^2) of commercial space in a 6-storey building.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6012 subject to seven (7) development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 6012) of Development Permit No. 101361.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CCR Projects (Multi-Family / Commercial) Ltd.) Bylaw No. 6012 rezoning 0.69 ha (1.70 ac) of land located in the 8000 Block of 201 Street to Comprehensive Development Zone CD-202 to facilitate the development of 168 apartment units and 2,636 m^2 (28,375 ft^2) of ground floor commercial space, 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. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
3. Compliance with Age-Friendly Amenity Area requirements.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
6. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.

7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 6012 authorize issuance of Development Permit No. 101361 subject to the following conditions:

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

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

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

EXECUTIVE SUMMARY:

CCR Projects (Multi-Family / Commercial) Ltd. has applied to rezone 0.69 ha (1.70 ac) of land located in the 8000 Block of 201 Street to Comprehensive Development Zone CD-202 with an accompanying Development Permit to facilitate development of 168 apartment units and 2,636 m^2 (28,375 ft^2) of ground floor commercial space.

The proposed development is consistent with the land use and density provisions of the Willoughby Community Plan and Latimer Neighbourhood Plan and Comprehensive Development Zone CD-202. Staff recommend that Council consider the rezoning request, subject to the completion of seven (7) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 6012) of Development Permit No. 101361.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6012 and Development Permit No. 101361.

REFERENCE:

Owner:	CCR Projects (Multi-Family) Ltd. CCR Projects (Commercial) Ltd. 28-16337 – 23A Avenue Surrey, BC V3Z 0S3
Agent:	Zail Properties 224-2323 Quebec Street Vancouver, BC V5T 4S7
Legal Description:	Lot 12 Section 26 Township 8 New Westminster District Plan EPP100967
Location:	8000 Block of 201 Street
Area:	0.69 ha (1.70 ac)
Existing Zoning:	Comprehensive Development Zone CD-144
Proposed Zoning:	Comprehensive Development Zone CD-202
Willoughby Community Plan:	Neighbourhood Commercial
Latimer Neighbourhood Plan:	High Density Mixed Use (2.5 FSR)

BACKGROUND/HISTORY:

Bylaw No. 5887 (adopted June 26, 2023) made a number of amendments to the Willoughby Community Plan and Latimer Neighbourhood Plan including redesignation of the subject site to High Density Mixed Use (2.5 FSR) that requires commercial uses on the ground floor with residential uses above and a maximum height of 6-storeys. Prior to adoption of Bylaw No. 5887, the Latimer Neighbourhood Plan included a site specific designation accommodating either Apartment – Mixed Use (40 – 60 upa) or Townhouse (8 – 22 upa).

Prior to the adoption of Bylaw No. 5887, the site was rezoned Comprehensive Development Zone CD-144 (adopted November 30, 2021) as part of a larger development application (ToL Project No. 08-26-0197) to allow 41 townhouses. The owner did not elect to advance construction of the townhouse units, instead the site was sold to CCR Projects (Multi-Family / Commercial) Ltd. who have advanced the current proposal.

Road (80 and 81 Avenue and 201 Street) and greenway (80 Avenue) dedications were obtained as part of the previous rezoning application (ToL Project No. 08-26-0197).

DISCUSSION/ANALYSIS:

- The proposed development of 168 residential units and 2,636 m^2 (28,375 ft^2) of ground floor commercial space in a 6-storey building at a proposed density of 2.5 FSR is consistent with the Latimer Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	81 Avenue, beyond which is a property with existing townhouses	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-144
South:	80 Avenue, beyond which is the Langley Events Centre	Special Study Area	Suburban Residential Zone SR-2
East:	A property with existing townhouses	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-131
West:	201 Street, beyond which are two properties, one of which has an existing single family home; and one property currently at 3rd Reading (Tol Project No. 08-26-0221) for 289 apartment units and ground floor commercial space.	High Density Mixed Use (2.5 FSR) and High Density Commercial Mixed Use (3.0 FSR)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 6012 proposes to rezone the site to a new Comprehensive Development Zone to facilitate development of 168 apartment units and 2,636 m^2 (28,375 ft^2) of ground floor commercial space (2.5 FSR).
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-202 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject property is located in Development Permit Area "D" Mixed Use in the Willoughby Community Plan.
- Proposed Development Permit No. 101361 is attached to this report (Attachment B) and includes renderings, site plans, building elevations and tree and landscaping plans. The proposal is consistent with the DP Area "D" requirements.

Community Amenity Contributions:

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

	Count	Rate	Total
Apartment	168	$11,000 / unit	$1,848,000
Total			**$1,848,000**

Tree Protection / Replacement:

Tree retention, protection and replacement plans were secured as part of the previous rezoning application (ToL Project No. 08-26-0197).

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

Policy Considerations:

The proposed rezoning and development permit application facilitates the development of 168 apartment units and 2,636 m^2 (28,375 ft^2) of ground floor commercial space.

Staff recommend that Council give first, second and third reading to Bylaw No. 6012 (subject to seven (7) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 6012) of accompanying Development Permit No. 101361.

Respectfully submitted,

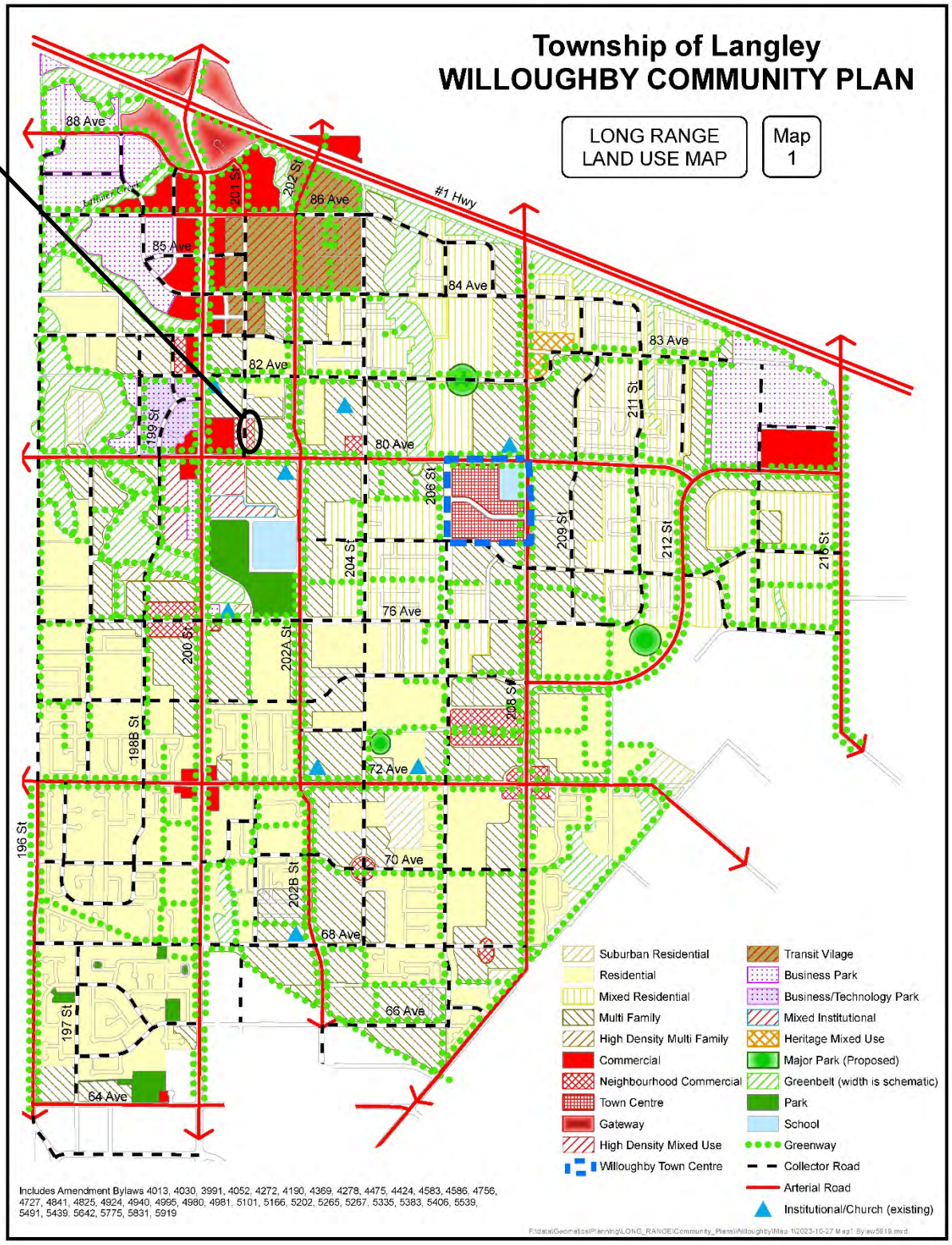
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No. 101361

ATTACHMENT A

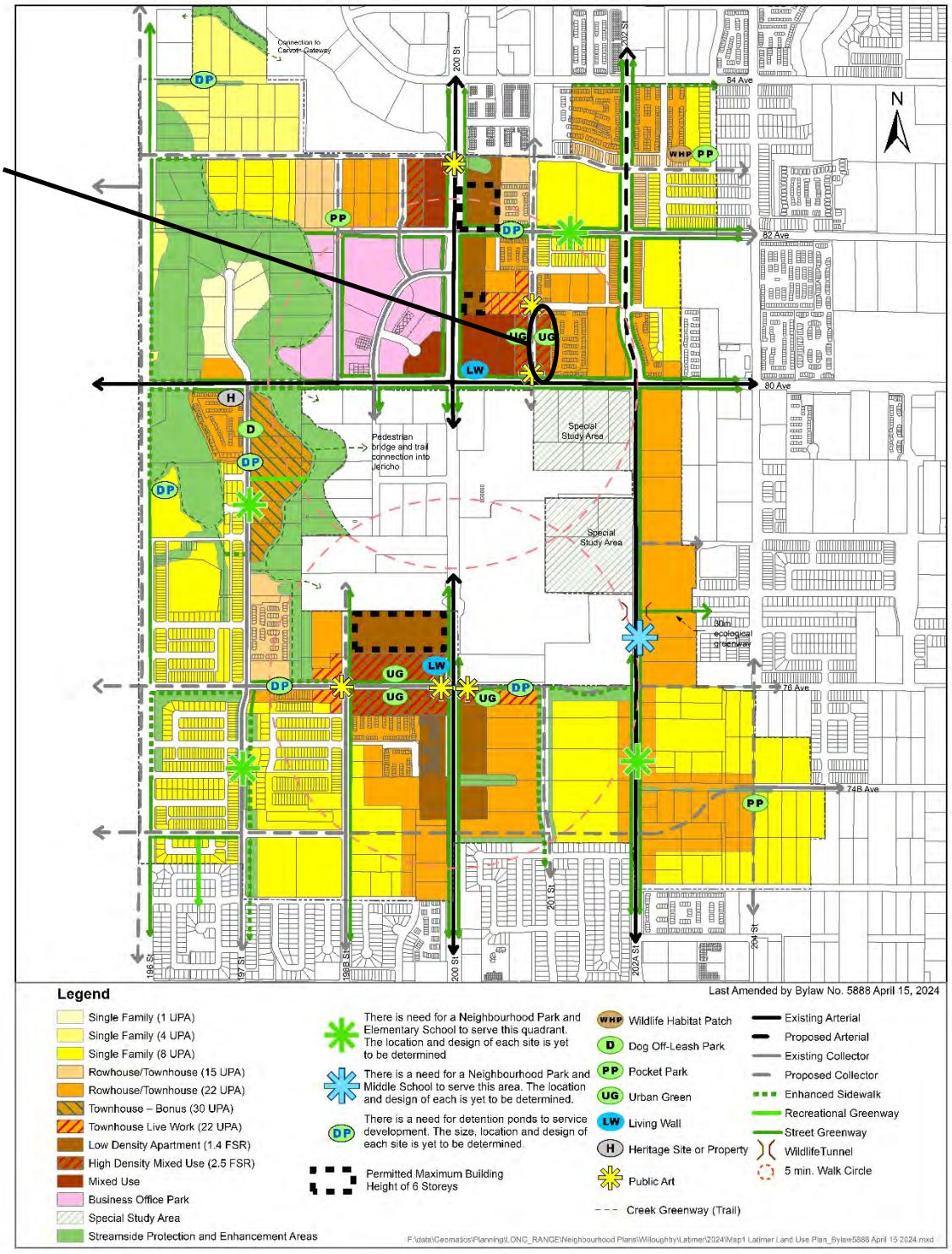


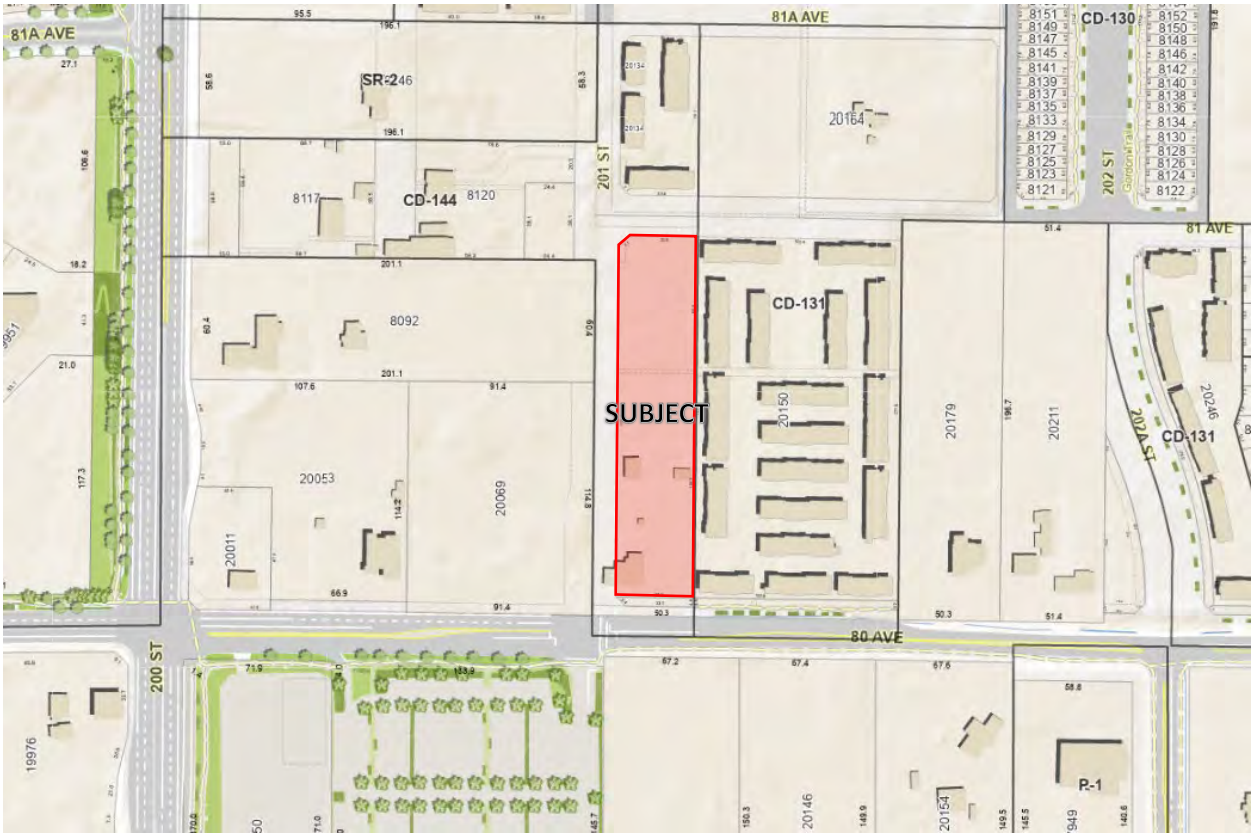
SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5405, 5539, 5491, 5439, 5642, 5775, 5831, 5919

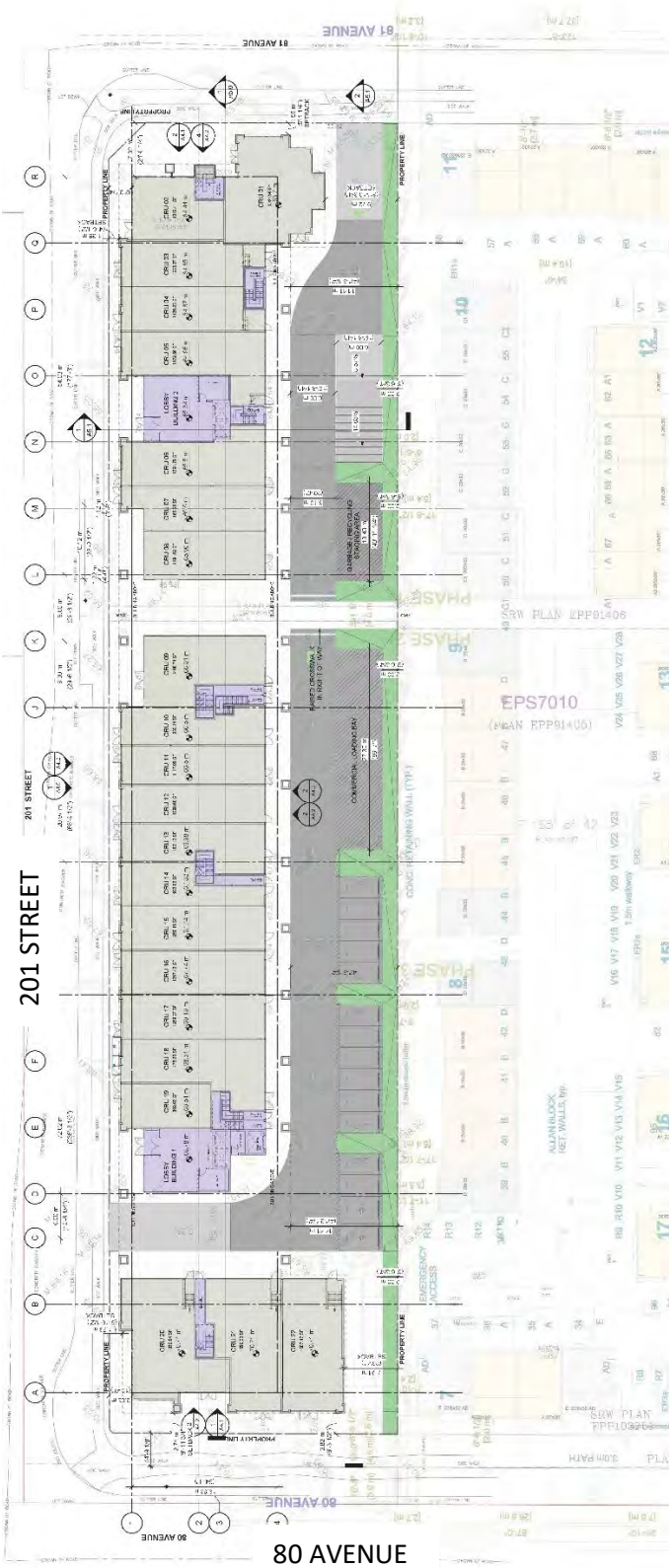
Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT



RENDERINGS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101361

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

1. NAME: CCR Projects (Multi-Family) Ltd.
CCR Projects (Commercial) Ltd.

ADDRESS: 28,16337 – 23A Avenue
Surrey, BC V3Z 0S3

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

LEGAL DESCRIPTION: Lot 12 Section 26 Township 8 New Westminster District Plan EPP100967

CIVIC ADDRESS: 8000 Block of 201 Street

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

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

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

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

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

This permit is not a building permit.

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

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

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

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

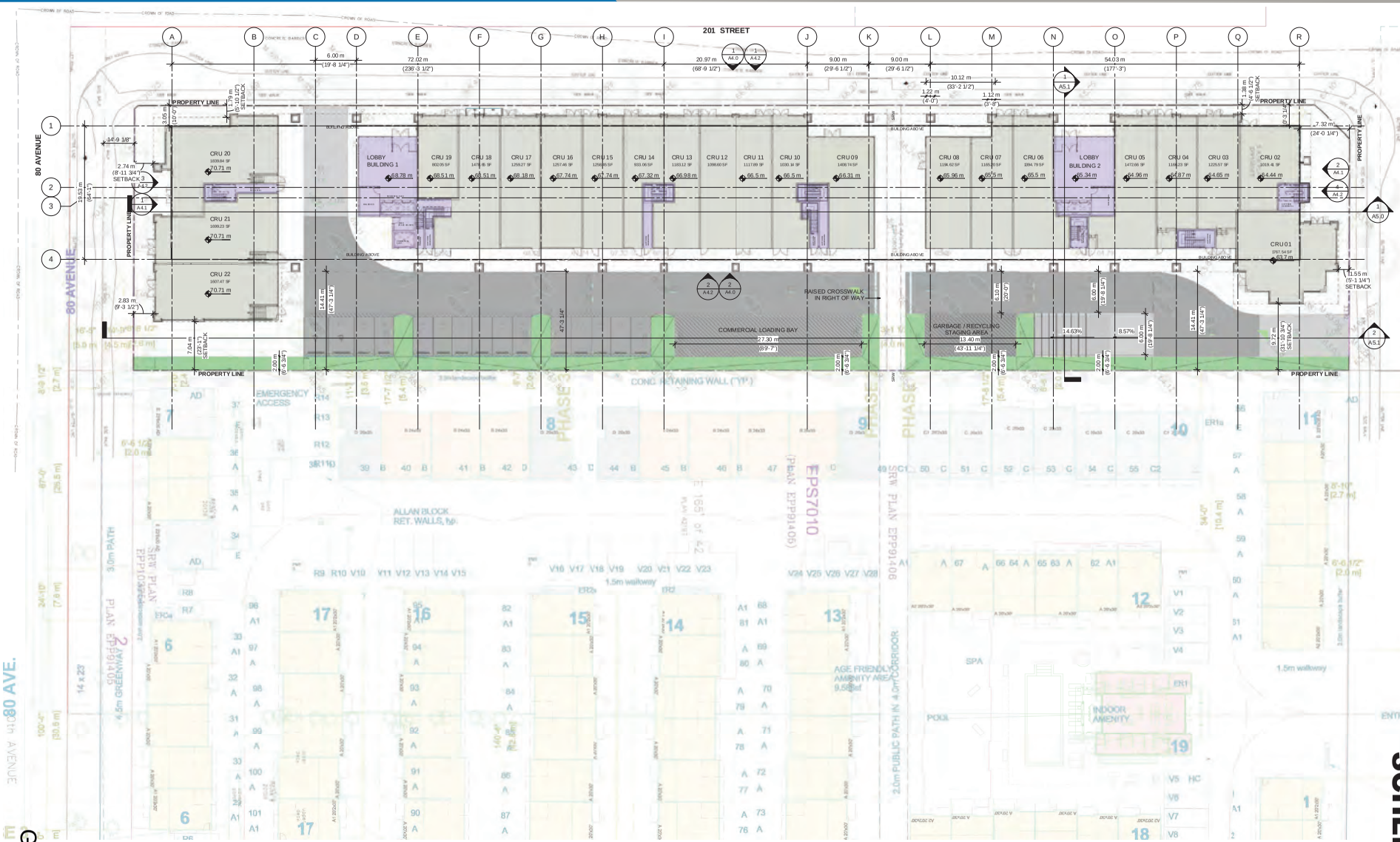
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

SITE PLAN - NEIGHBOURING

pmg LANDSCAPE ARCHITECTS | zail properties | CICCOZZI ARCHITECTURE



SCHEDULE A

1 SCALE: 1:250

N

FEBRUARY 1ST, 2023

G.1



1 WEST ELEVATION NEIGHBOURING
SCALE: 1:300



2 EAST ELEVATION NEIGHBOURING
SCALE: 1:300



3 SOUTH ELEVATION NEIGHBOURING
SCALE: 1:250



4 NORTH ELEVATION NEIGHBOURING
SCALE: 1:250

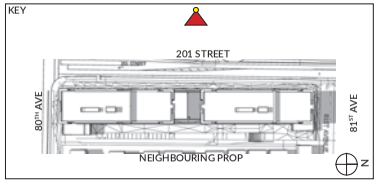
N

SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

G.1



G.1 VIEW FROM NEIGHBOURING PROPERTY ALONG 201 STEET LOOKING EAST AT NORTH & SOUTH BUILDINGS

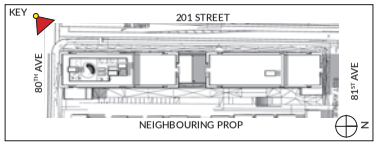


SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

G.1



AERIAL VIEW FROM INTERSECTION OF 201 STREET AND 80TH AVENUE LOOKING NORTH EAST

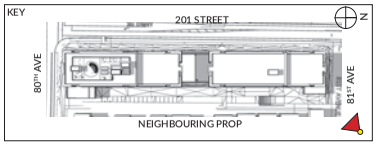


SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

G.1



G.1 AERIAL VIEW OF SITE REAR ALONG 81ST AVE WITH NEIGHBOURING SITES LOOKING NORTH EAST

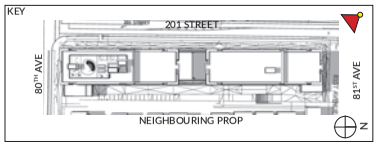


SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

G.1



VIEW FROM 201 STREET LOOKING SOUTH EAST

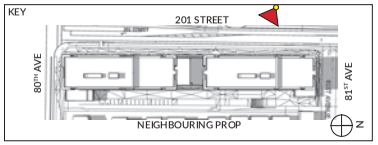


SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

G.1



VIEW ALONG 201 STREET LOOKING SOUTH EAST

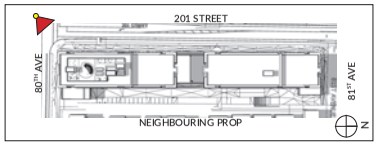


SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

G.1



G.1 VIEW FROM INTERSECTION OF 201 STREET AND 80TH AVENUE LOOKING NORTH EAST



SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

G.1



1. AERIAL AMENITY VIEW FROM SITE REAR LOOKING SOUTH WEST



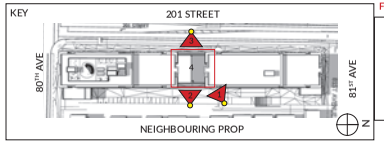
2. AERIAL AMENITY VIEW FROM SITE REAR LOOKING WEST



3. AERIAL AMENITY VIEW FROM 201 STREET LOOKING EAST



4. BIRDS EYE VIEW OF AMENITY AREA



SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

G.1



1. AERIAL ROOF AMENITY VIEW FROM INTERSECTION OF 80TH & 201 LOOKING NORTH EAST



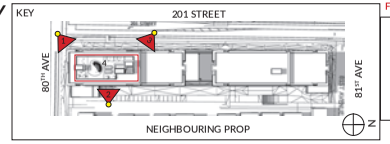
2. AERIAL ROOF AMENITY VIEW ALONG 201 STREET LOOKING NORTH WEST



3. AERIAL ROOF AMENITY VIEW ALONG 80TH AVENUE LOOKING SOUTH EAST



4. BIRDS EYE VIEW OF ROOF AMENITY AREA



SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

G.1



1 LANDSCAPE PLAN

TREE SCHEDULE

PMG PROJECT NUMBER: 23-045

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	10	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	6CM CAL., 1.5M STD.
	2	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	17	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL; 1.0M STD., B&B
	4	CERCIS CANADENSIS 'THE RISING SUN'	THE RISING SUN REDBUD	5CM CAL; B&B
	6	MAGNOLIA x 'GALAXY'	MAGNOLIA	6CM CAL., 1.5M STD
	19	PICEA PUNGENS FASTIGIATA	COLORADO BLUE SPRUCE	2.5M HT B&B
	4	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	7CM CAL; 1.8M STD; B&B
	3	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 1.5M STD; B&B
	18	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

72 REPLACEMENT TREES REQUIRED
83 TREES PROPOSED: 37 CONIFERS, 46 DECIDUOUS

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	24.JAN.29	SITE PLAN COORDINATION	
3	24.JAN.26	OUTDOOR AMENITY AREA	
2	23.AUG.18	NEW SITE PLAN	GG
1	23.JUL.13	NEW SITE PLAN	MC

CLIENT:

PROJECT:

2 6-STOREY APARTMENT BUILDINGS

20115 – 80TH AVENUE
LANGLEY

TOL FILE: 08-26-0230

DRAWING TITLE:

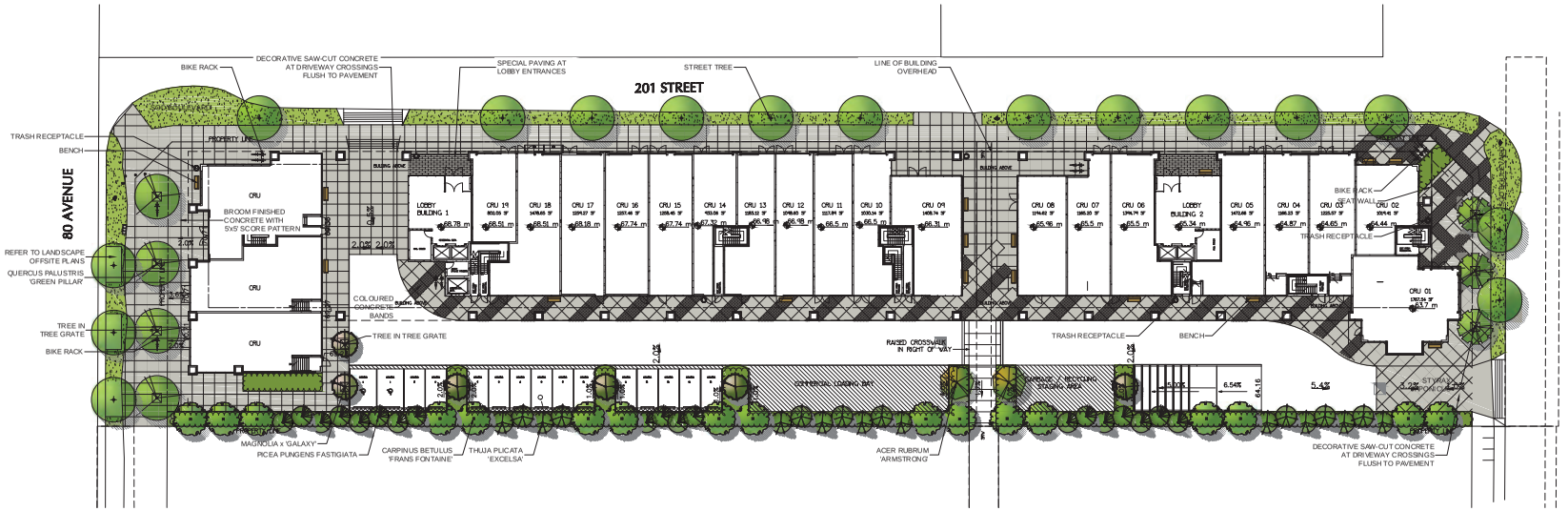
LANDSCAPE PLAN

DATE:	23.JUL.06	DRAWING NUMBER:
SCALE:	1"=20'-0"	**L1**
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	MCY	**OF 3**

PMG PROJECT NUMBER: **23-045**

SEPTEMBER 11TH, 2023
FEBRUARY 1ST, 2023

G.1



TREE SCHEDULE

PMG PROJECT NUMBER: 23-045

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
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	4	CERCIS CANADENSIS 'THE RISING SUN'	THE RISING SUN REDBUD	5CM CAL; B&B
	6	MAGNOLIA x 'GALAXY'	MAGNOLIA	6CM CAL., 1.5M STD
	19	PICEA PUNGENS FASTIGIATA	COLORADO BLUE SPRUCE	2.5M HT B&B
	4	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	7CM CAL; 1.8M STD, B&B
	3	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 1.5M STD; B&B
	18	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; B&B

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72 REPLACEMENT TREES REQUIRED
83 TREES PROPOSED: 37 CONIFERS, 46 DECIDUOUS

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	24.JAN.29	SITE PLAN COORDINATION	
3	24.JAN.25	OUTDOOR AMENITY AREA	
2	23.AUG.28	NEW SITE PLAN	DO
1	23.JUL.13	NEW SITE PLAN	MC

CLIENT:

PROJECT:

2 6-STOREY APARTMENT BUILDINGS

20115 – 80TH AVENUE
LANGLEY
FILE: 08-26-0230

DRAWING TITLE:

LANDSCAPE PLAN

SCHEDULE B

DATE:	23.JUL.06
SCALE:	1"=25'-0"
DRAWN:	MC
DESIGN:	MC
CHKD:	MCY

DRAWING NUMBER: **G1.1**

OF 3

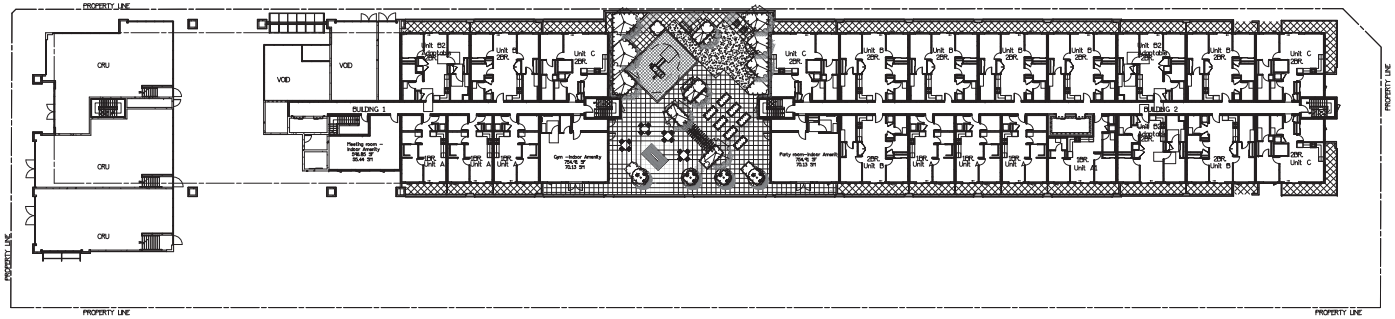
23045-4.ZIP

PMG PROJECT NUMBER: **23-045**

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p: 604 294-0011 ; f: 604 294-0022

SEAL:





KOMPAN TODDLER CASTLE WITH ROCK CLIMBER MSC542201



NEWAGE PRODUCTS OUTDOOR KITCHEN



MAGLIN ALUM TABLE AND CHAIRS



LIFESPACE RAISED GARDEN BEDS



LIFESPACE HARVEST TABLE



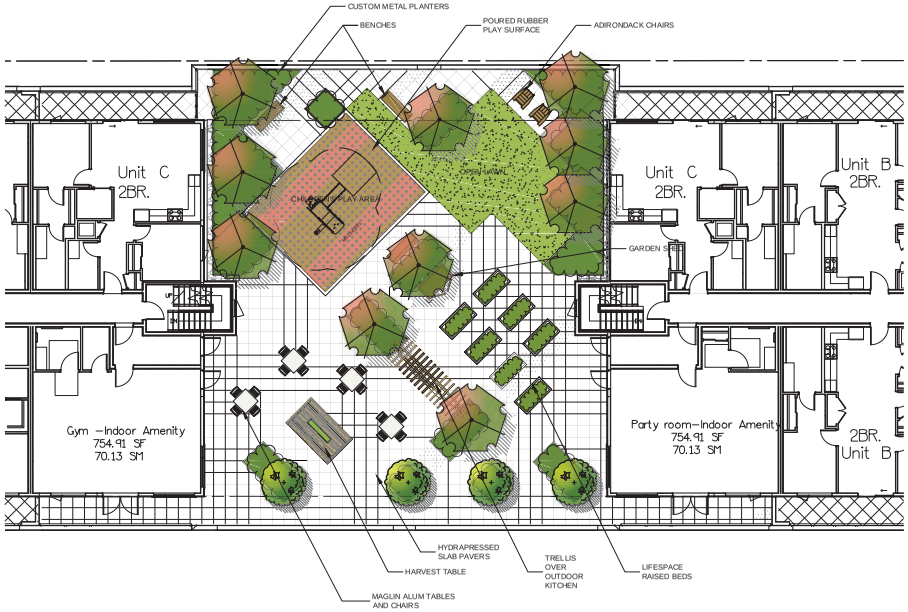
MAGLIN ALUM 720 BENCH



MAGLIN
250 TRASH RECEPTACLE



MAGLIN BIKE RACK MRB150



NO.	DATE	REVISION DESCRIPTION	DR.
4	24.JAN.29	SITE PLAN COORDINATION	
3	24.JAN.25	OUTDOOR AMENITY AREA	
2	23.AUG.28	NEW SITE PLAN	DO
1	23.JUL.13	NEW SITE PLAN	MC

CLIENT:

PROJECT:

2 6-STOREY APARTMENT BUILDINGS

20115 – 80TH AVENUE
LANGLEY

TOL FILE: 08-26-0230

DRAWING TITLE:

AMENITY AREA PLAN

DATE:	23.JUL.06	DRAWING NUMBER:
SCALE:	1"=10'-0"	L2
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	MCY	OF 3

23045-4.ZIP

PMG PROJECT NUMBER: **23-045**



OUTDOOR LOUNGE SEATING



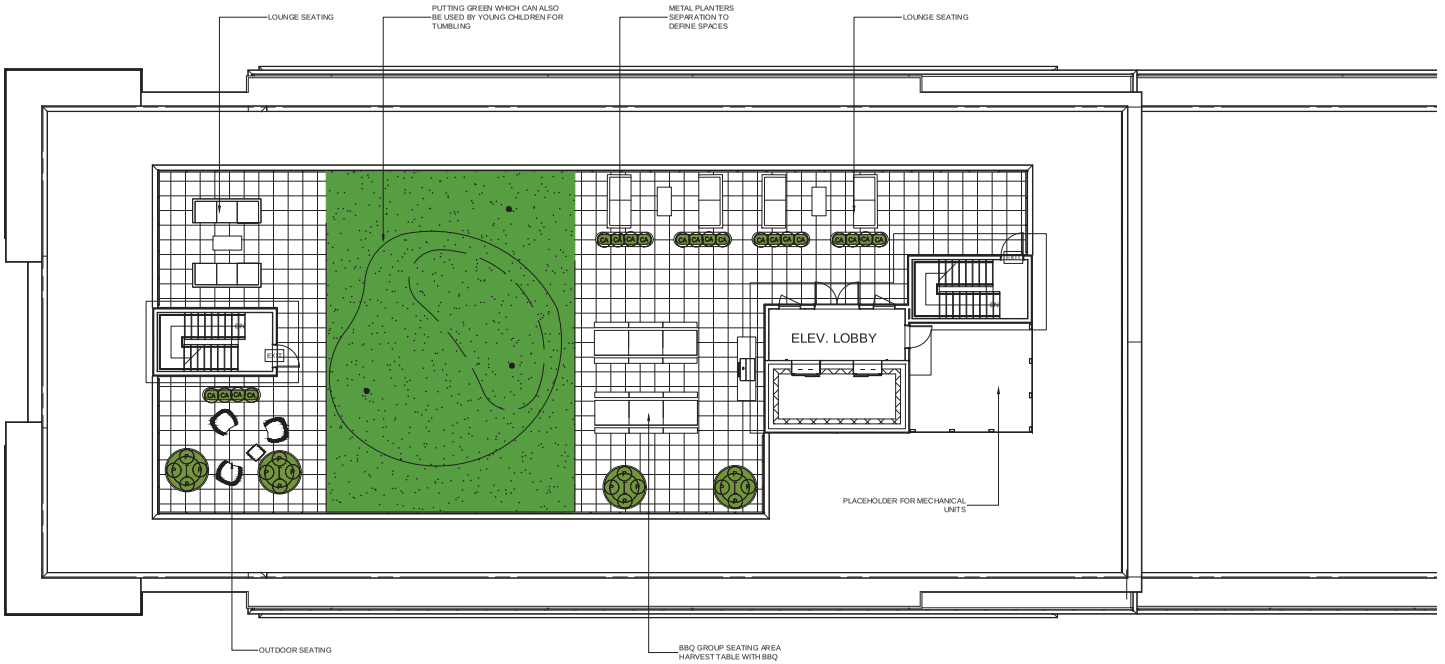
METAL PLANTERS

PLANT SCHEDULE

PMG PROJECT NUMBER: 23045

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
L	4	HIBISCUS SYRIACUS	ROSE OF SHARON	#10 POT
GRASS				
Q	22	*CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'*	FEATHER REED GRASS	#1 POT
P	16	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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SEAL:

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3	24.JAN.25	OUTDOOR AMENITY AREA	
2	23.AUG.28	NEW SITE PLAN	DO
1	23.JUL.13	NEW SITE PLAN	MC

CLIENT:

PROJECT:

2 6-STOREY APARTMENT BUILDINGS

20115 – 80TH AVENUE LANGLEY

TOL FILE: 08-26-0230

DRAWING TITLE:

ROOF DECK AMENITY AREA PLAN

DATE:	23.JUL.06
SCALE:	1/8"=1'-0"
DRAWN:	MC
DESIGN:	MC
CHK'D:	MCY

DRAWING NUMBER: G3.1

OF 3

23045-4.ZIP

PMG PROJECT NUMBER: 23-045

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CCR PROJECTS LTD.)

BYLAW NO. 6012

EXPLANATORY NOTE

Bylaw No. 6012 rezones land located in the 8000 Block of 201 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-202 to permit a comprehensive development of 168 residential units and 2,636 m^2 (28,375 ft^2) of commercial space in a six storey building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CCR PROJECTS LTD.)

BYLAW NO. 6012

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 (CCR Projects Ltd.) Bylaw No. 6012".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-202" after the words "Comprehensive Development Zone CD-201"

   (2) Adding to Section 110.1 after the words "CD-201" the words "CD-202 – 4000 m²"

   (3) Adding after Section 1101 "Comprehensive Development Zone CD-201" the following as Section 1102 "Comprehensive Development Zone CD-202"

1102 **COMPREHENSIVE DEVELOPMENT ZONE CD-202**

Uses Permitted

1102.1 In the CD-202 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *group children's day care* subject to Section 1102.3
4) *residential uses* subject to Section 1102.2
5) *commercial uses* subject to Section 1102.3

Residential Uses

1102.2 *Residential* uses shall consist of a*partments* and are only permitted above the ground floor.

Commercial / Office Uses

1102.3 *Commercial uses, group children's day cares and* office *uses* are only permitted on the ground floor.

Density

1102.4 The maximum *floor space ratio* of lands zoned CD-202 shall not exceed 2.5.

Lot Coverage

1102.5 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1102.6 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1102.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall not exceed 6 storeys. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is less.

Subdivision Requirements

1102.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1102.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1102.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

1102.11 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1102.12 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

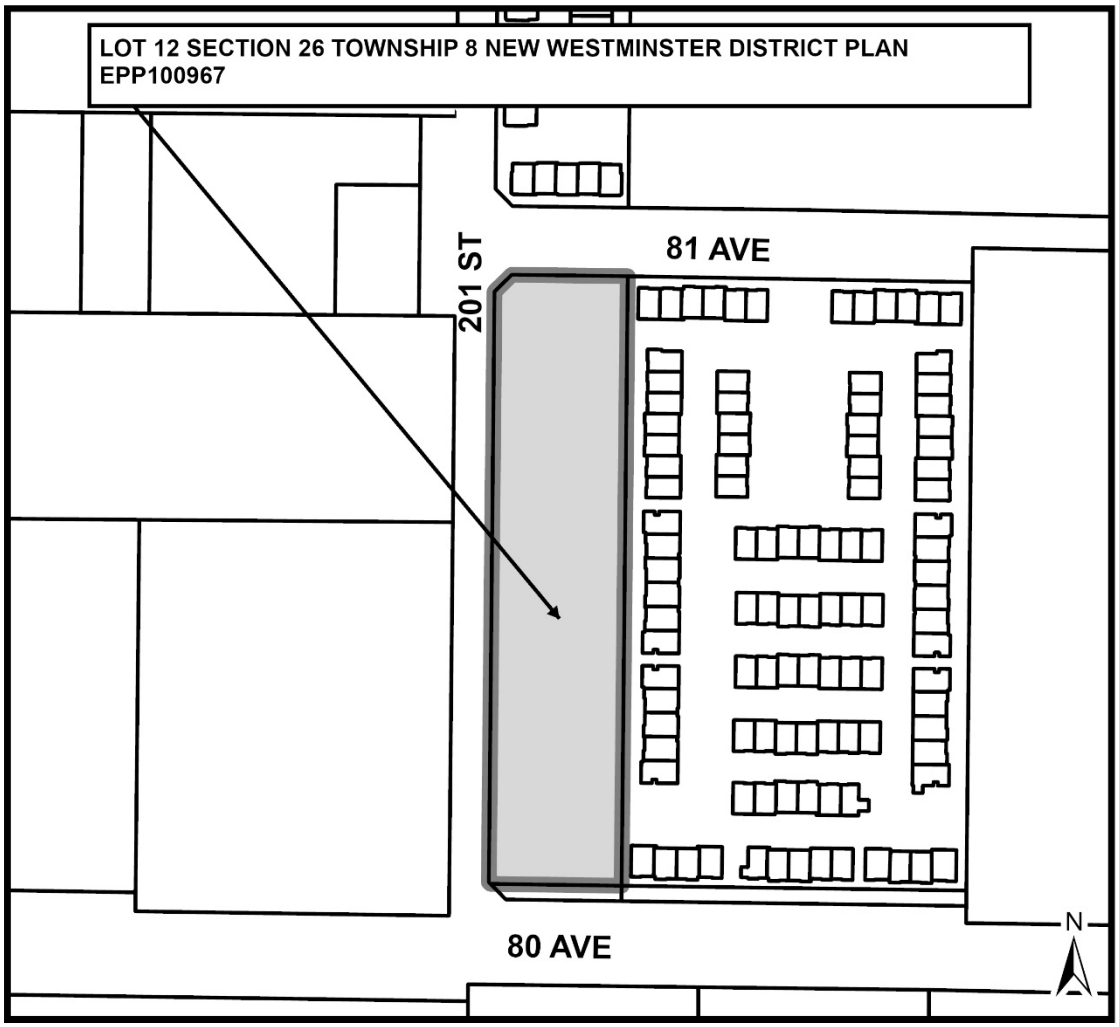
Lot 12 Section 26 Township 8 New Westminster District Plan EPP100967

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-202.

NOTICE WAS GIVEN the	6	day of	May	, 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

SCHEDULE 'A'
BYLAW NO. 6012



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 (SMALL-SCALE MULTI-UNIT HOUSING) 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 (SMALL-SCALE MULTI-UNIT HOUSING) BYLAW 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 (Small-Scale Multi-Unit Housing) 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;

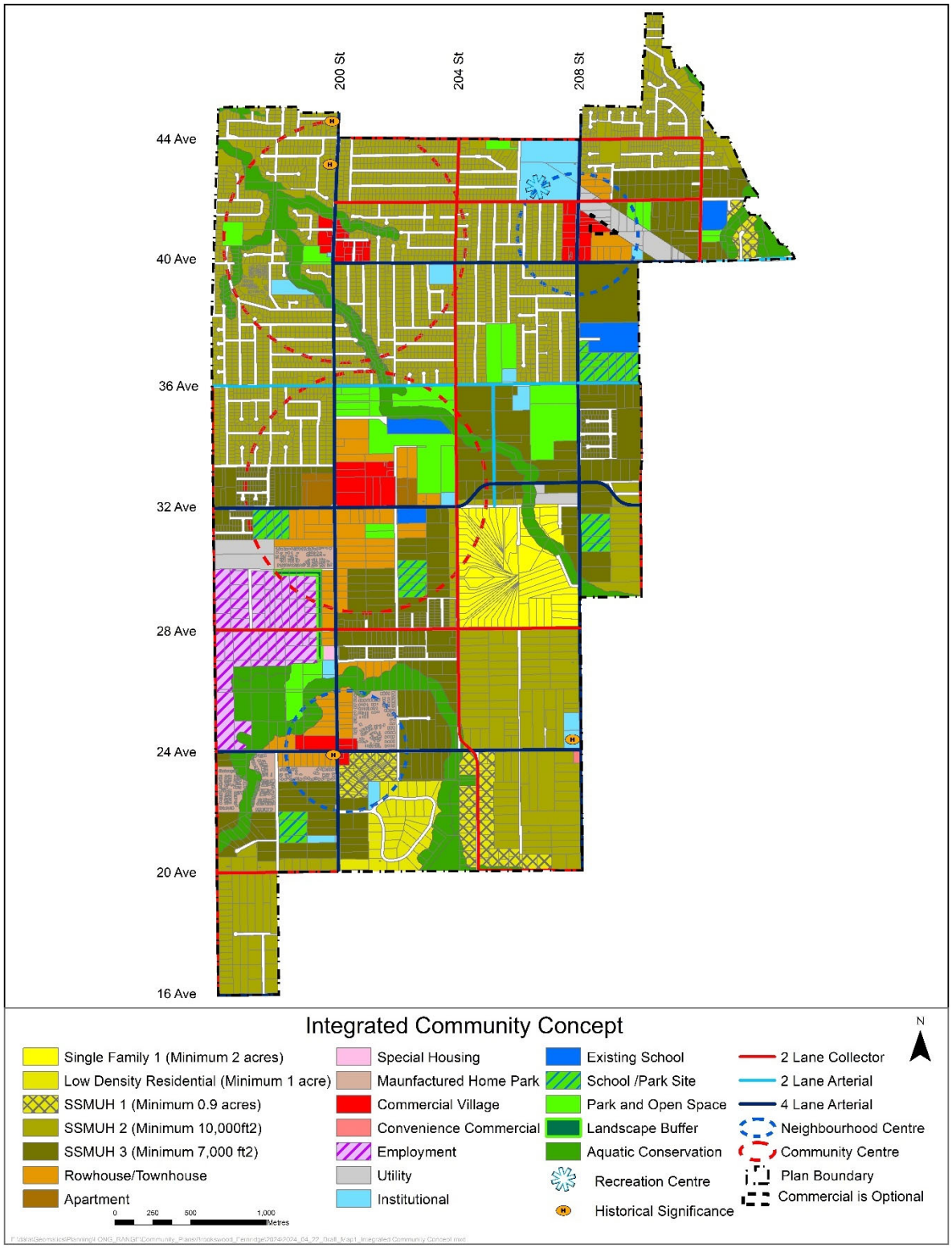
z) deleting the map following the title “Map 10 – Neighbourhood Plan Areas” and replacing it with the map on Schedule “E” to this Bylaw;

aa) deleting the map following the title “Map 11 – Development Permit Areas” and replacing it with the map on Schedule “F” to this Bylaw;

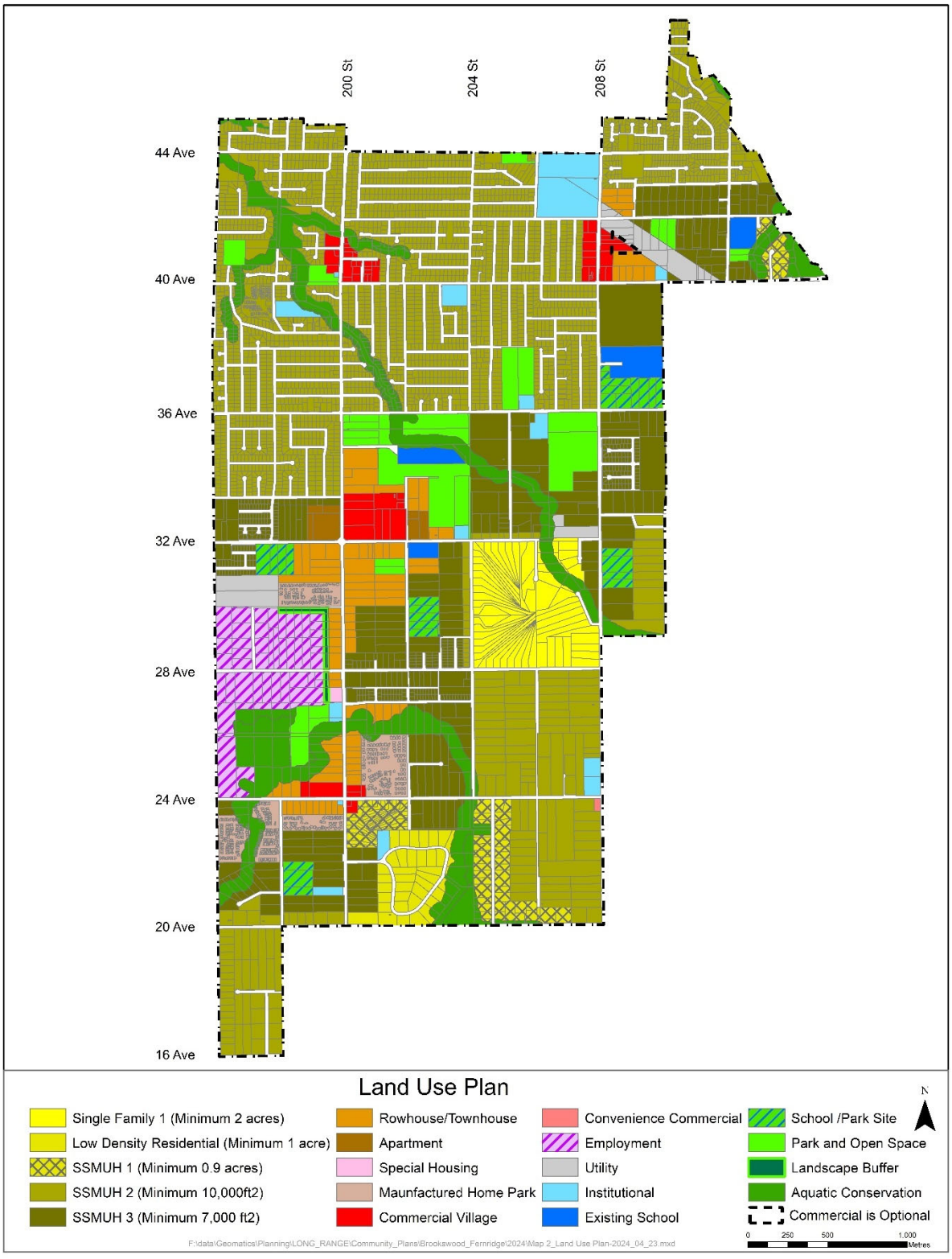
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READ A SECOND TIME the		day of		, 2024
PUBLIC HEARING HELD the		day of		, 2024
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

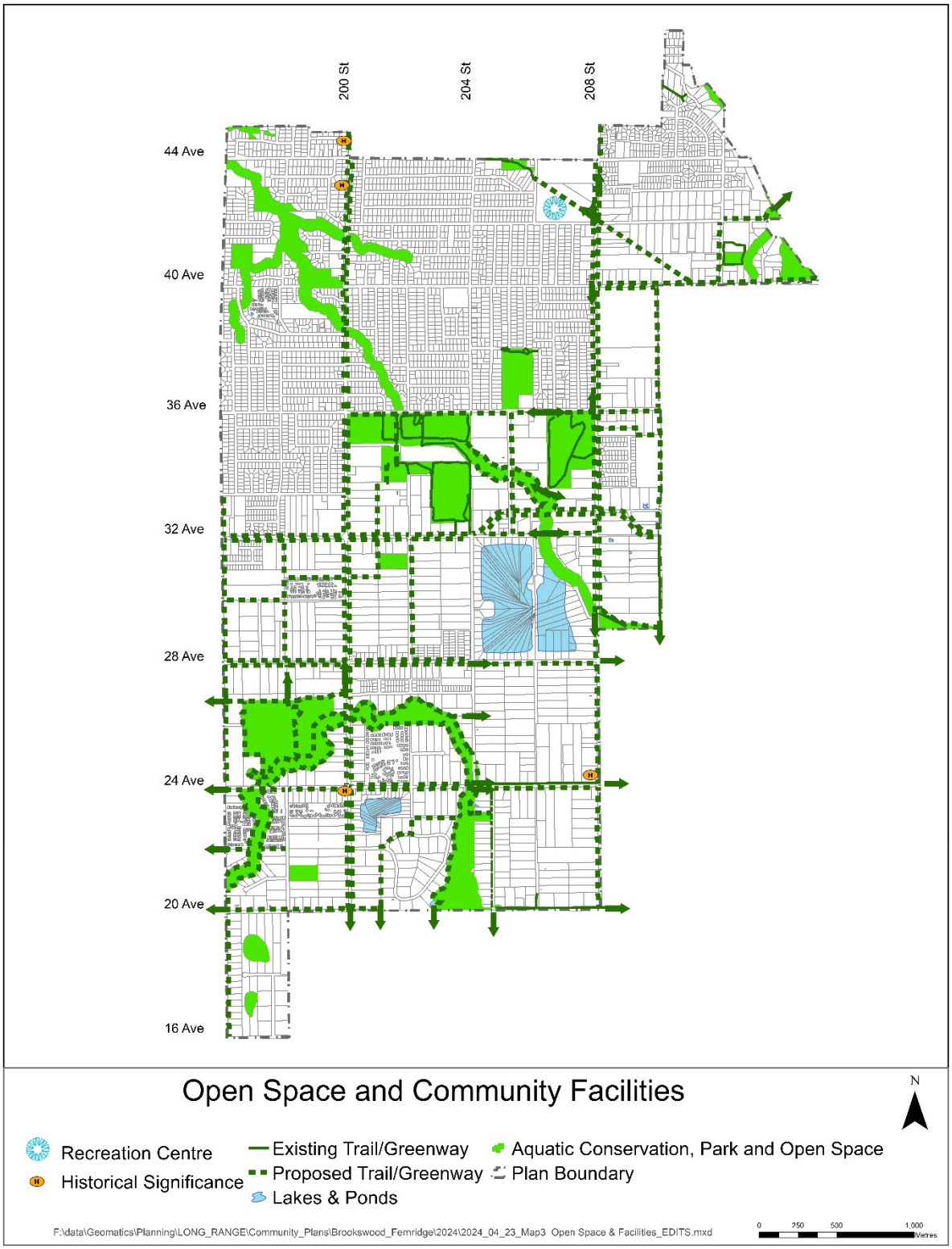
SCHEDULE “A”
BYLAW NO. 6007



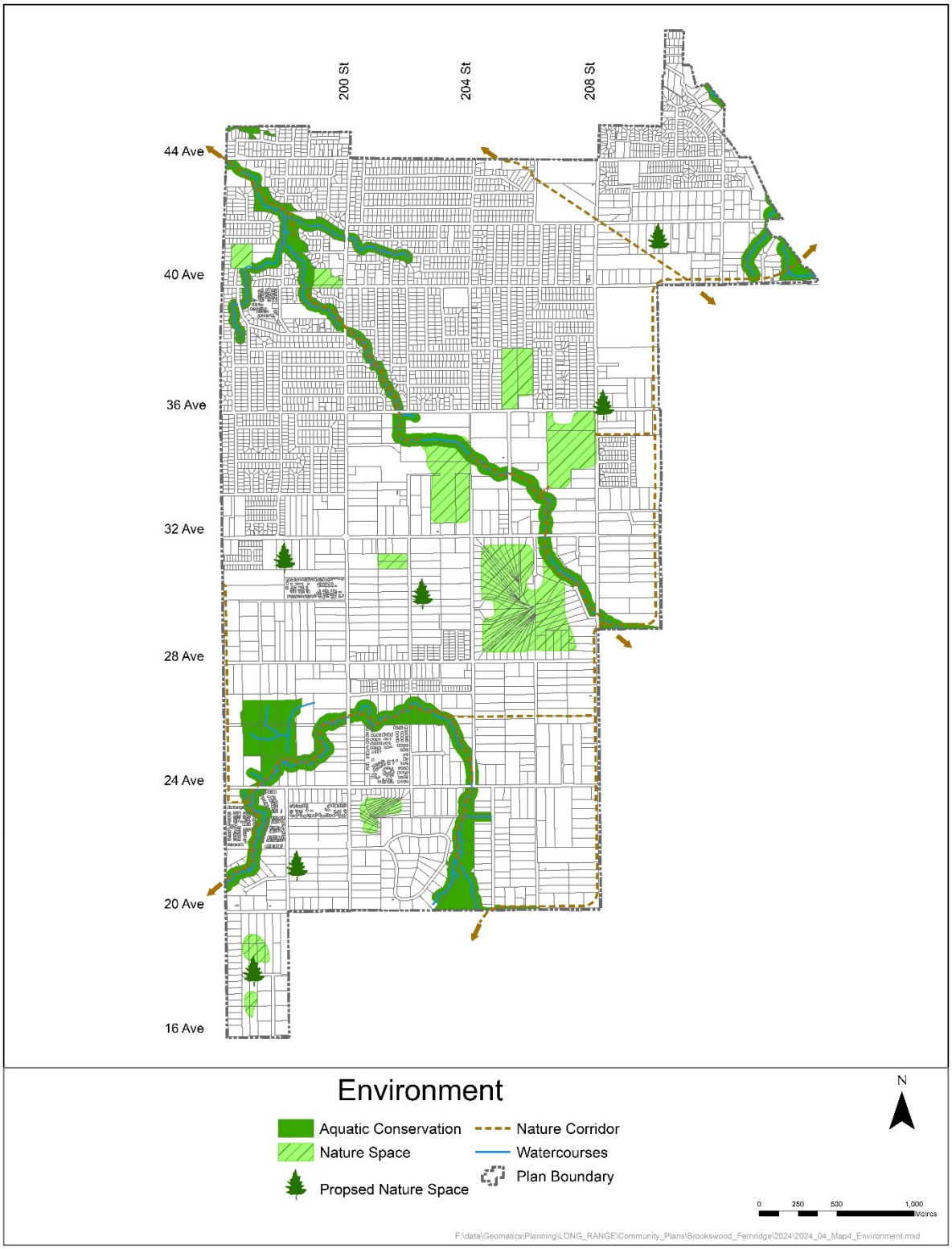
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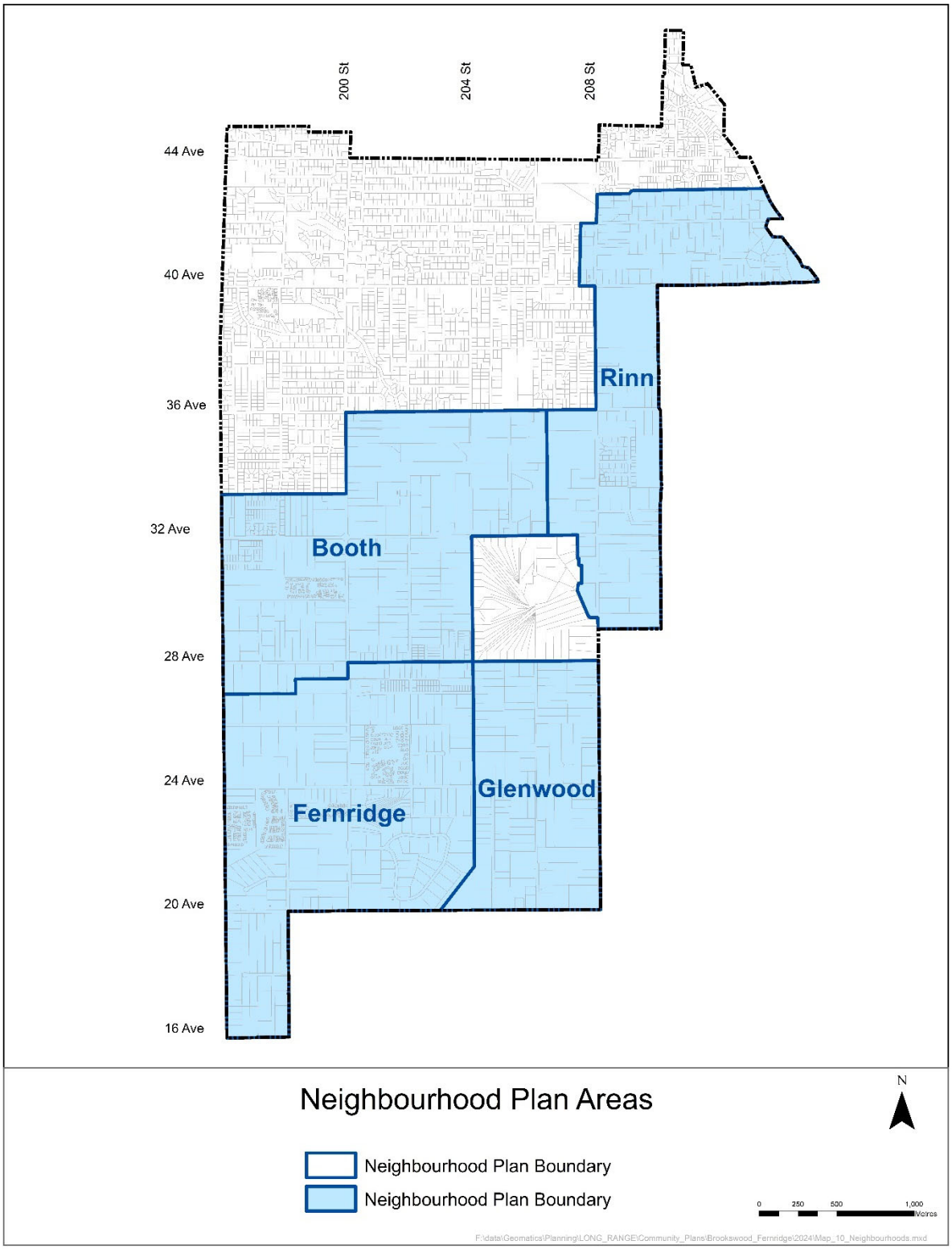
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BYLAW NO. 6007



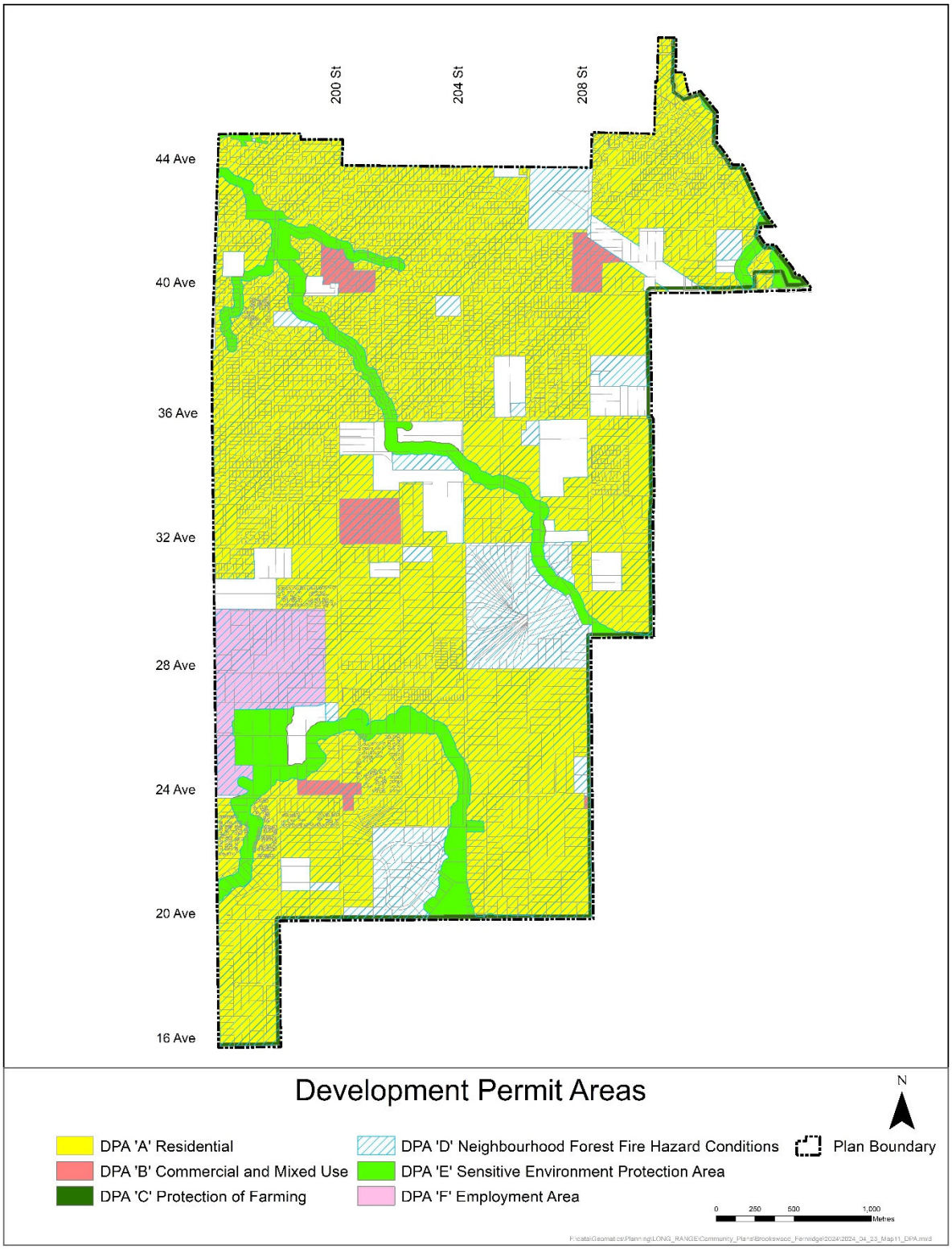
SCHEDULE “D”
BYLAW NO. 6007



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	29	day of	April	, 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.

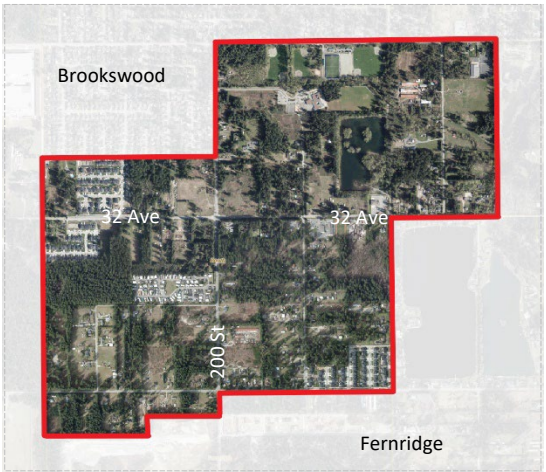
1.1 Policy Context

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

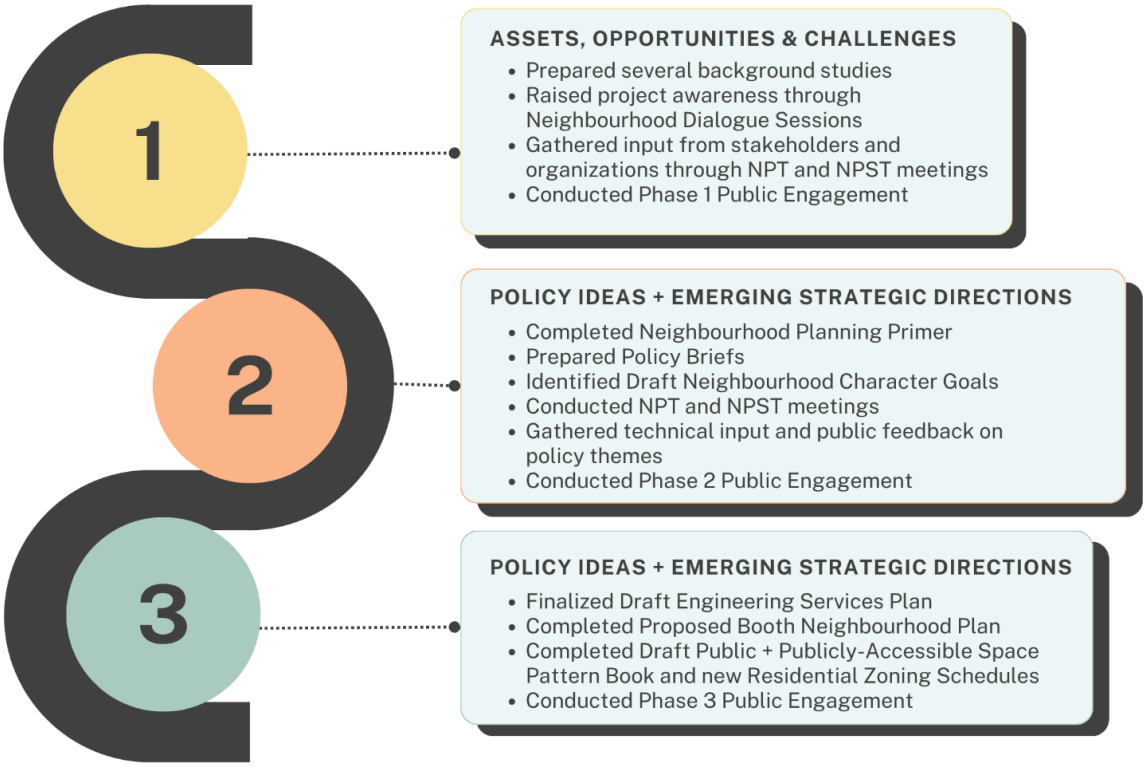
The Booth Neighbourhood Plan area encompasses 270 hectares (668 acres) in the mid-western area of Brookswood-Fernridge. Its boundaries are 196 Street (west), 33A and 36 Avenue (north), 206 and 204 Street (east) and 28 Avenue (south). The two Arterial Roads are 200 Street and 32 Avenue with “greenspace” 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.

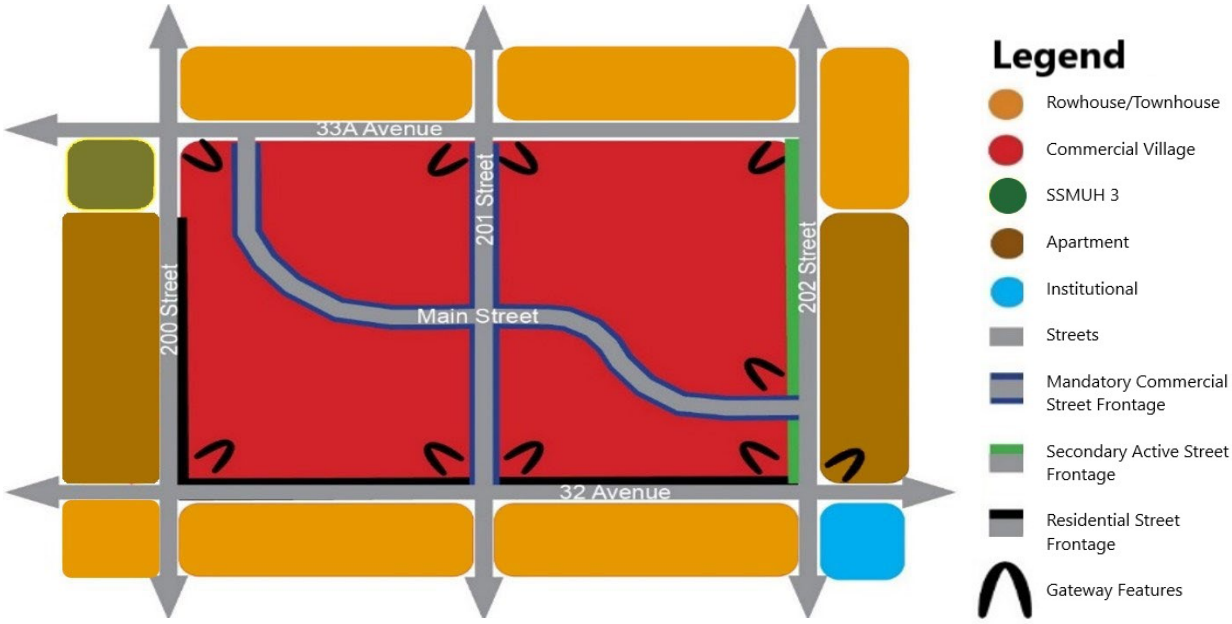


Figure 3.1: Booth Town Centre Street Frontage Types

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

<u>Small-Scale Multi Unit Housing Land Use Designation Policies</u>:

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:

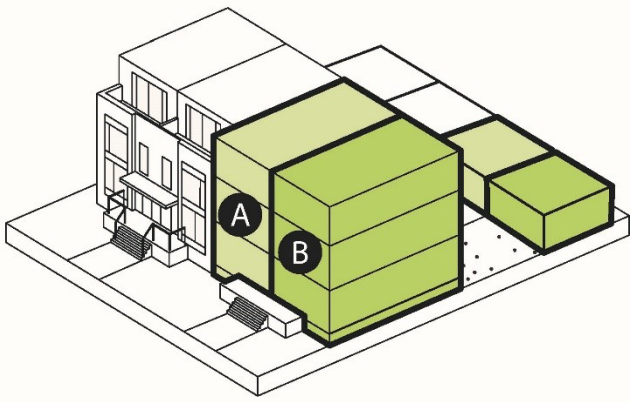
1. Siting of buildings and structures requires a minimum setback of 6.0 metres from property lines and a minimum separation distance of 6.0 metres between buildings and structures to provide adequate space to accommodate tree-planting and other livability considerations.

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.

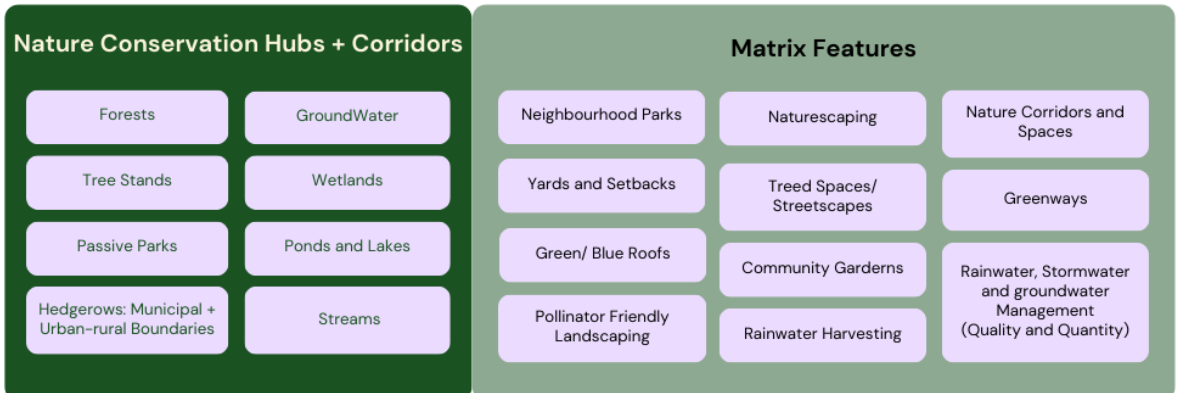


Figure 5.1: Green Infrastructure: Framework Elements and Matrix Features

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



<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 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.

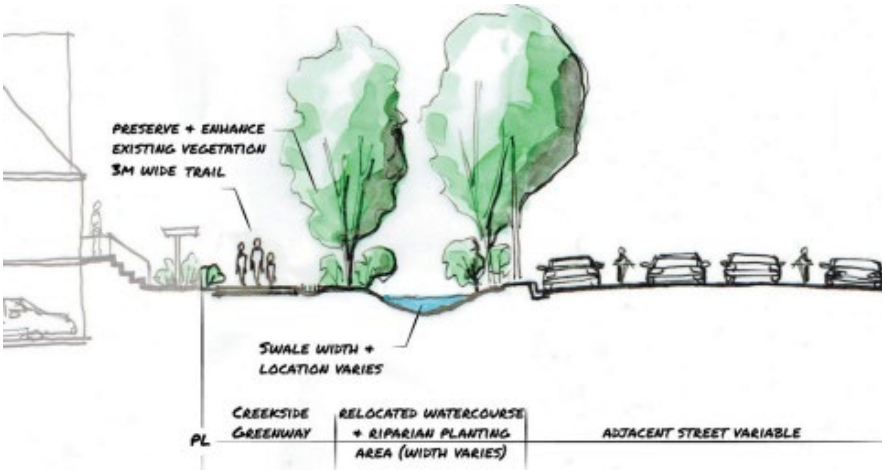
2. Construct the Semiahmoo Trail to be 7 metres wide, at a minimum. Some trail Sections and Points will be required to be wider to provide space for interpretation, placemaking and specific programming. The Semiahmoo Trail will include a minimum 3-metre-wide pathway. The pathway surface material will 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:

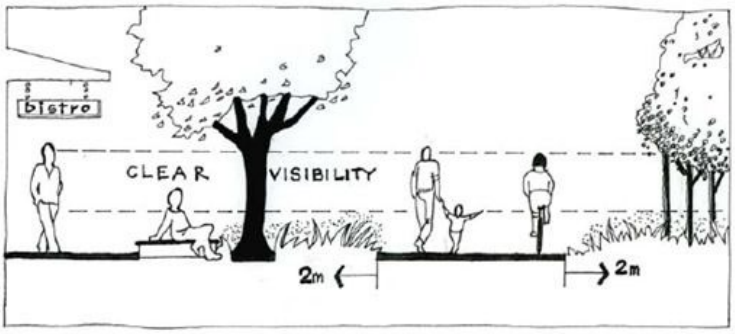
1. New developments should be designed to provide “eyes on the street” through the placement of windows, porches, balconies, and street-level uses. Design should allow for casual surveillance of all streets, parks, childrens’ play areas and other public spaces.

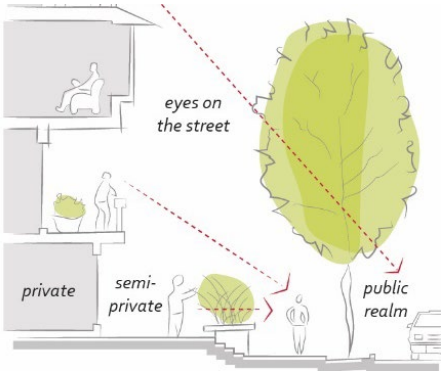
2. Adequate lighting should be provided for all streets, lanes, parking areas, parks and trails as appropriate, as well as building entrances, to enhance the sense of safety and personal security. In places with high pedestrian traffic, pedestrian scale lighting should be provided.

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.

<u>Heritage Policies:</u>

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.

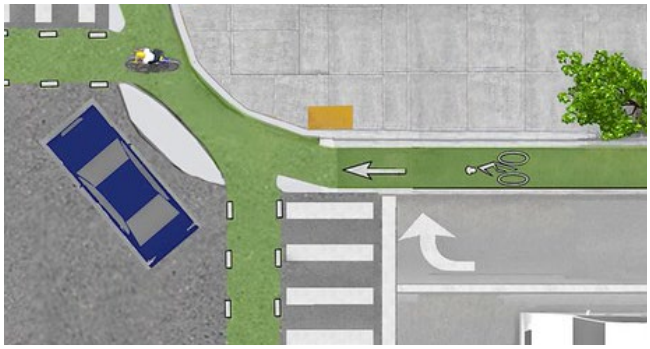
4. Encourage end-of-trip cycling facilities such as showers, lockers, and change areas within commercial developments.

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.

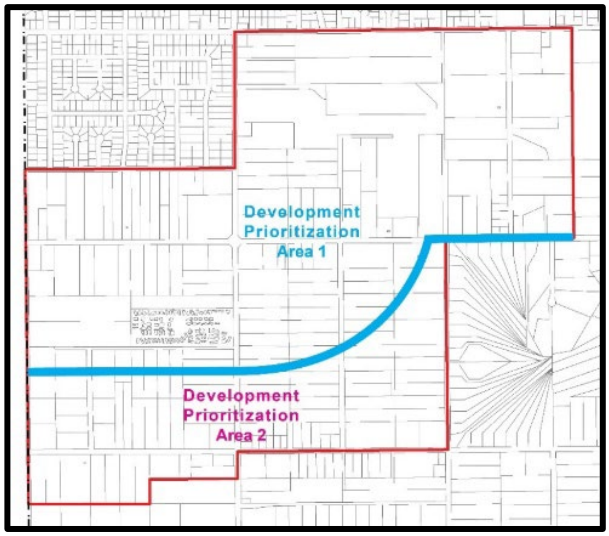


Figure 9.1: Development Prioritization Area

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):

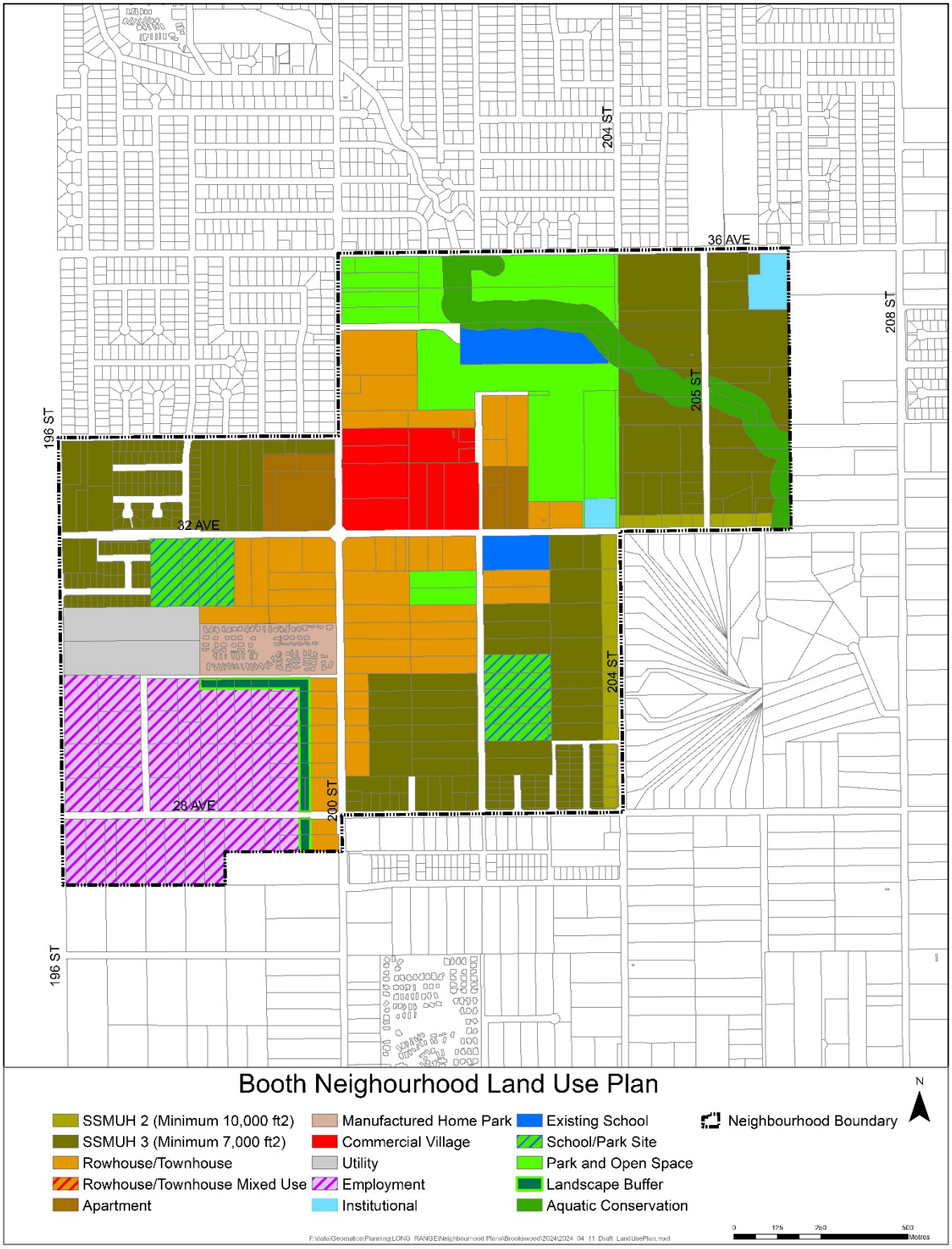
    a. A site plan prepared to scale, based on a legal survey, delineating the proposed development and associated land boundaries, unique features, existing buildings and structures, roads and driveways, topographic features and significant features identified in the site inventory.
    b. A map showing 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.

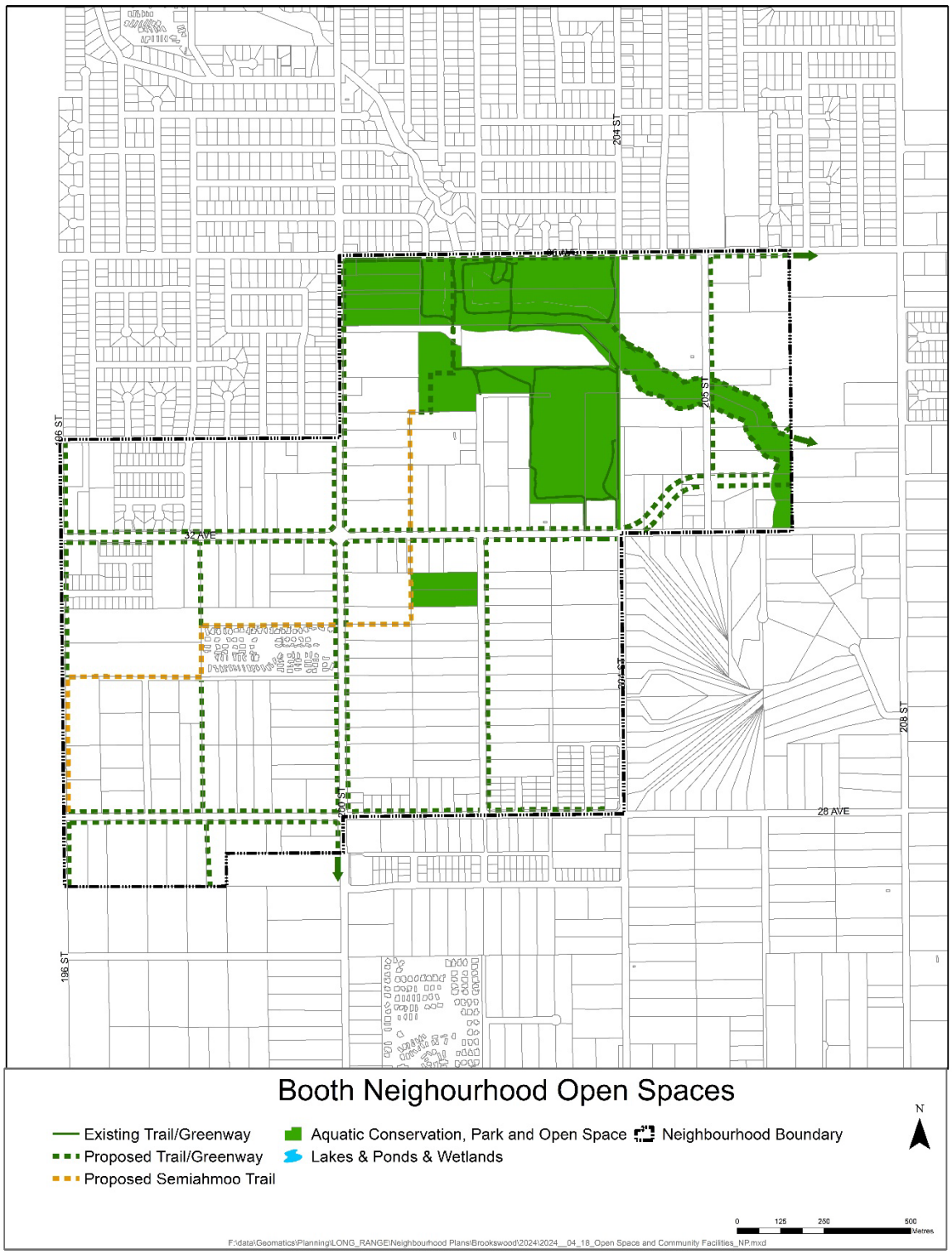
After the review of the Hydrogeological Impact Assessment, the Township may request additional clarifications, site investigations and analysis, in support of the report assumptions and conclusions.

MAPS

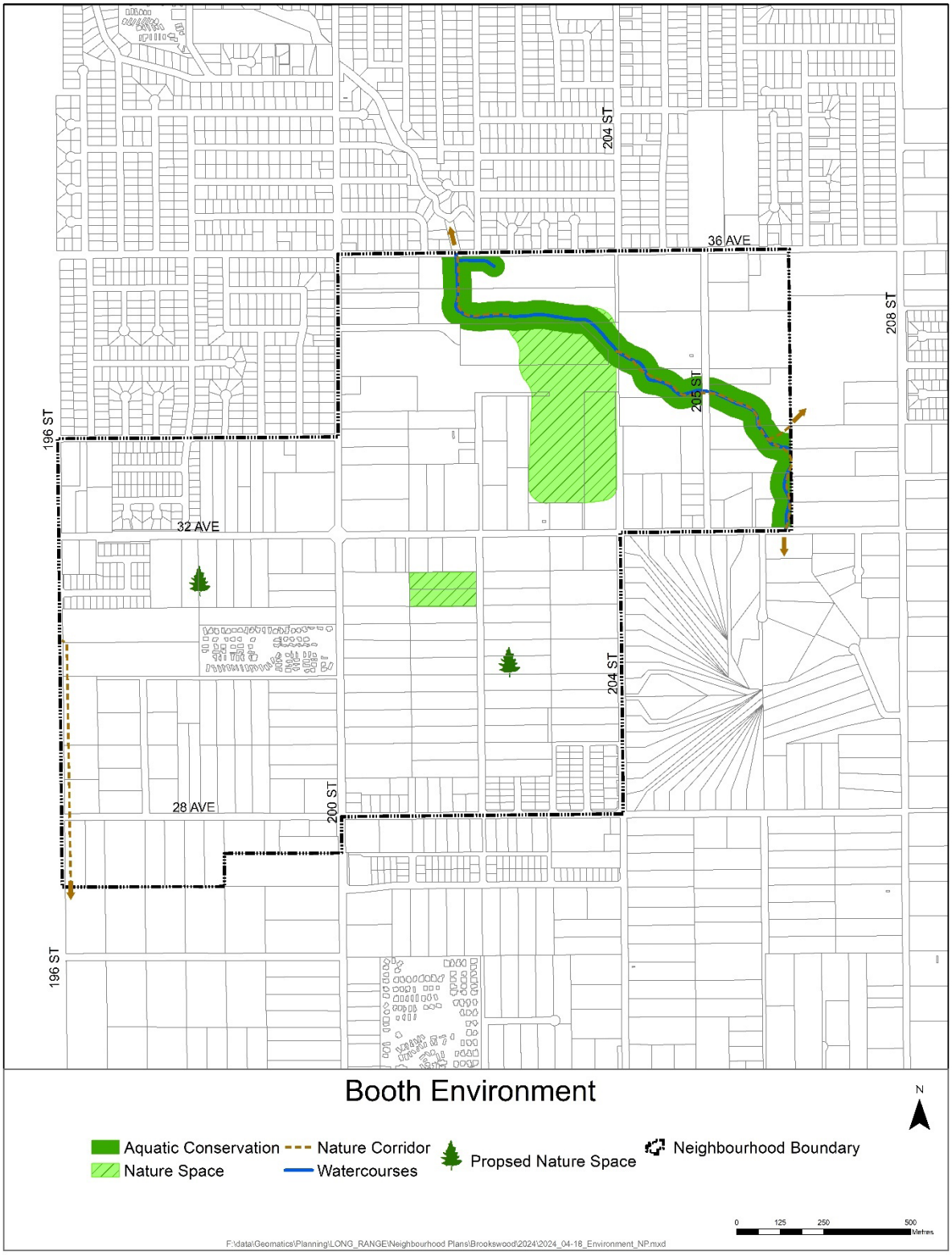
MAP 1 | Land Use Plan



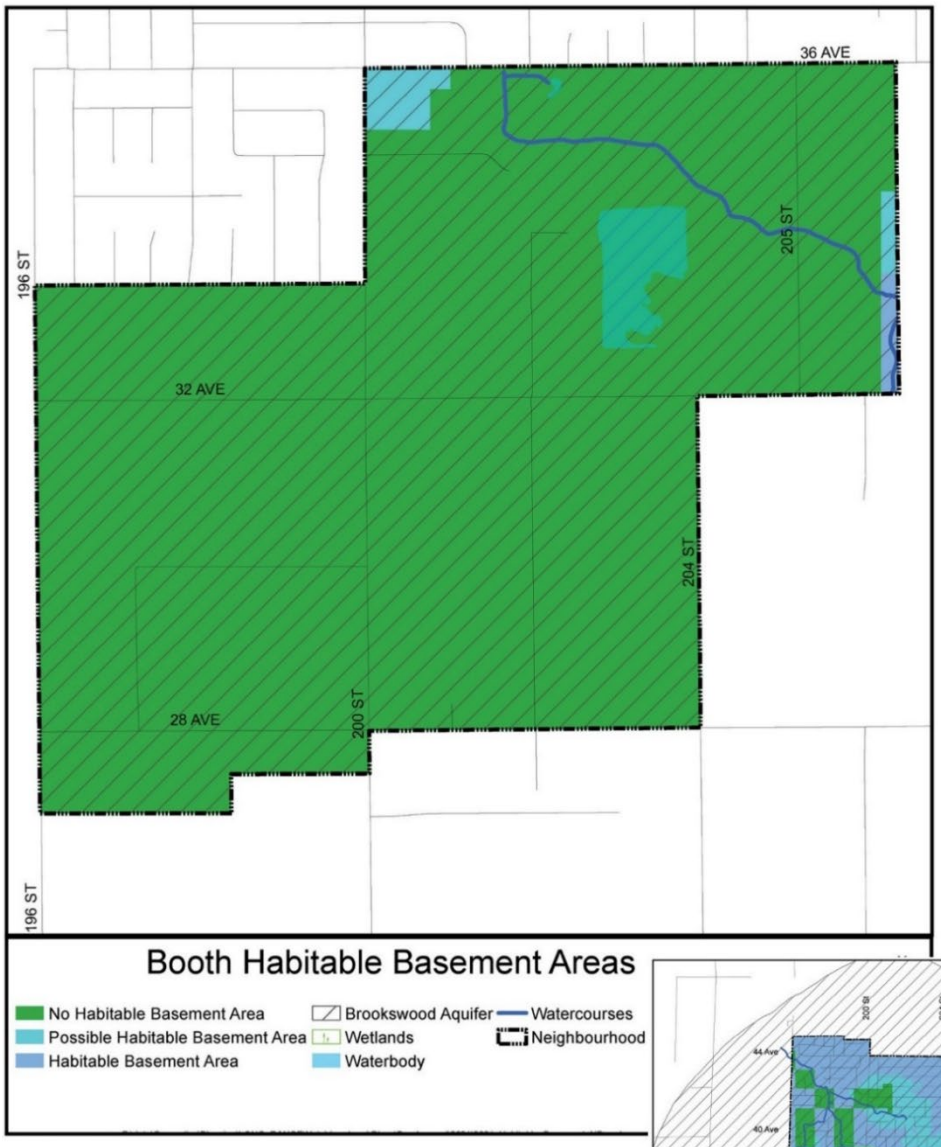
MAP 2 | Parks, Open Space and Neighbourhood Facilities

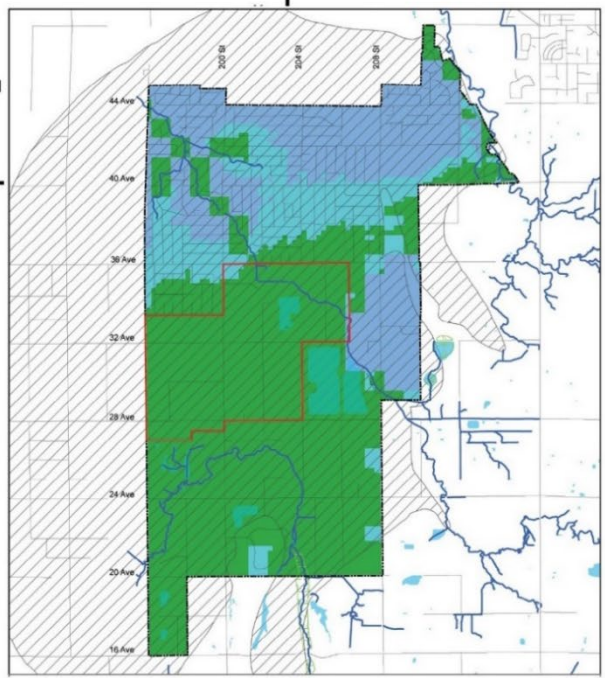


MAP 3 | Environment

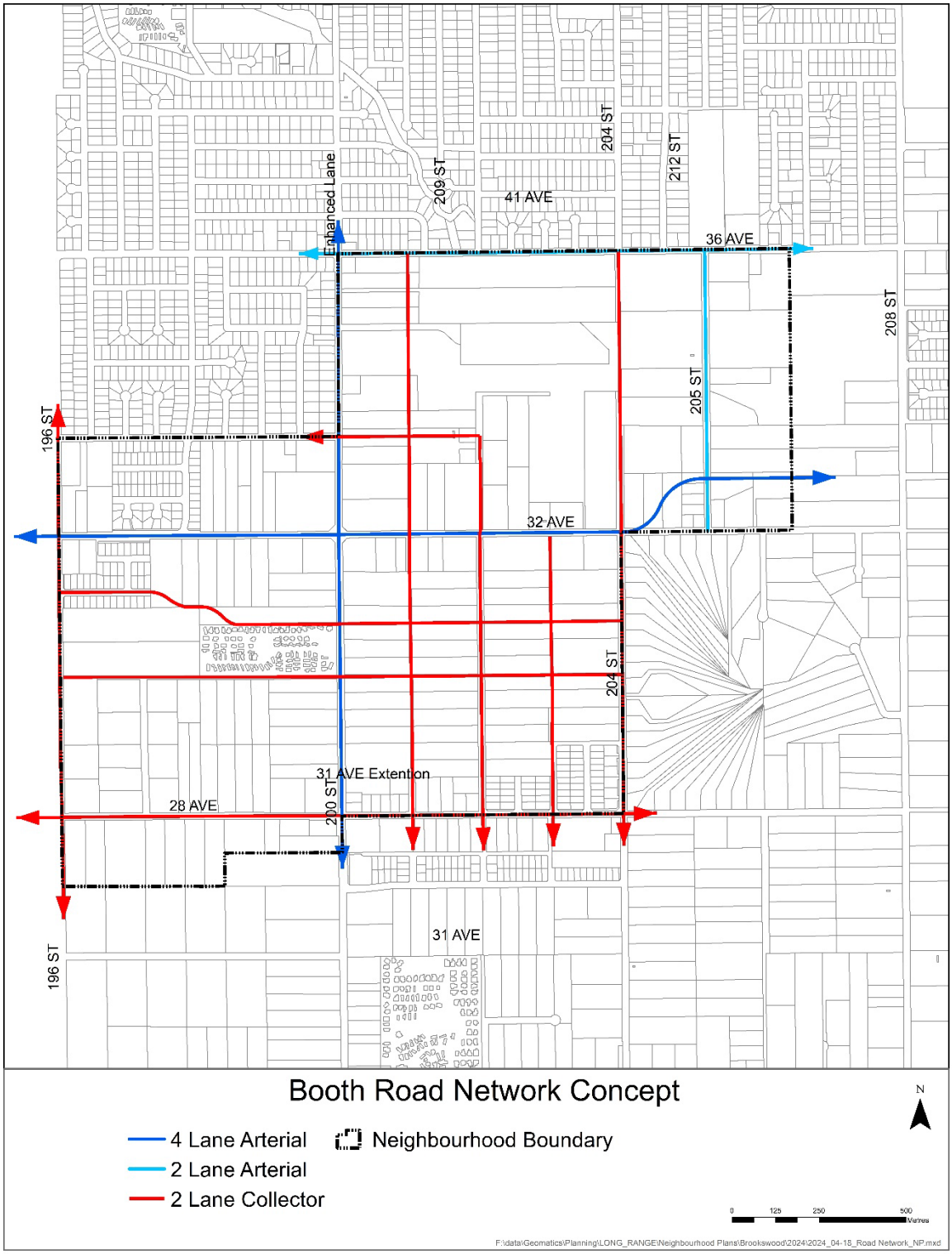


MAP 4 | Habitable Basement Overlay

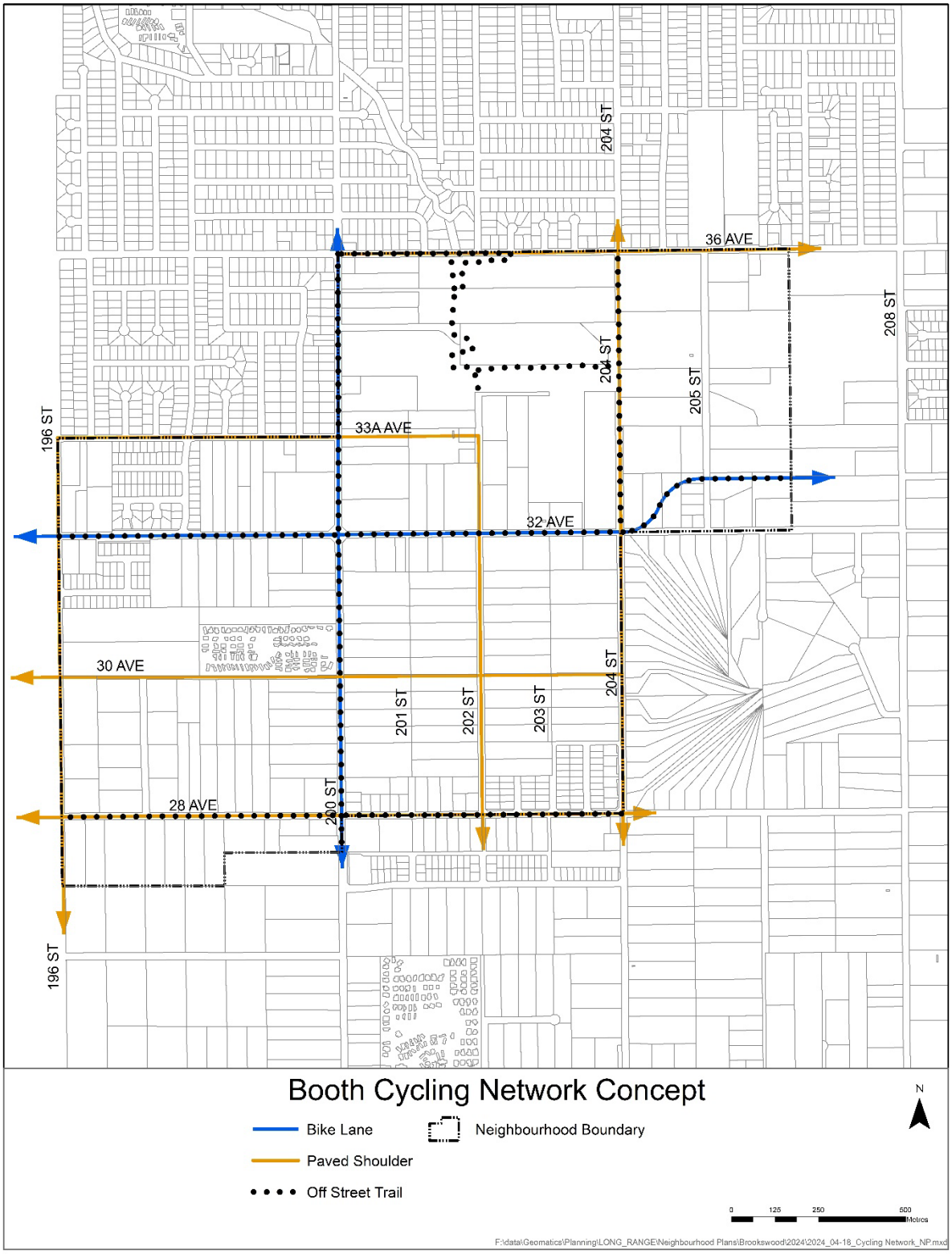




MAP 5 | Road Network Concept



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	29	day of	April	, 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”



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.

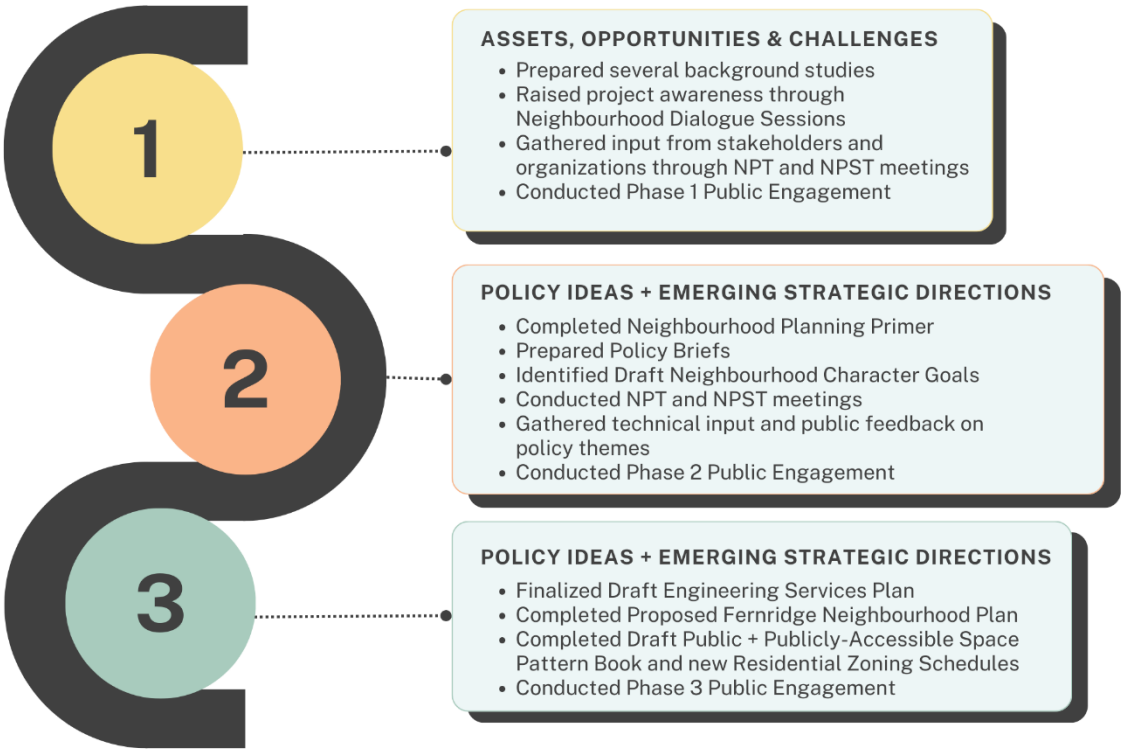


Fernridge Neighbourhood Plan Area

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.

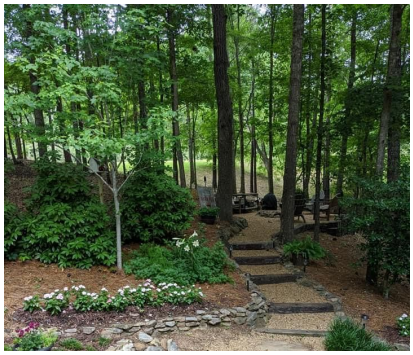
It provides for a variety of necessities, activities, and services, and supports human health and well-being. The Fernridge neighbourhood has incorporated long-term biodiversity and ecological functions along with climate change measures to have a limited carbon footprint. Fernridge is a great new neighbourhood 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.

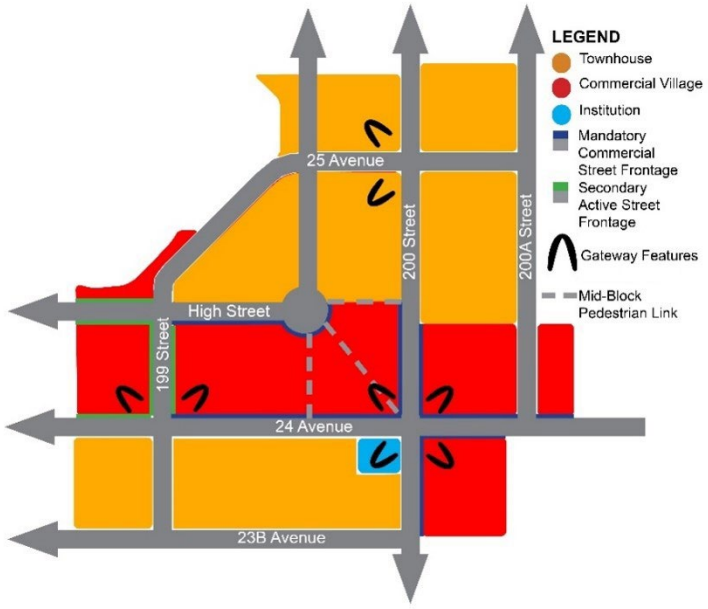


Figure 3.1: Fernridge Town Centre Street Frontage Types

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:

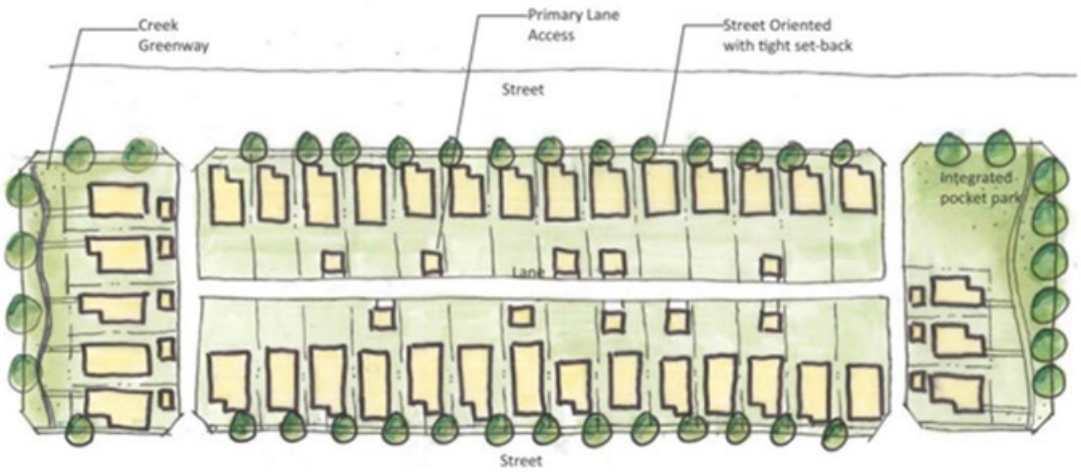
1. Up to four dwelling units are permitted on each lot.

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

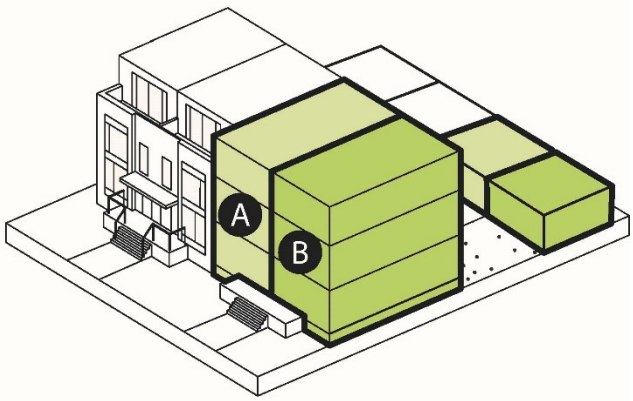
The Rowhouse/Townhouse designation accommodates rowhouse and townhouse development. This designation is located as indicated on Map 1, including within and in proximity to the Fernridge Town Centre. It provides for ground-oriented housing to accommodate households

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.

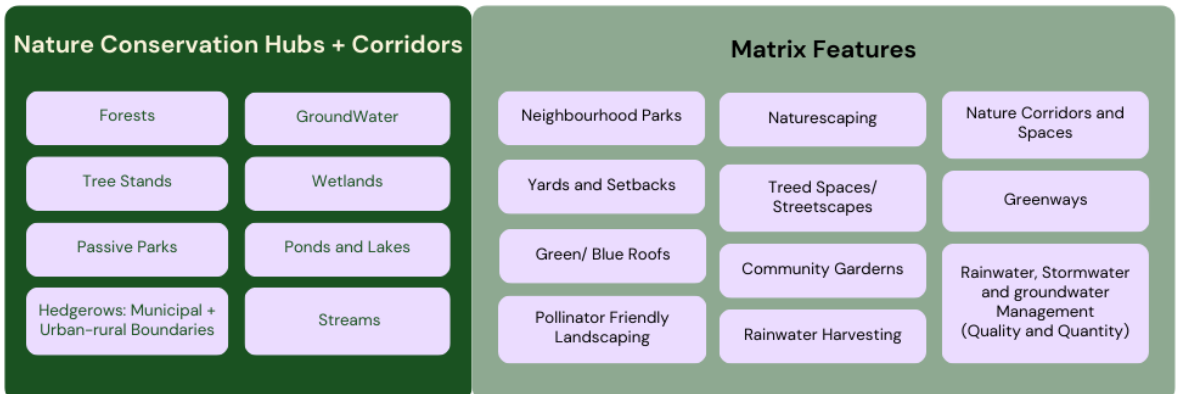


Figure 5.1: Green Infrastructure: Framework Elements and Matrix Features

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.

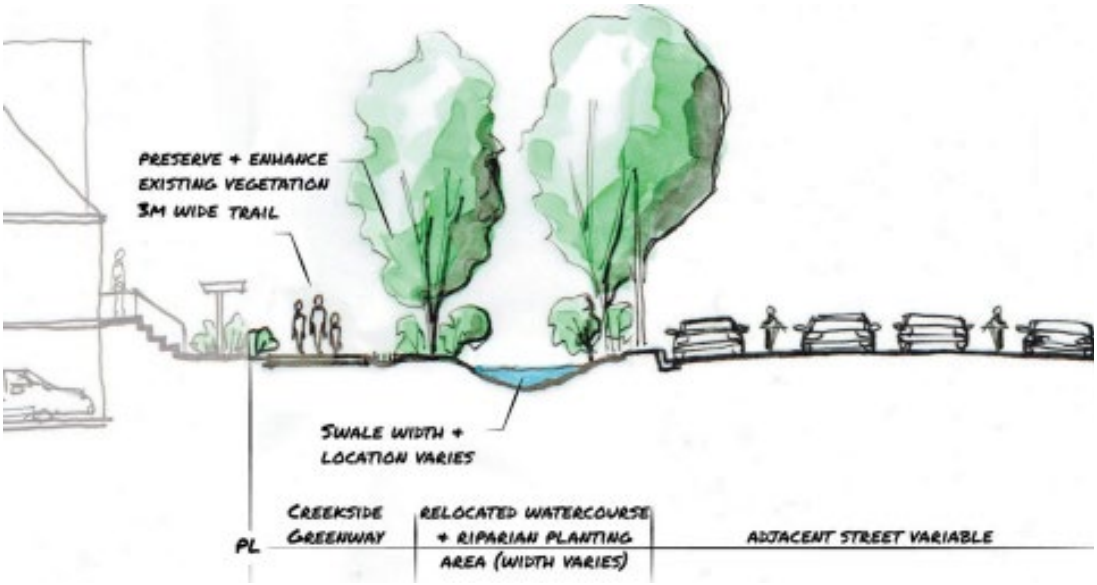
Enhanced Sidewalks Policies:

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>

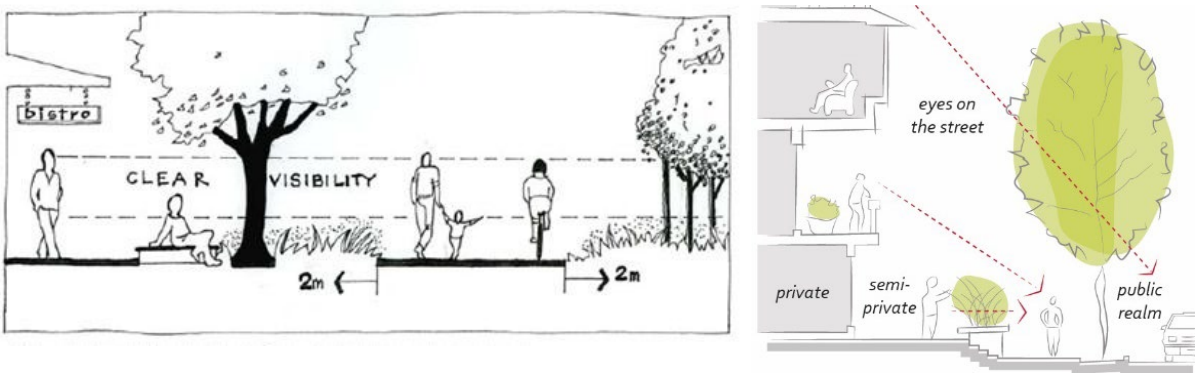
1. New developments should be designed to provide "eyes on the street" through the placement of windows, porches, balconies, and street-level uses. Design should allow for casual surveillance of all streets, parks, childrens' play areas and other public spaces.

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.

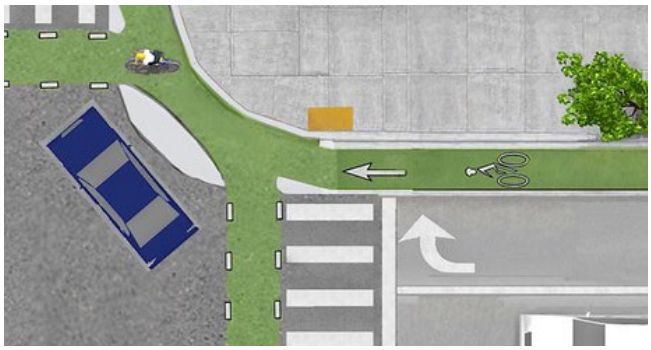
4. Encourage end-of-trip cycling facilities such as showers, lockers, and change areas within commercial developments.

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.

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.

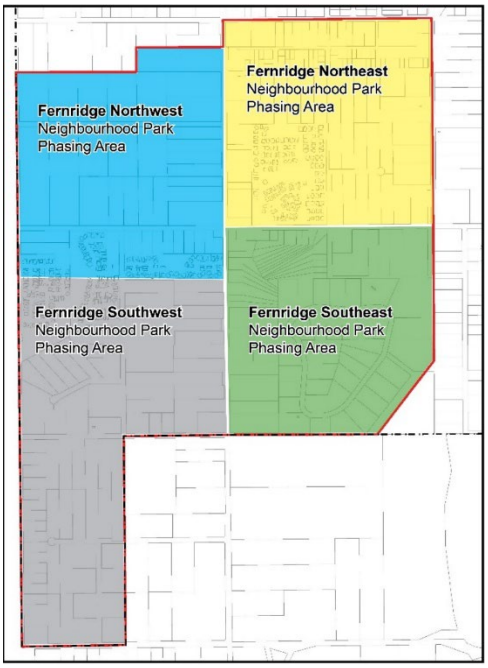


Figure 9.1: Neighbourhood Park phasing area

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.

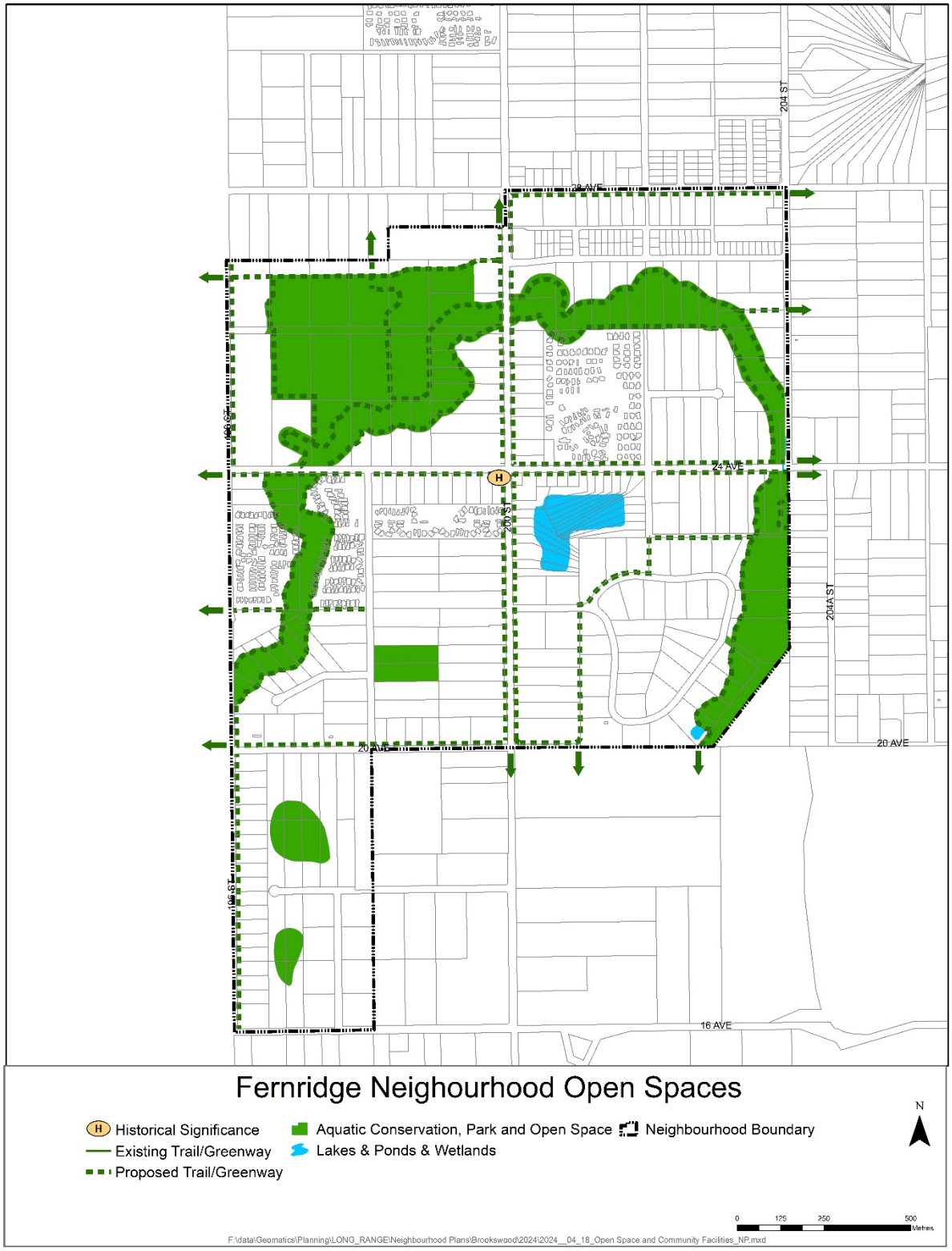
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MAPS

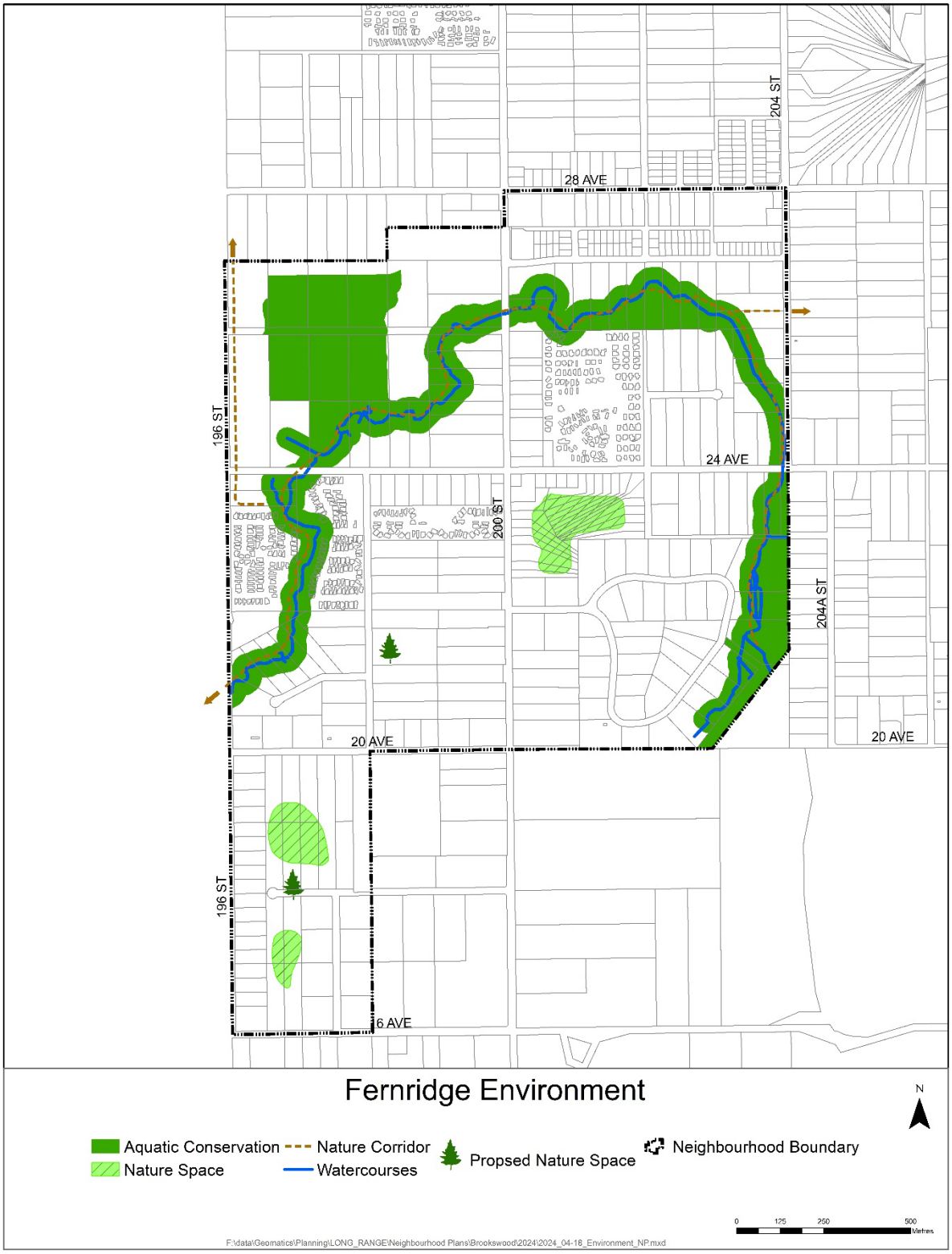
MAP 1 | Land Use Plan



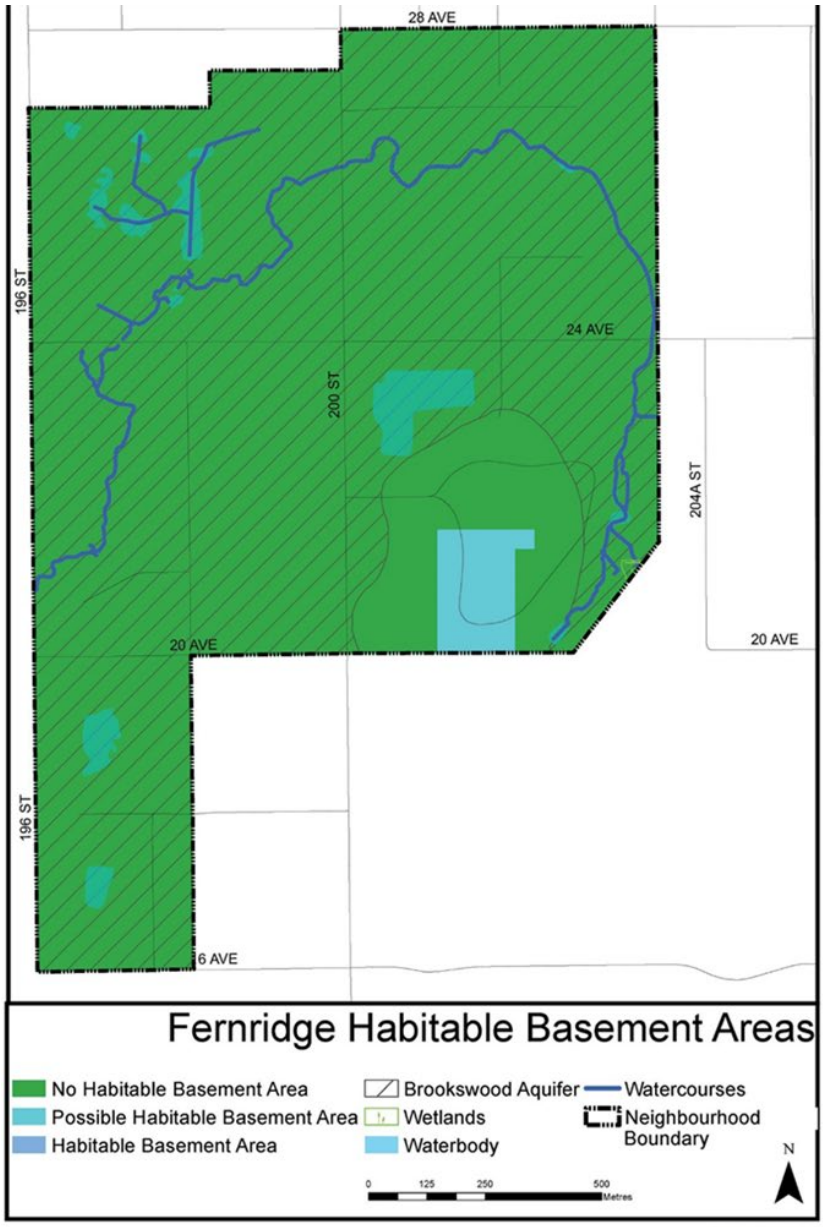
MAP 2 | Parks, Open Space and Neighbourhood Facilities

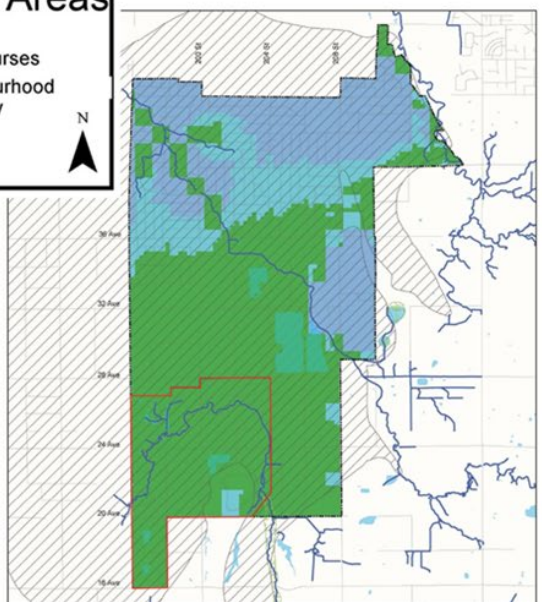


MAP 3 | Environment

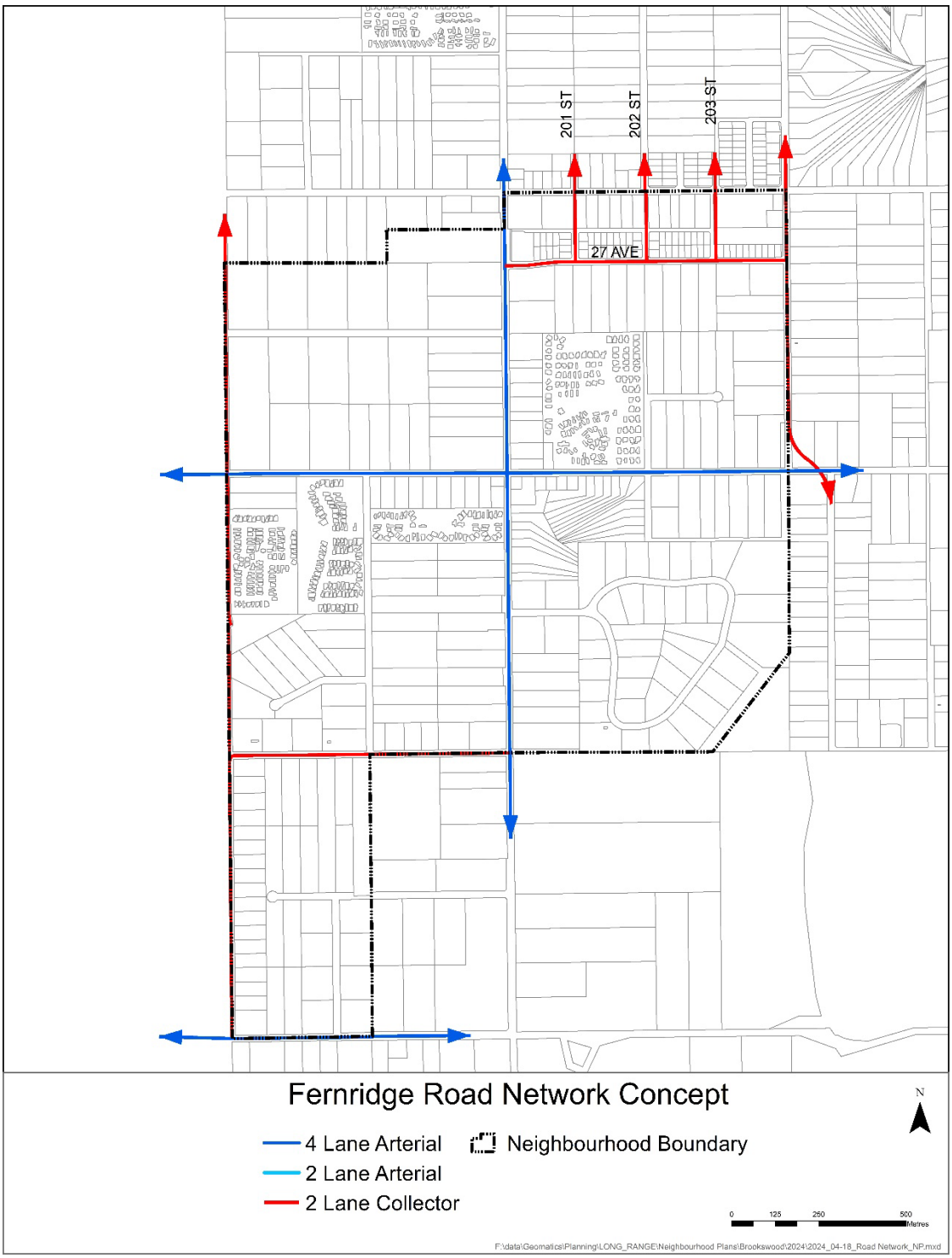


MAP 4 | Habitable Basement Overlay

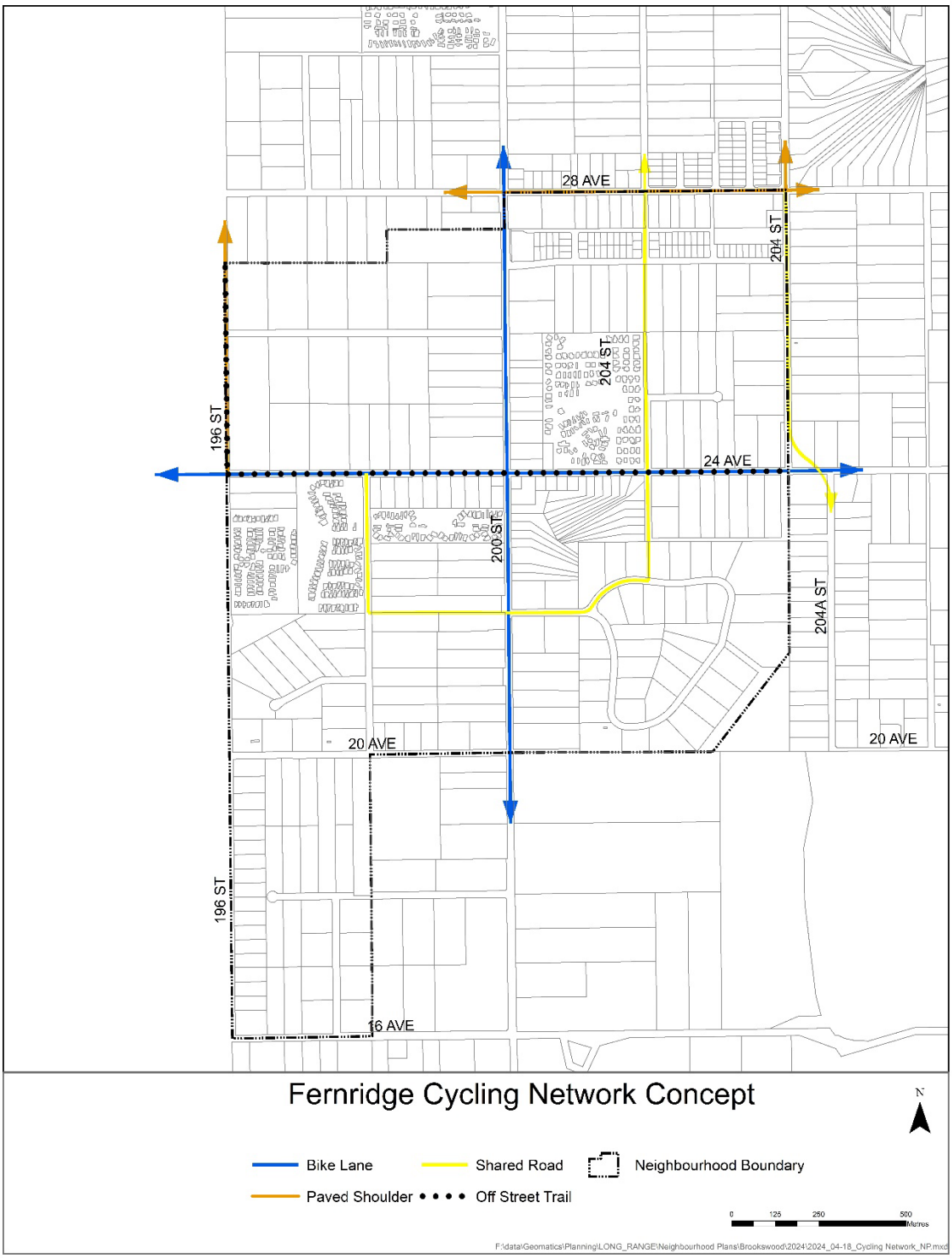




MAP 5 | Road Network Concept



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	29	day of	April	, 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.

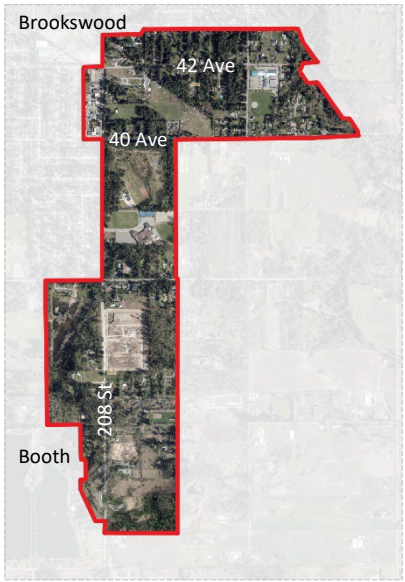
1.1 Policy Context

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

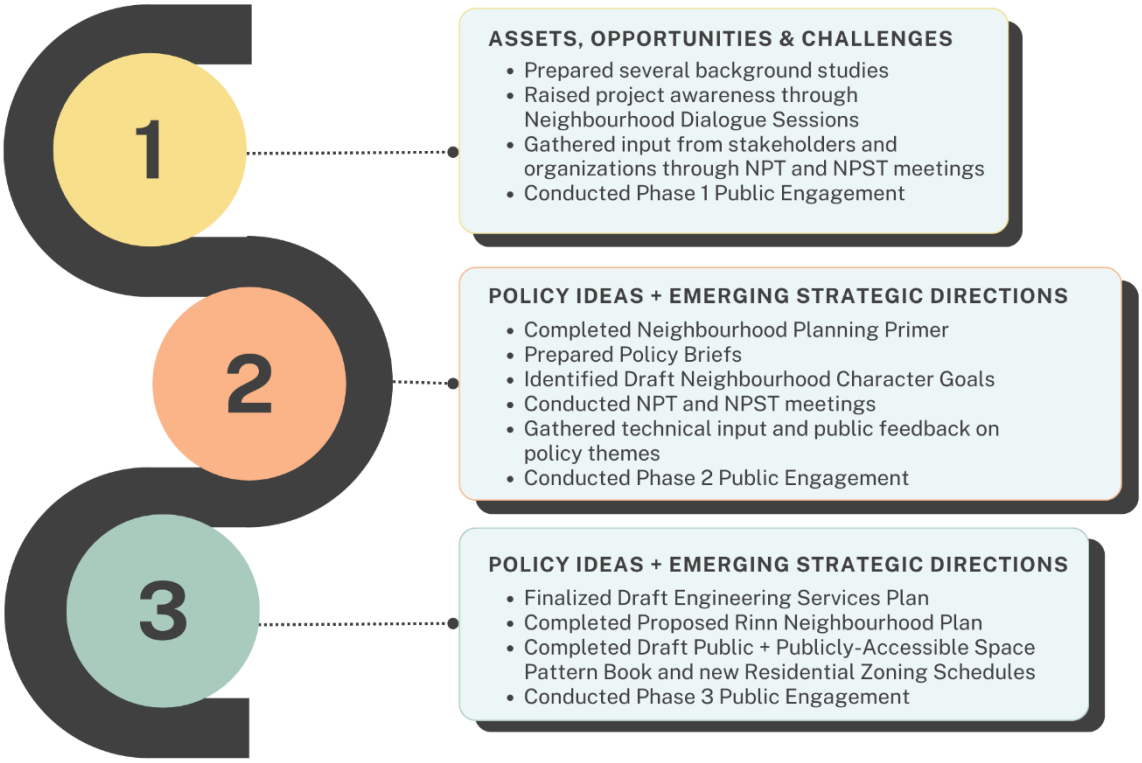
The Rinn Neighbourhood Plan area encompasses 183 hectares (453 acres) on the eastern edge of Brookswood-Fernridge. The eastern and southern boundary is the Agricultural Land Reserve of south Langley. The neighbourhood's three arterial roads are 208 Street, 36 and 40 Avenues, and a future fourth road, 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.

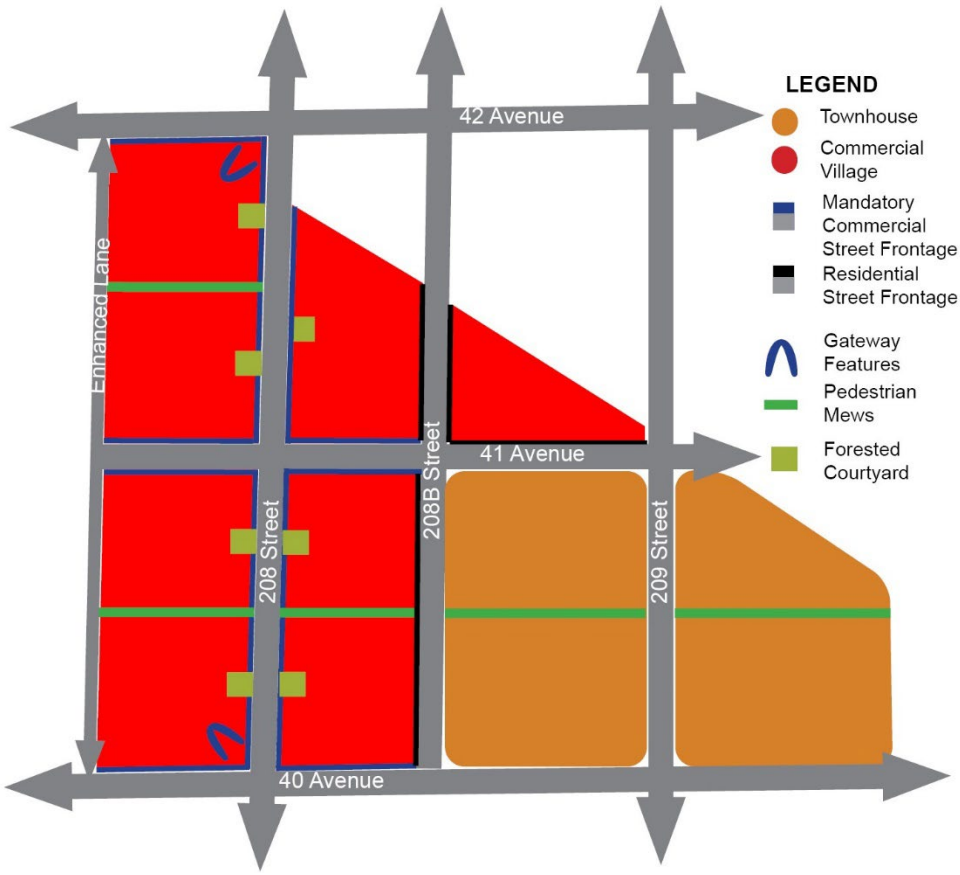


Figure 3.1: Rinn Town Centre Street Frontage Types

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:

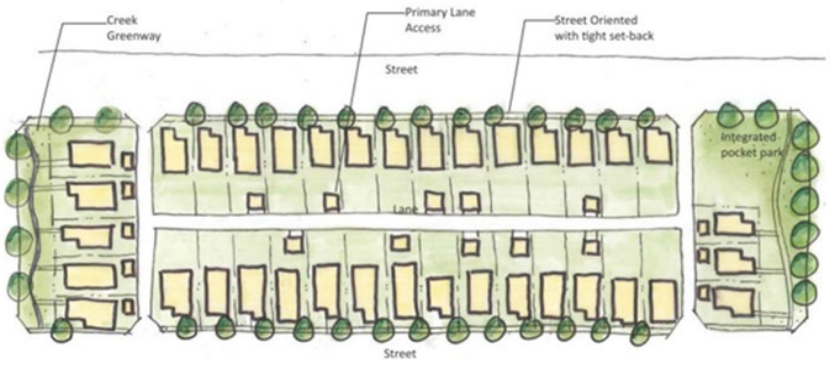
1. Up to four dwelling units are permitted on each lot.

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

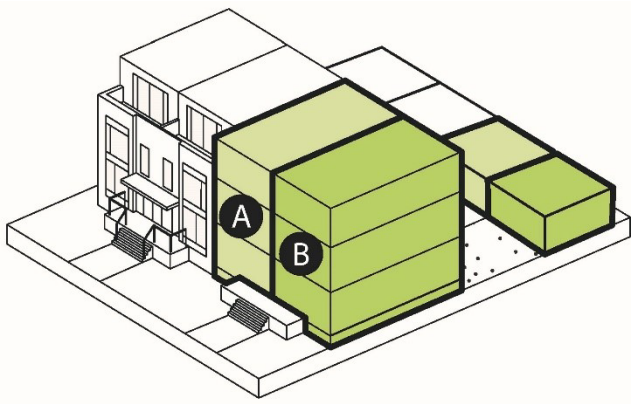
Bylaw, in Plan areas designated Rowhouse/Townhouse as delineated on Map 1. Rowhouse dwellings are to take the form of a principal dwelling and a detached off-street parking structure (garage) that is separated by a rear yard.

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)

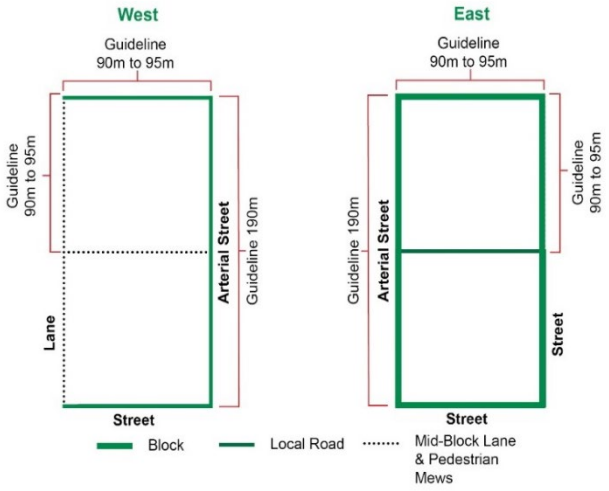
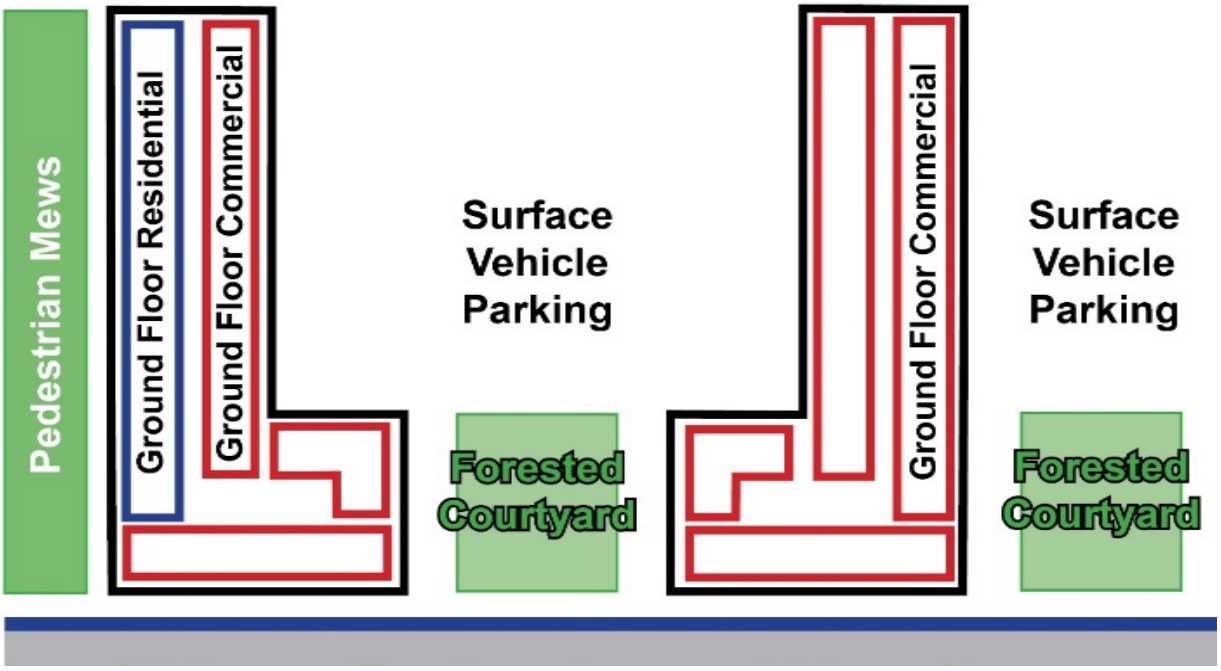


Figure 4.1: Block Pattern Guideline

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.

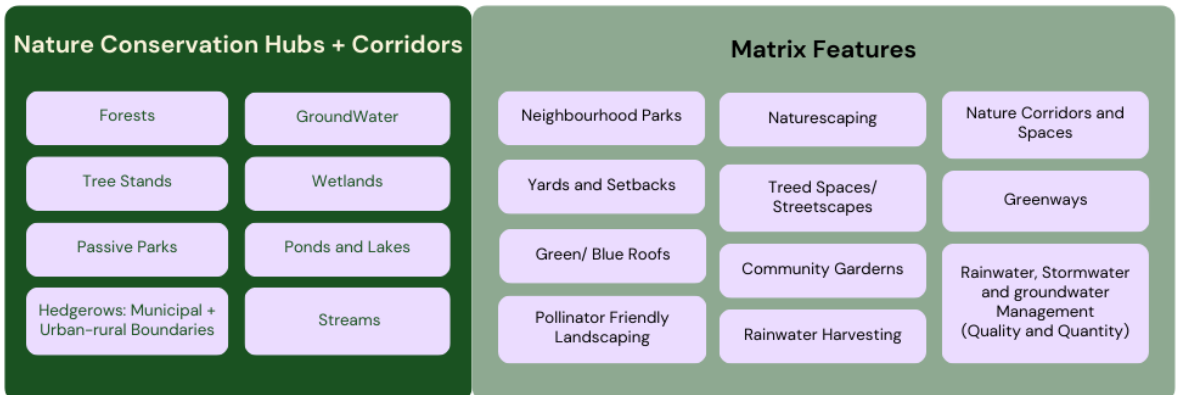


Figure 5.1: Green Infrastructure: Framework Elements and Matrix Features

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.



<u>Neighbourhood Park Policies:</u>

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.

<u>Nature Parks and Nature Park Spaces Policies:</u>

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>

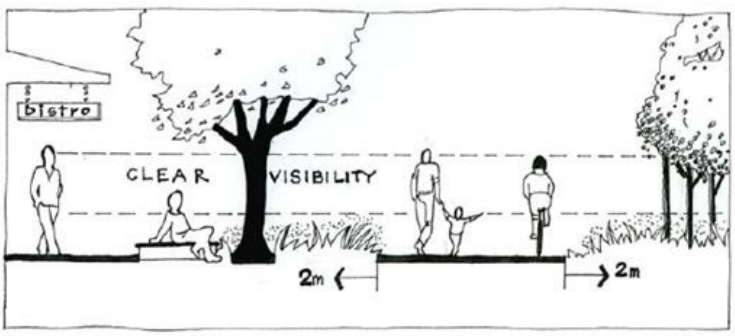
1. New developments should be designed to provide "eyes on the street" through the placement of windows, porches, balconies, and street-level uses. Design should allow for casual surveillance of all streets, parks, childrens' play areas and other public spaces.

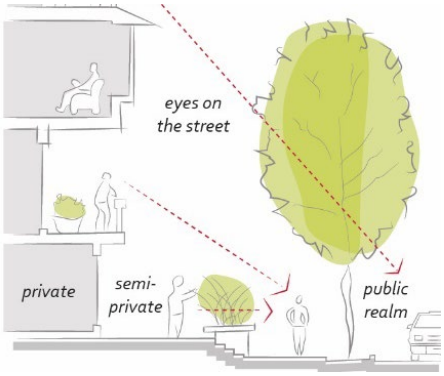
2. Adequate lighting should be provided for all streets, lanes, parking areas, parks and trails as appropriate, as well as building entrances, to enhance the sense of safety and personal security. In places with high pedestrian traffic, pedestrian scale lighting should be provided.

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.

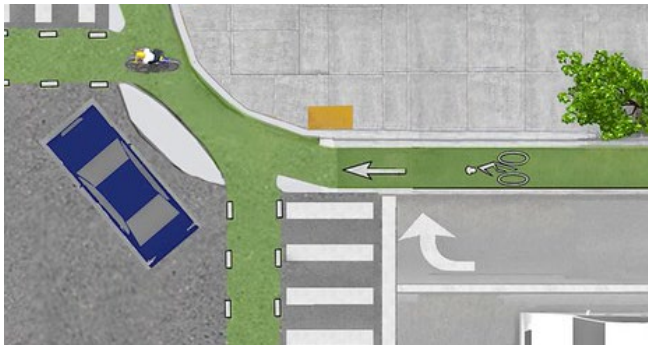
3. Provide public bicycle parking and bikeshare facilities at schools, parks, civic facilities, and the Rinn Town Centre.

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,

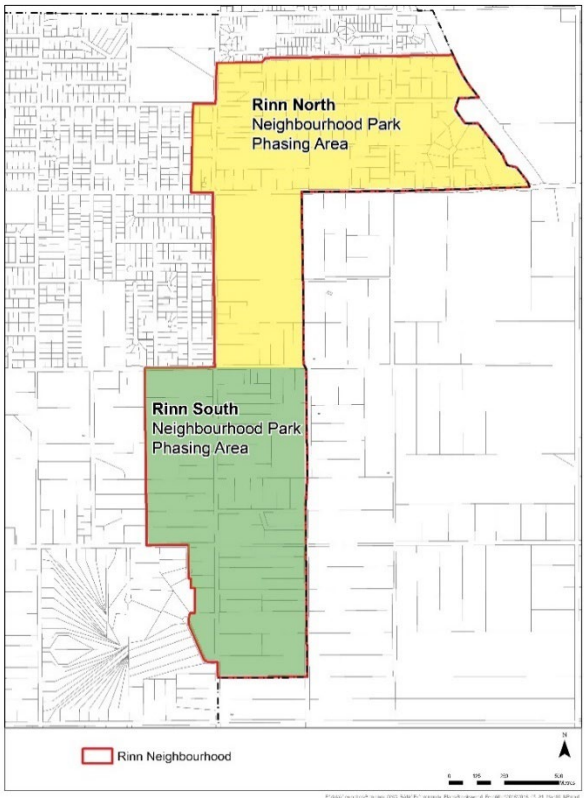


Figure 9.1: Neighbourhood Park Phasing Area

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.

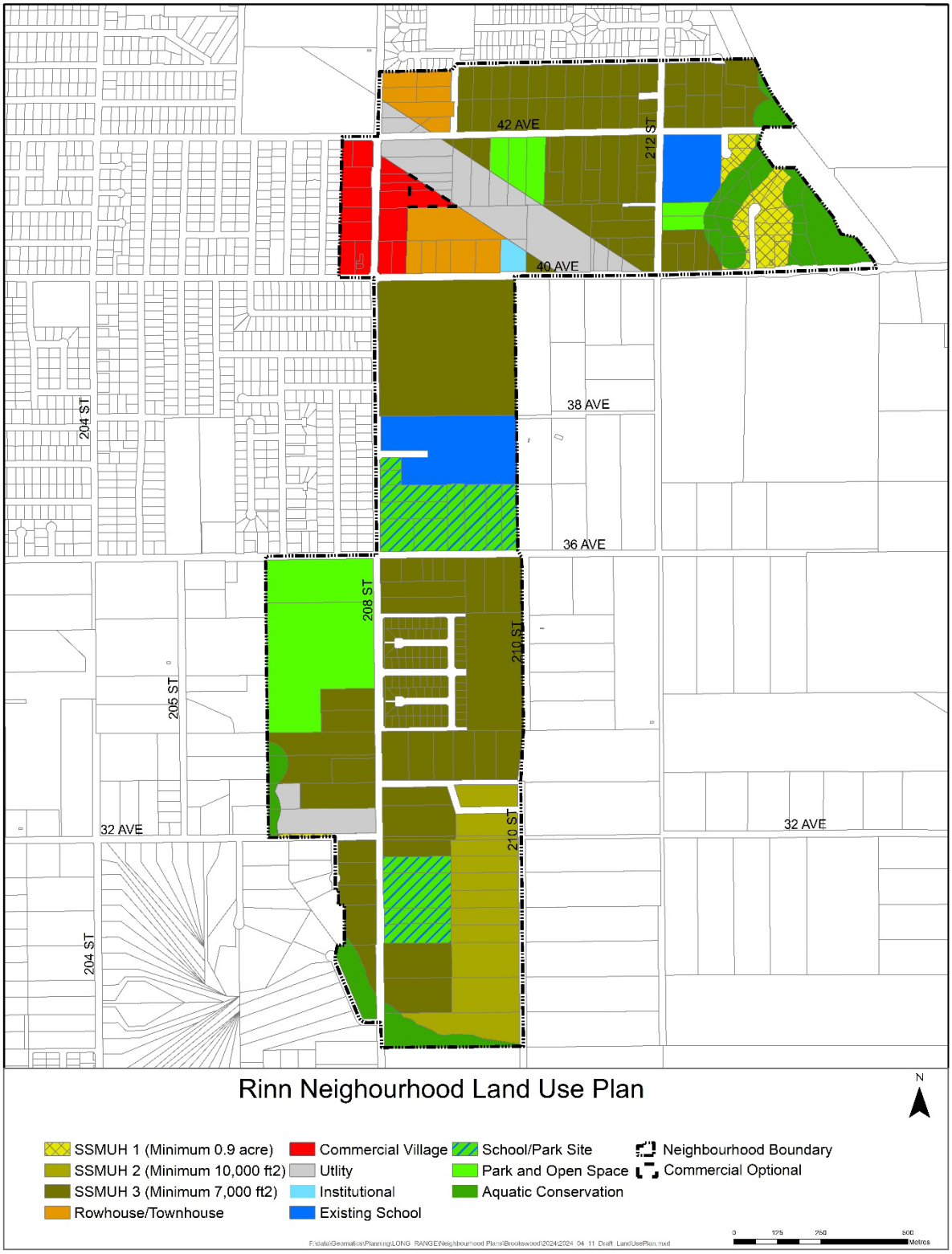
g. Methodology and, if applicable, uncertainties and limitations of the report.
h. A description of the proposed work, during or after the development phase, especially the activities that have the potential to adversely impact the local hydrology and groundwater regime. The report should also identify 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.

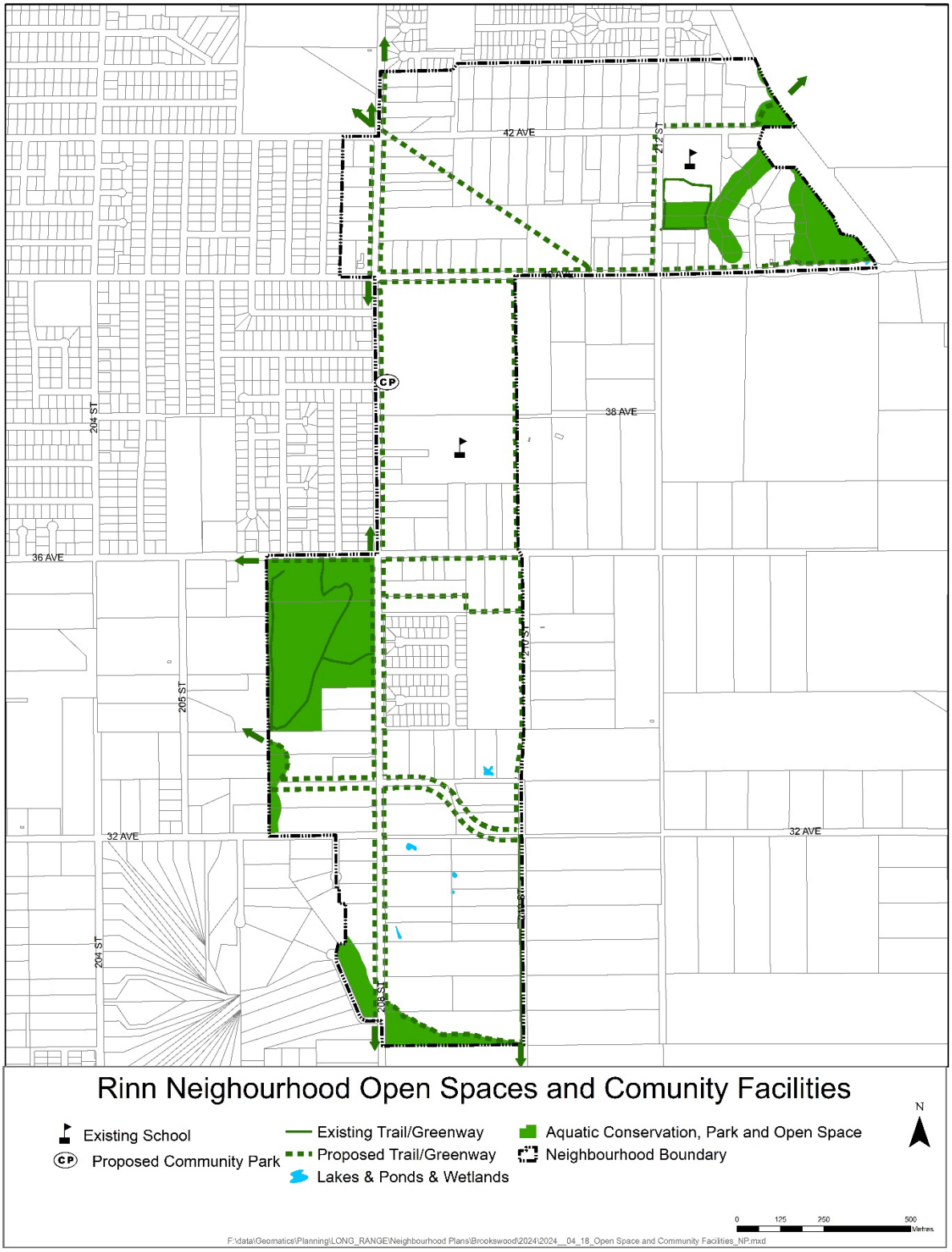
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MAPS

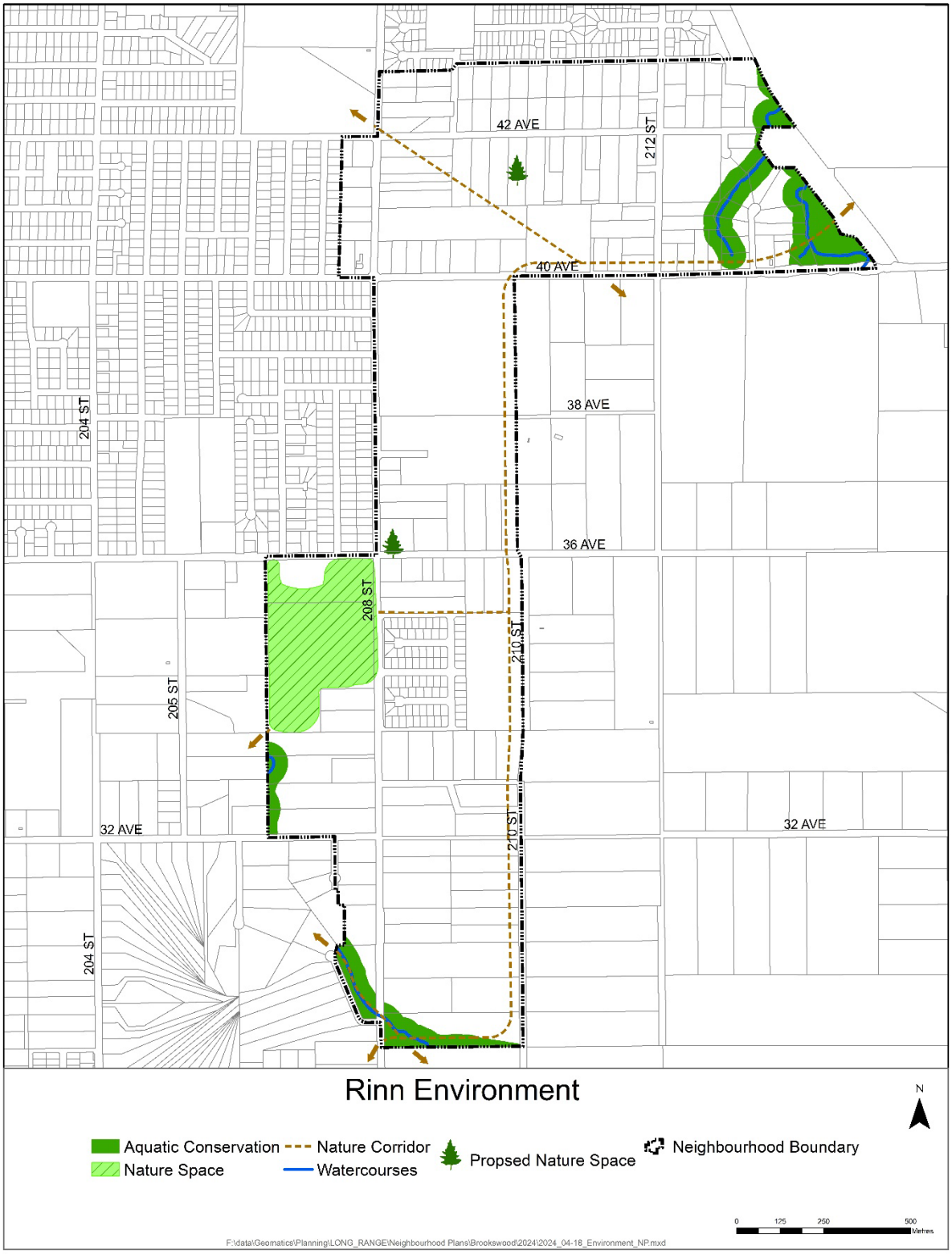
MAP 1 | Land Use Plan



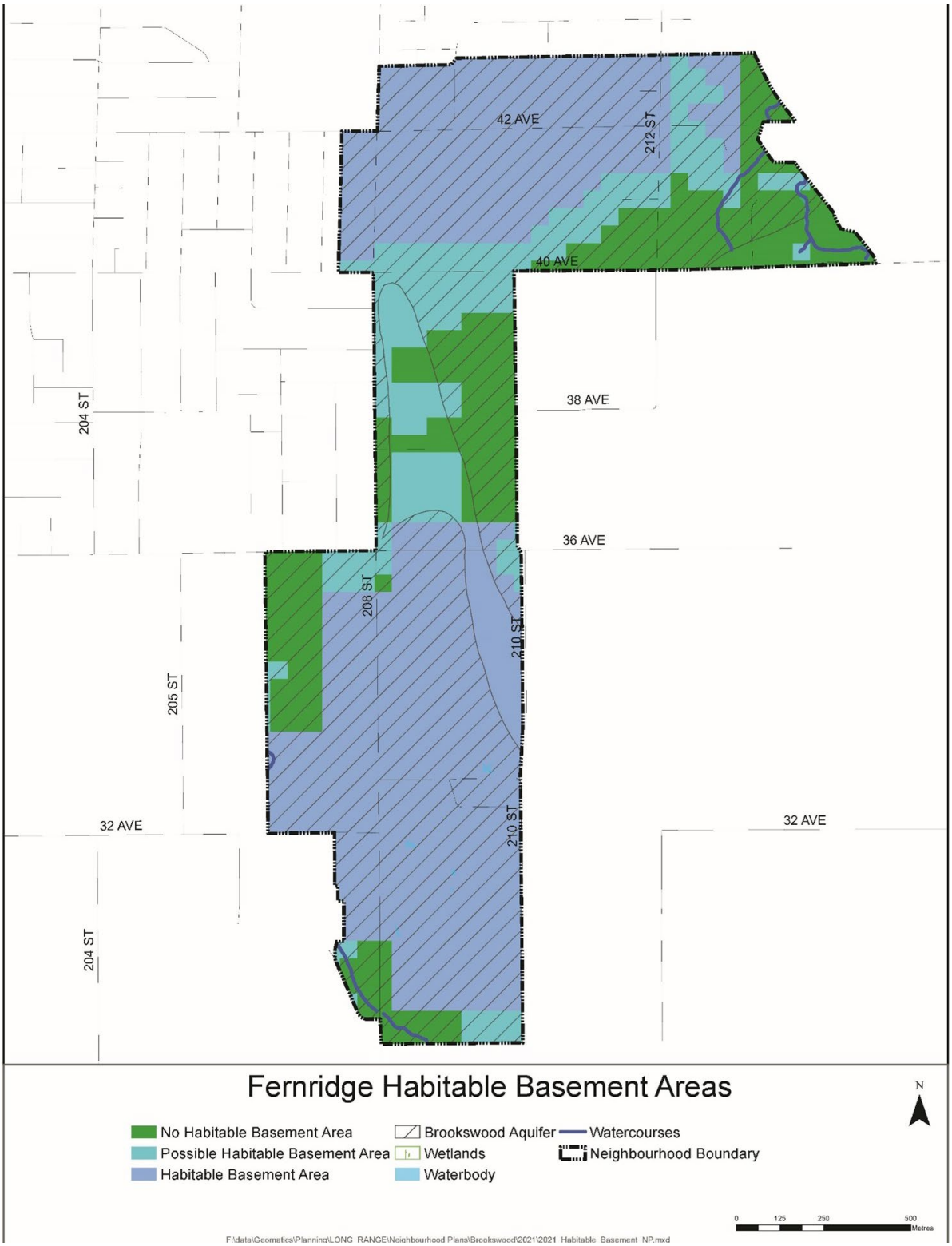
MAP 2 | Parks, Open Space and Neighbourhood Facilities



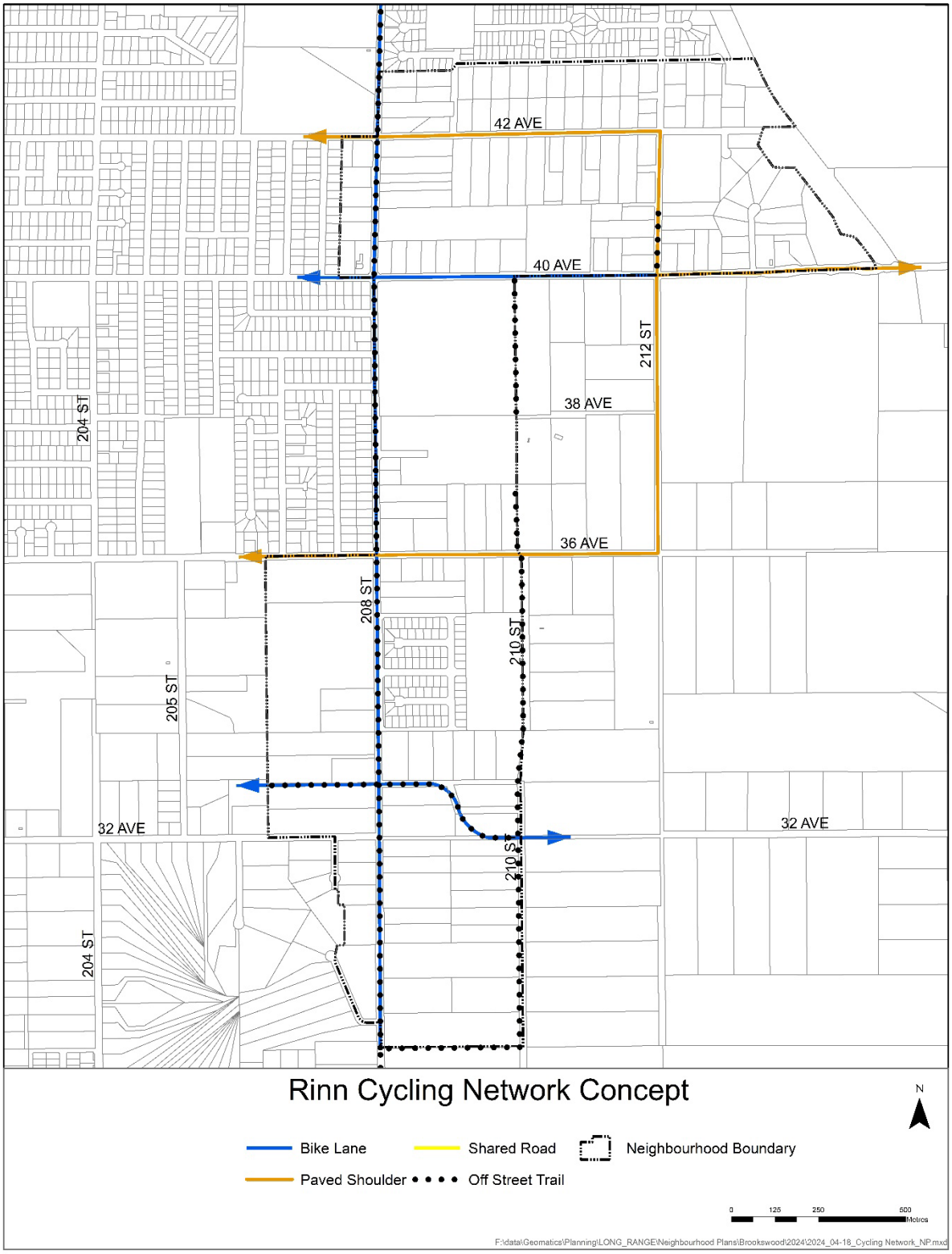
MAP 3 | Environment



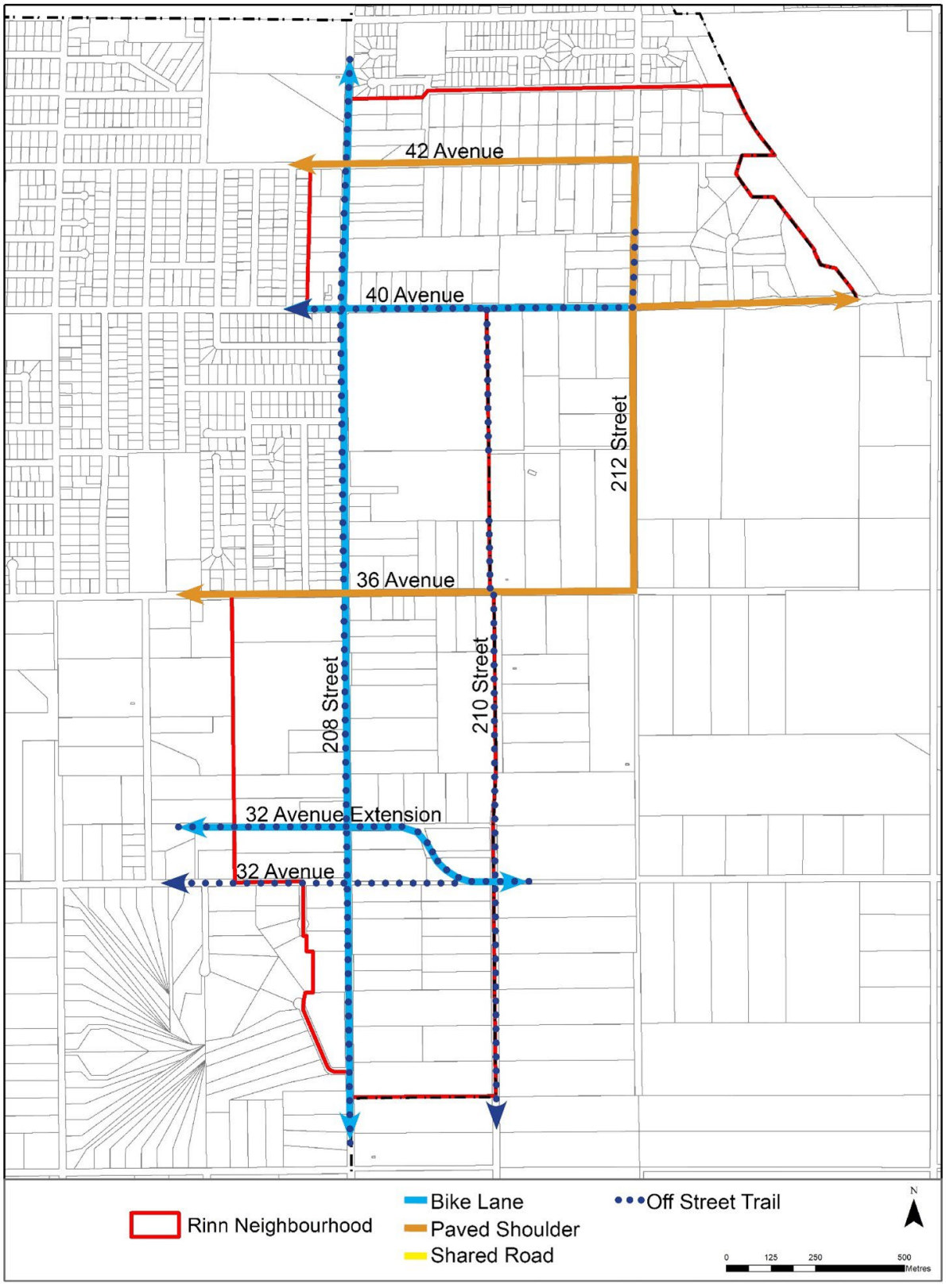
MAP 4 | Habitable Basement Overlay



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:**	24-82
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.

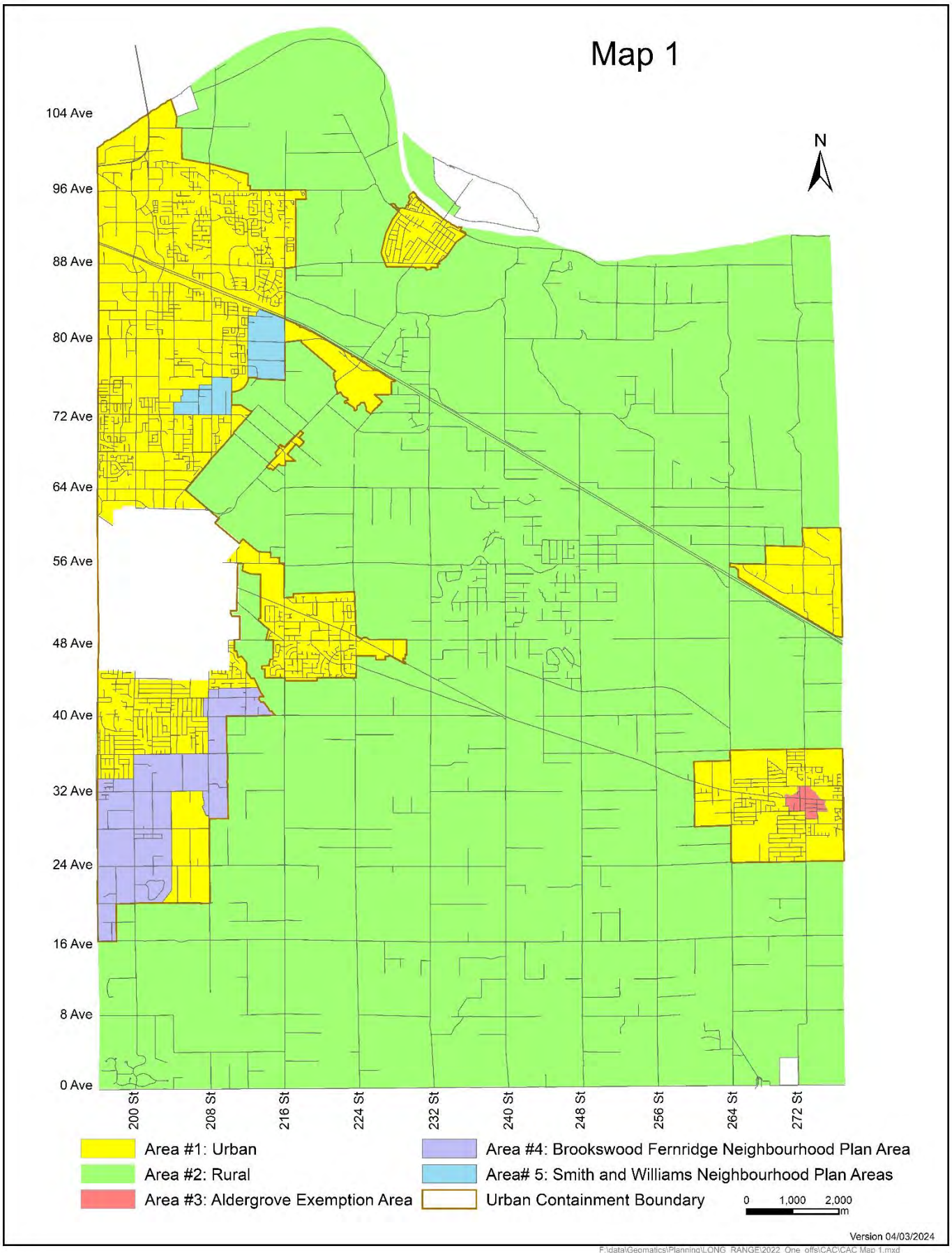
(c) Under specific circumstances, payment of CAC and Density Bonus target contribution amounts associated with residential floor space that exceeds OCP base densities may be made at the time of issuance of a Building Permit, as deemed appropriate by Council. Payment of CACs associated with base OCP densities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

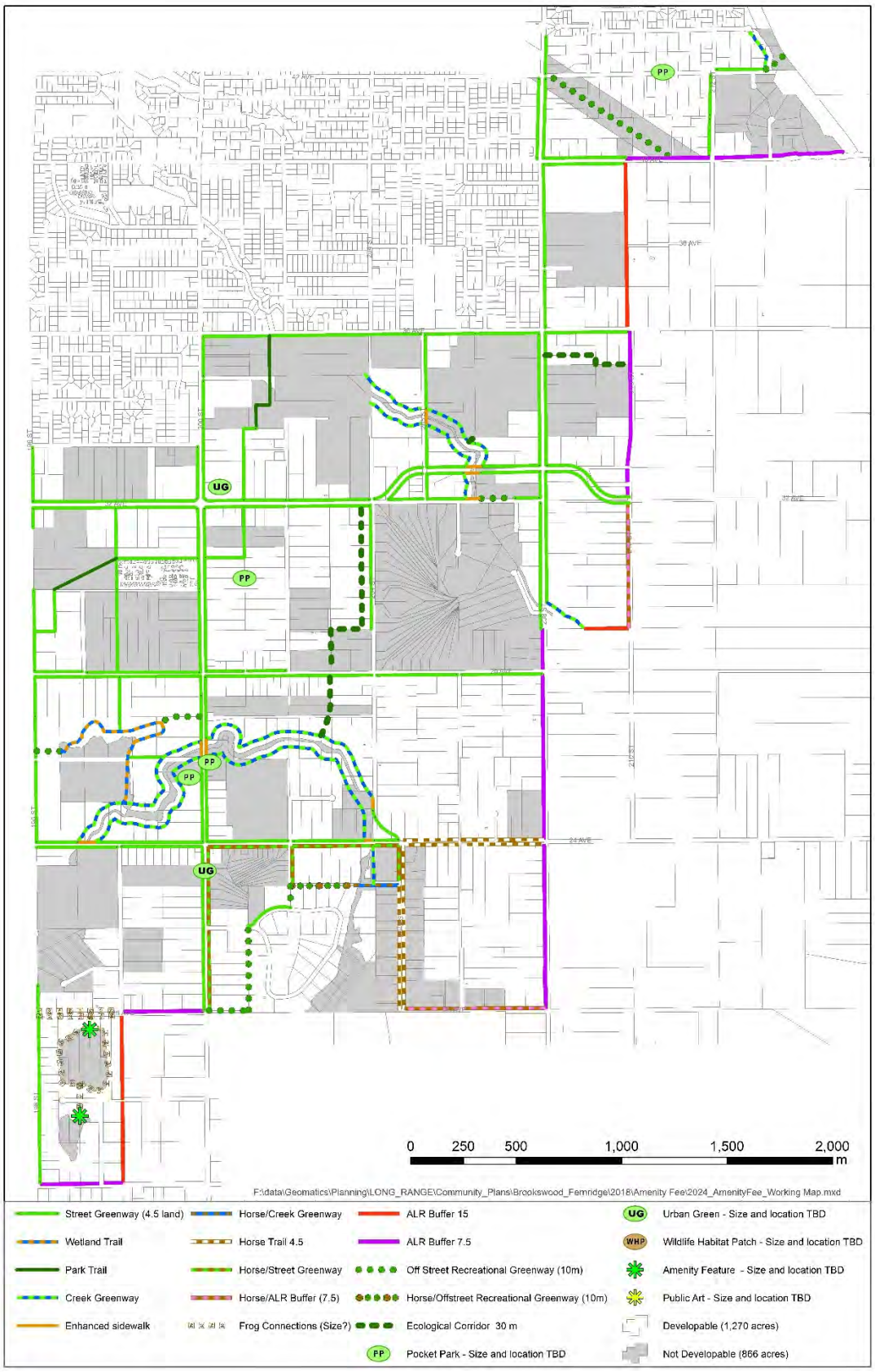
4.12 Amenity costs collected will be placed in an interest-bearing Reserve Fund.

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.

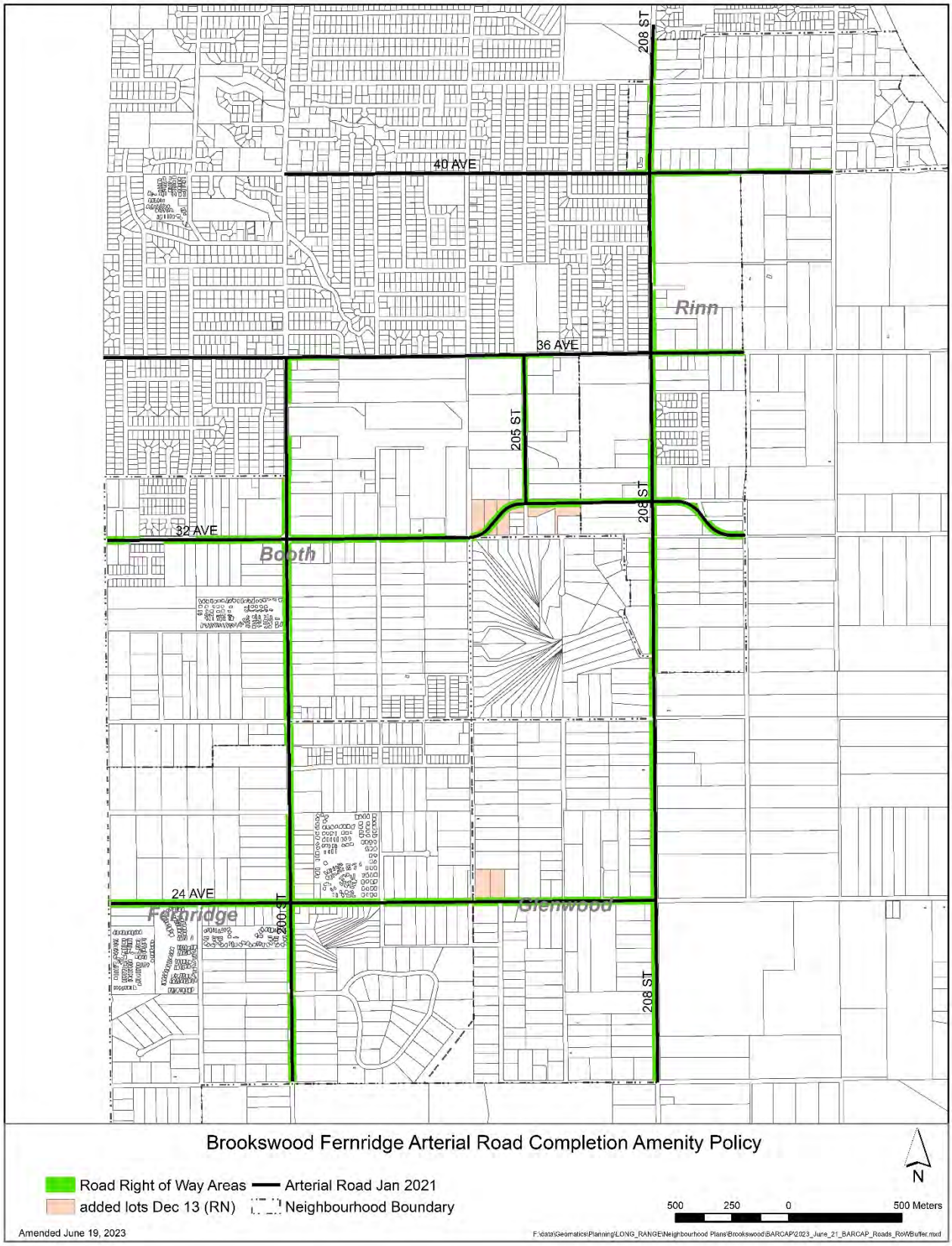
4.11 Nothing in this policy will fetter the discretion of the Council of the Township to exercise its legislative powers and functions.

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.

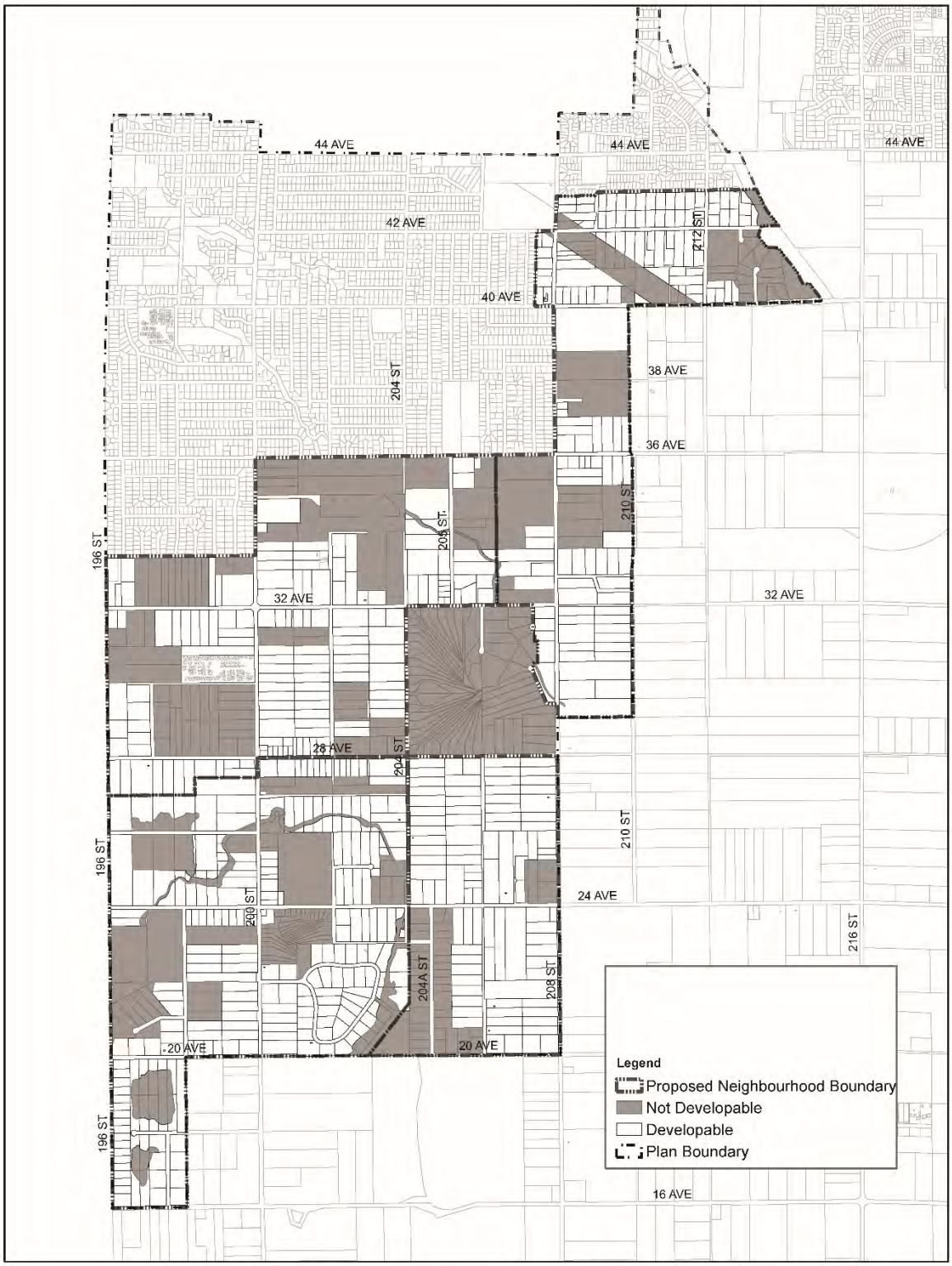
Schedule A

Brookswood-Fernridge Arterial Road Completion Amenities



Schedule B

Development Area



Document Path: F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Brookswood\BARCAP\2020_June_BARCAP_Edits.mxd

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

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 74 DISCHARGE (SPAGS 197 HOLDINGS LTD.) BYLAW NO. 5990

EXPLANATORY NOTE

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.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 74 DISCHARGE (SPAGS 197 HOLDINGS LTD.) BYLAW NO. 5990

A Bylaw to discharge Land Use Contract No. 74

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

1. This Bylaw may be cited for all purposes as “Township of Langley Land Use Contract No. 74 Discharge (Spags 197 Holdings Ltd.) Bylaw No. 5990”.

2. The Land Use Contract registered in the Land Title Office in the City of New Westminster, Province of British Columbia, under P52452, is hereby discharged with respect to the lands described as:

   Strata Lot 1 Section 10 Township 8 New Westminster District Strata Plan NW2808 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

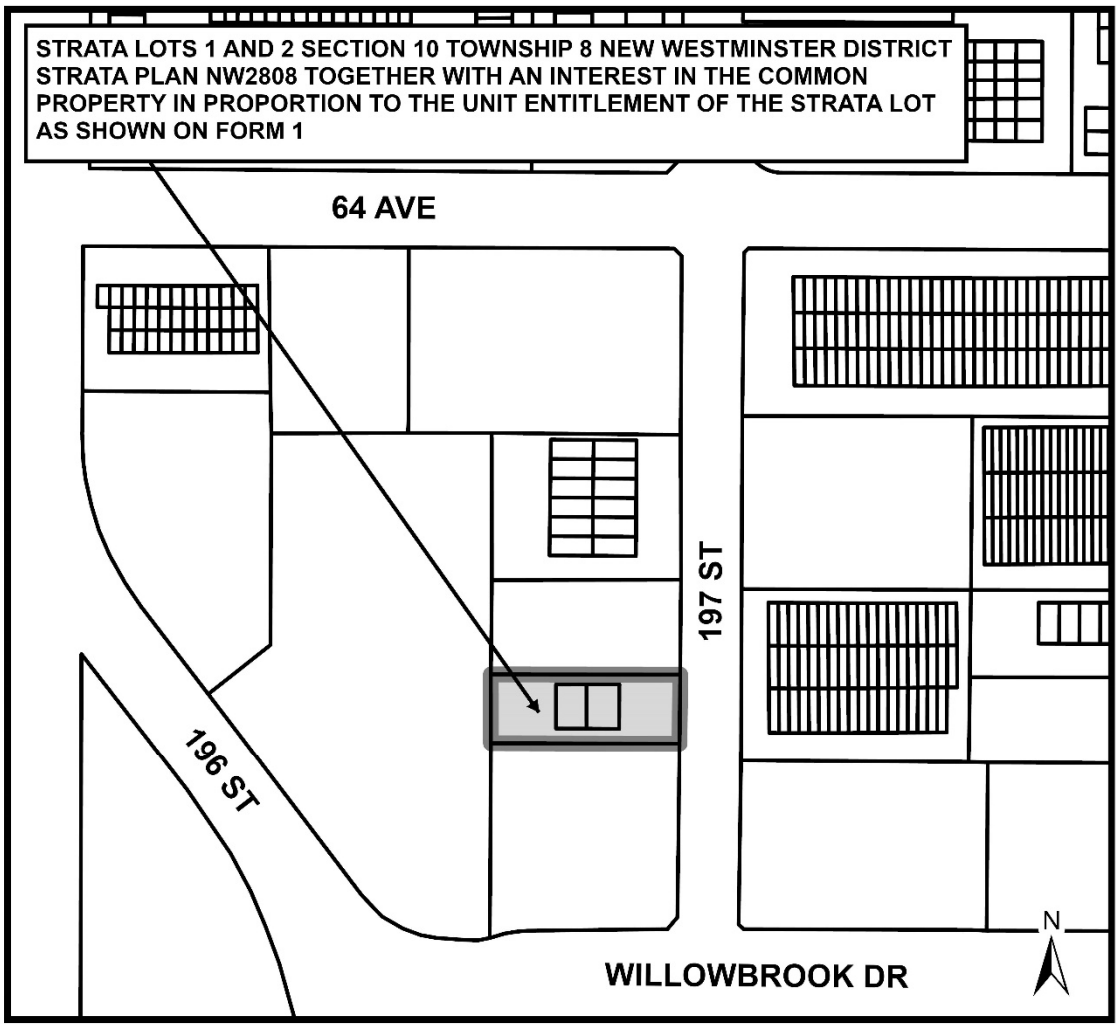
   Strata Lot 2 Section 10 Township 8 New Westminster District Strata Plan NW2808 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	25	day of	March	, 2024
READ A SECOND TIME the	25	day of	March	, 2024
PUBLIC HEARING HELD the	15	day of	April	, 2024
READ A THIRD TIME the	15	day of	April	, 2024
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	29	day of	April	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5990



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	29	day of	April	, 2024
READ A SECOND TIME the	29	day of	April	, 2024
READ A THIRD TIME the	29	day of	April	, 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:**	24-92
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

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	May 13, 2024
FROM:	PERMITS, LICENCES & INSPECTIONS DIVISION	**FILE NO:**	6300-01
SUBJECT:	UNAUTHORIZED TREE REMOVAL – 7402-202A ST		

The purpose of this memorandum is to provide Mayor and Council information further to a Delegation Request for the May 13, 2024, Regular Meeting. The owner of the property located at 7402-202A Street, would like to appear before Council regarding the cost of the tree removal permit, TP001518, for trees that were unlawfully removed from the property.

The trees were removed during the demolition of the single family dwelling, shed and barn, under building permit number BP151412. As part of the building permit application, the applicant provided a tree declaration indicating the zero trees were to be removed. Furthermore, a condition of the demolition permit in part states that *"Anyone removing or cutting any tree without a valid permit or exemption may be subject to fines and additional tree replacement requirements".*

A site inspection on March 1, 2024, confirmed that a total of six trees were observed to have been cut. All six trees were measured to be over 20 cm dbh (diameter at breast height), classifying these as protected trees under the bylaw.

As per the Tree Protection Bylaw 2019 No. 5478, the fees for the tree removal without a permit were calculated to be $63,150.00.

ATTACHMENT A Tree Permit – Enforcement TP001518

ATTACHMENT B Demolition Permit BP151412

ATTACHMENT C Site Inspection Photo

ATTACHMENT D Tree Cutting / Removal Declaration

Township of Langley
Est. 1873

Permit, Licence & Inspection Services
20338 – 65 Avenue, Langley, BC V2Y 3J1
604.533.6018 • Fax: 604.533.6182
Inspection Requests: tol.ca/inspections

Permit #: TP001518

Address: **7402 202A ST**
Legal: LT 1, SEC 23, TWP 8, NWD, PL NWP80849

Zoning: SR-2
Roll Number: 0143711008

Permit Type: **TREE PERMIT - ENFORCE**
Description: This permit is issued for the removal of six (6) trees that were removed unlawfully

Owner: 1149329 BC LTD

Description	Quantity	Amount	Description	Quantity	Amount
Pli Tree Permit	1.00	150.00	Plitr No Permit	6.00	15,000.00
Tree Nrd $8000	6.00	48,000.00			

Total Fee: **$63,150.00**

Building Information:

Special Conditions:

* Owner/builder to ensure the snow fence barrier is installed and no construction, excavation, land clearing, or grading and/or tree removal is permitted outside of the defined demolition area as indicated by the layout of the snow fence barrier. The snow fence must remain in place for the Final Inspection.
* For properties subject to Tree Protection Bylaw 2019 No. 5478, as amended, where owners are proposing to cut or remove any protected trees from their property, they are required to apply for and obtain a permit or exemption through the Tree Removal/Cutting application process with Urban Forestry. Anyone removing or cutting any tree without a valid permit or exemption may be subject to fines. Refer to tol.ca/treeprotection for more information.
* The Permit placard must be posted at the property in a location visible from the roadway fronting the subject property prior to the permitted tree removal/cutting activity and remain in place for the duration of the Permit period or until directed otherwise by the Township of Langley.
* It is the responsibility of the property owner to ensure any wood waste or debris created by tree removal or cutting approved through this permit are not stored, or remain, on Township property.
* Cash in lieu of $48,000.00 has been paid to the Township of Langley for replacement trees to be planted off-site at a time and location to be determined by the Township of Langley.
* No person shall cause, or permit another person to cause, sediment or sediment-laden water to be discharged, either directly or indirectly, into the Township drainage system.
* The owners hereby acknowledge the risk of damage to neighbouring properties, including tree and root damage, which may be caused by the works authorized to be undertaken under the Permit. The owners hereby acknowledge and agree that it is their sole responsibility to ensure the prevention of any damage to neighbouring properties, including neighbouring trees, and to notify or obtain the consent of any neighbouring property owner of any anticipated or actual damage to neighbouring properties. The owners hereby acknowledge and agree that, notwithstanding any authorizations provided in the Permit, it is the owners' sole responsibility to ensure they are in compliance with all private property rights and statutory or common law obligations owed to neighbouring property owners.
* The owners hereby acknowledge that the federally mandated Nesting Birds Window is in effect from March 15 to August 31. While this window varies among species, birds such as raptors are protected year-round. It is the property owner's responsibility to ensure that all provincial and federal regulations are followed. Therefore, the issuance of the Permit does not exempt the owner from these requirements. To verify if nesting birds are present, we recommend that the owner contact a Qualified Environmental Professional to complete a report. More information can be found at tol.ca/treeprotection.
* Except in the event of a hazardous tree, tree cutting or removal activities may be carried out between the hours of 7:00am and 8:00pm on weekdays and 9:00am and 5:00pm on Saturdays. No tree cutting or removal activities may be carried out on Sundays or statutory holidays.
* Tree protection fencing must remain in place until the tree(s) approved for removal/cutting under this permit are removed and subsequently inspected by Township staff.

Township of Langley
Est. 1873

Permit, Licence & Inspection Services
20338 – 65 Avenue, Langley, BC V2Y 3J1
604.533.6018 • Fax: 604.533.6182
Inspection Requests: tol.ca/inspections

Permit #: TP001518

Processed By: DIANE BROWN

Date Printed: Mar 22, 2024

"In consideration of the granting of this permit, I will indemnify the Township of Langley against all claims, liabilities, judgements, costs and expenses of any kind whatsoever, which it may incur or be put to, arising out of or in connection with the granting of the Permit. I further agree that the granting of this Permit and the approval of any plans or specifications in support of the Permit do not relieve me from conforming to the requirements of all statutes, bylaws and regulations in force in the Township of Langley."

Date: _____ **Signature of owner or Agent:** _____

Township of Langley
Est. 1873

Permit, Licence & Inspection Services
20338 – 65 Avenue, Langley, BC V2Y 3J1
604.533.6018 • Fax: 604.533.6182
Inspection Requests: tol.ca/inspections

O.1

ATTACHMENT B

The Township of Langley
Planning Licencing Inspections

Receipt: 118902/14 Sep 15, 2023
Dated: Sep 15, 2023 01:30:48 PM
Station: PLIT/BLCOU

ISSUED	BP151412	0.00
CDPMT	BP151412	356.50
DEPCSH	BP151412	1,500.00

PAID BY: [illegible]

Permit #: BP151412

Address: **7402 202A ST**
Legal: LT 1, SEC 23, TWP 8, NWD, PL NWP80849

Zoning: SR-2
Roll Number: 0143711008

Thank You

Permit Type: **DEMOLITION - SFD**
Description: This permit is issued for the demolition of a fire damaged single family dwelling and shed & BARN

Owner: 1149329 BC LTD

Builder: HANS DEMOLITION & EXCAVATING LTD
Address: 12498 55 AVE SURREY BC V3X 3S9

Description	Quantity	Amount	Description	Quantity	Amount
Bond Processing	1.00	75.00	Cart Ad Fee	2.00	100.00
Demolition	1.00	150.00	Micro - Other	1.00	31.50
Bond - Rural	1.00	1,500.00			

Total Fee: $1,856.50

Building Information:

Required Building Inspections:

* Contact the Permit, Licence and Inspection Services Department for the following inspections, regardless of the involvement of an architect or professional engineer: Final.

Special Conditions:

* All pertinent forms and reference documents for issued demolition/removal permits are located on the Township of Langley website. Visit tol.ca/bpdocs
* This permit is to demolish the existing the single family dwelling and shed. The age of Building is 81 years old and the reason for demolition is for future development.
* It is incumbent upon the contractor to demolish and dispose of all demolition material and concrete in accordance with all provincial and municipal regulations and statutes. This includes the removal of Asbestos-Containing Material in accordance with all WorkSafe BC Regulations; for additional information on Asbestos removal please go to www.WorkSafeBC.com. This also includes removing all concrete from the property, the demolition debris and or concrete cannot be buried on site. For information regarding waste reduction, waste planning, public facilities and regulations, visit Metro Vancouver BuildSmart website at www.metrovancouver.org. No soil or "other material" may be deposited on any property in the Township without an approved permit as per the Township's Soil Deposit and Removal Bylaw.
* Owner/builder to ensure the water is shut off prior to the demolition commencing. Please contact the Engineering Department for information regarding operation of utility services.
* If the property receives municipal garbage and Green Cart collection, all Township of Langley garbage carts and Green Carts assigned to the property must be returned to the municipality in accordance with Township of Langley Solid Waste Management Bylaw 2016 No. 5200. Administration fees will apply. Missing or damaged carts may also be subject to replacement fees. If Engineering staff have not already contacted you to arrange the removal of carts, please contact carts@tol.ca or 604.532.7300 prior to the start of demolition.
* Owner/builder to ensure the snow fence barrier is installed and no construction, excavation, land clearing, or grading and/or tree removal is permitted outside of the defined demolition area as indicated by the layout of the snow fence barrier. The snow fence must remain in place for the Final Inspection.
* Builder is to ensure that all Best Management Practices listed in Schedule "B" of the Township of Langley Erosion and Sediment Control Bylaw are implemented and maintained for the course of construction.
* Forty Eight hours prior to final inspection, all documentation must be submitted to the Building Official at the Civic Facility

Permit #: BP151412

Failure to do so will result in a delay in the required inspection as well as receiving an accepted final.

* Green Permit Card / Address to be posted on site for inspections.
* WATER SERVICE: the owner is to arrange to have the water turned off by municipal crews. The water line is to be exposed, cut and a length of the water line or "pigtail" is to be left exposed above grade.
SEPTIC SANITARY SERVICE: the septic tank is to be pumped out and decommissioned in accordance with applicable provincial regulations. A receipt for the septic tank pumping is required prior to calling for final inspection.
FINAL INSPECTION: the owner is to arrange for the Building Inspector to review the disconnections of the services prior to back-filling the service trench. The complete removal of debris and cleanup of the site must be complete prior to final inspection.
* The owner or agent certifies the submitted site plan includes full details of all restrictive covenants, easements, rights-of-way, watercourses, wells, septic tanks and fields on the property.
* Owner / Builder is responsible to ensure municipal streets are kept clean and clear of construction debris. Failure to maintain and the Inspector may issue without warning a Bylaw Notice Enforcement Ticket and or Stop Work Order.
* The applicant for this permit has provided a Tree Cutting and Removal Declaration to the Township of Langley which states that no protected trees (as that term is defined under the Township of Langley's Tree Protection Bylaw) will be removed or injured during the demolition and/or construction of this project. The issuance of a building permit by the Township of Langley for the proposed construction or demolition does NOT constitute the permission required to injure or remove a protected tree and does not in any way authorize the injury or removal of a protected tree. The permissions provided for under this building permit are separate and distinct from any permits required and issued by the Township of Langley's Urban Forestry Department to remove or relocate a protected tree. If a protected tree is injured, including the critical root zone, or removed during construction of this project without a Tree Cutting Permit issued by the Township of Langley, the Township of Langley reserves all of its rights to take enforcement steps against the owner, including, among other things, the issuance of a Stop Work Order, requiring the owner to cease all work on the project, as well as fines and other penalties. Such conduct may delay the completion of the project while the owner is required to bring the work into compliance with all of the Township bylaws, including the Tree Protection Bylaw.
* For properties subject to Tree Protection Bylaw 2019 No. 5478, as amended, where owners are proposing to cut or remove any protected trees from their property, they are required to apply for and obtain a permit or exemption through the Tree Removal/Cutting application process with Urban Forestry. Anyone removing or cutting any tree without a valid permit or exemption may be subject to fines and additional tree replacement requirements. Refer to tol.ca/treeprotection for more information.

Processed By: MANJOT GREWAL

Date Printed: Sep 11, 2023

"In consideration of the granting of this permit, I will indemnify the Township of Langley against all claims, liabilities, judgements, costs and expenses of any kind whatsoever, which it may incur or be put to, arising out of or in connection with the granting of the Permit. I further agree that the granting of this Permit and the approval of any plans or specifications in support of the Permit do not relieve me from conforming to the requirements of all statutes, bylaws and regulations in force in the Township of Langley."

Date: Sep 15th 2023 **Signature of owner or Agent:**

Friday, March 1, 2024 11:13:07

Township of Langley
Est. 1873

Tree Cutting / Removal Declaration

ATTACHMENT D

Permit, Licence & Inspection Services

Building Permit Applications (for non ALR properties)

20338 65 Ave., Langley B.C. V2Y 3J1 Phone 604-533-6018

RECEIVED
AUG 04 2023
BP 151412

Please Complete All Sections:

Name of Property Owner : 1149329 BC LTD **Bldg. Permit No.:** _____

Address Of Building Permit : 7402 202 A Street, Langley, BC **Project No.:** _____

Type of Bldg. (SFD, Acc, Com, etc.): SFD **Building Size:** 1450 Sq ft **(sq. m.)**

I hereby declare that:

A quantity of 0 (specify number) protected trees will be cut / removed from the property as a result of the building/site development (inclusive of driveway, septic field, and well installation).

Yes / No (check one)

☒ ☐ I have ensured that the site plan submitted as part of the building permit application is accurate and complete in showing the location of all existing protected trees on the site.

☒ ☐ For quantities of protected trees proposed to be cut /removed other than zero, I am aware that before a building permit can be issued, I need to contact Township of Langley Urban Forestry staff at 604.533.6111 or email trees@tol.ca to review the requirements of Tree Protection Bylaw No 5478.

☒ ☐ I understand that the cutting / removal of protected trees requires a permit as per Tree Protection Bylaw No 5478. If a tree cutting / removal permit is required and cannot be obtained under the requirements of Bylaw No 5478, the issuance of this building permit may not proceed.

I am the property **OWNER / BUILDER / ARCHITECT / ENGINEER / AGENT** (circle one)

Signature

Jasreet S Gill

Print Name

FOIPPA s. 22(1)

Address

Aug 1st, 2023

Date

Township use only

Current TOL development application: Y / N

Date sent to Urban Forestry: _____

Urban Forestry review by: _____

Permit issued to cut/remove tree(s): #_____

Approval to issue Building Permit: Y / N

This declaration is made pursuant to the requirements of The Township of Langley Tree Protection Bylaw 2019 No. 5478, as amended. All tree cutting / removal declared above will be undertaken in compliance with Bylaw No. 5478 (Tree Protection Bylaw), copies of which are available for inspection at the Municipal Hall during normal office hours.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MAY 13, 2024
FROM:	PERMITS, LICENCES & INSPECTIONS DIVISION	**FILE NO:**	6300-01
SUBJECT:	UNAUTHORIZED TREE REMOVAL – 20491 - 32 AVENUE		

The purpose of this memorandum is to provide Mayor and Council information further to a Delegation Request for the May 13, 2024, Regular Meeting. The owner of the property located at 20491 32 Ave, would like to appear before Council regarding the cost of the tree removal permit, TP001539, for trees that were unlawfully removed from the property.

A building permit for the demolition of the single-family dwelling, BP152731, was issued on April 3, 2024. As part of the building permit application, the applicant provided a tree declaration indicating that zero trees were to be removed. Furthermore, a condition of the demolition permit in part states that *"Anyone removing or cutting any tree without a valid permit or exemption may be subject to fines and additional tree replacement requirements".*

On April 4, 2024, Permits, Licences and Inspections received a complaint from a neighbour, supported by photographic evidence, alleging the removal of trees without a valid permit. A subsequent site inspection on April 5, 2024, confirmed the removal of five trees, determined to be protected trees under the Tree Protection Bylaw, based on photographic evidence, satellite images, screenshots from Google Street View, and photos from the complainant.

On April 8, 2024, Bylaw Officer, Rai, attempted to hand-deliver the Bylaw Offence letter to the property owners. The letter contained five (5) Bylaw Offence Notices each amounting to $500.00, with ticket numbers B046731 to B046735. As the single family dwelling was demolished, owners were notified via email on April 22, 2024, that an application for the removal of the trees was required. Permit application for the unauthorized removal of five trees was received on April 23, 2024.

In accordance with the Tree Protection Bylaw 2019 No. 5478, the fees for the tree removal without a permit were calculated to be $52,650.00.

ATTACHMENT A Enforcement Letter

ATTACHMENT B Tree Enforcement Permit TP001539

ATTACHMENT C Demolition Permit BP152731

ATTACHMENT D Complainant Photograph's

ATTACHMENT E	Bylaw Site Visit with Google Street view and Geosource
ATTACHMENT F	Tree Cutting / Removal Declaration
ATTACHMENT G	Bylaw Offence Notices
ATTACHMENT H	Tree Removal/Cutting Application

ATTACHMENT A

Township of Langley

Est. 1873

April 18, 2024

sent via email

TAKHAR RAJVIR S
TAKHAR AMANDEEP K
FOIPPA s. 22(1)

Dear Property Owners:

RE: Unlawful Tree Removal 20491 32 Ave, Langley BC

Please be advised that on April 9, 2024, staff confirmed that five protected trees, were unlawfully removed. Property owners are not permitted to removed protected trees without a valid permit. A "Protected Tree" is defined in part as '*any tree, including multi-stemmed trees, within the Township, regardless of species, having a dbh of 20 centimetres or more or, where measurement of the dbh at 1.4 metres from the ground is impossible or impractical, the dbh shall be measured at the natural grade of the ground'.*

Removing protected trees without a valid permit is in contravention of Tree Protection Bylaw 2019 No. 5478, Section 5478, Section 5.1, which states:

> *A person must not cut or remove any protected tree, or cause, suffer or permit any protected tree to be cut or removed, except in accordance with the terms and conditions of a valid permit issued under this bylaw.*

Fees owing for tree removal application TP001539 (excluding penalties).

- Application Fee $150.00
- Permit fee to cut/remove trees without a permit $12,500.00 (5 trees x $2,500.00)
- Cash in lieu for the removal of five trees without permit $40,000.00 (5 trees x $8,000.00)

- **Total permit fees owing $52,650.00**

Please note that five (5) Bylaw Offence Tickets have been issued for the five trees removed without permit. You are requested to attend the Permits, Licences and Inspections Department prior to **May 10, 2024**, to sign, pick up and pay for your tree removal permit and pay for the five Bylaw Offence Notices that were issued for removing the trees without permit.

For further information, please contact the undersigned at 604.533.6096 or dbrown@tol.ca.

Regards,

Diane Brown
Clerk IV – Permit, Licence & Inspection Services

Township of Langley
Est. 1873

Permit, Licence & Inspection Services
20338 – 65 Avenue, Langley, BC V2Y 3J1
604.533.6018 • Fax: 604.533.6182
Inspection Requests: tol.ca/inspections

ATTACHMENT B

Permit #: TP001539

Address: **20491 32 AVE**
Legal: LT 2, SEC 26, TWP 7, NWD, PL NWP18774

Zoning: SR-2
Roll Number: 0065617008

Permit Type: **TREE PERMIT - ENFORCE**
Description: This permit is created to investigate the unlawful removal of five trees without permit.

Owner: TAKHAR RAJVIR S

Owner: TAKHAR AMANDEEP K

Description	Quantity	Amount	Description	Quantity	Amount
Pli Tree Permit	1.00	150.00	Plitr No Permit	5.00	12,500.00
Tree Nrd $8000	5.00	40,000.00			

Total Fee: **$52,650.00**

Building Information:

Special Conditions:

* Removal of five trees without permit
* For properties subject to Tree Protection Bylaw 2019 No. 5478, as amended, where owners are proposing to cut or remove any protected trees from their property, they are required to apply for and obtain a permit or exemption through the Tree Removal/Cutting application process with Urban Forestry. Anyone removing or cutting any tree without a valid permit or exemption may be subject to fines. Refer to tol.ca/treeprotection for more information.
* The Permit placard must be posted at the property in a location visible from the roadway fronting the subject property prior to the permitted tree removal/cutting activity and remain in place for the duration of the Permit period or until directed otherwise by the Township of Langley.
* It is the responsibility of the property owner to ensure any wood waste or debris created by tree removal or cutting approved through this permit are not stored, or remain, on Township property.
* Cash in lieu of $40,000.00 has been paid to the Township of Langley for replacement trees to be planted off-site at a time and location to be determined by the Township of Langley.
* No person shall cause, or permit another person to cause, sediment or sediment-laden water to be discharged, either directly or indirectly, into the Township drainage system.
* The owners hereby acknowledge the risk of damage to neighbouring properties, including tree and root damage, which may be caused by the works authorized to be undertaken under the Permit. The owners hereby acknowledge and agree that it is their sole responsibility to ensure the prevention of any damage to neighbouring properties, including neighbouring trees, and to notify or obtain the consent of any neighbouring property owner of any anticipated or actual damage to neighbouring properties. The owners hereby acknowledge and agree that, notwithstanding any authorizations provided in the Permit, it is the owners' sole responsibility to ensure they are in compliance with all private property rights and statutory or common law obligations owed to neighbouring property owners.
* The owners hereby acknowledge that the federally mandated Nesting Birds Window is in effect from March 15 to August 31. While this window varies among species, birds such as raptors are protected year-round. It is the property owner's responsibility to ensure that all provincial and federal regulations are followed. Therefore, the issuance of the Permit does not exempt the owner from these requirements. To verify if nesting birds are present, we recommend that the owner contact a Qualified Environmental Professional to complete a report. More information can be found at tol.ca/treeprotection.
* Except in the event of a hazardous tree, tree cutting or removal activities may be carried out between the hours of 7:00am and 8:00pm on weekdays and 9:00am and 5:00pm on Saturdays. No tree cutting or removal activities may be carried out on Sundays or statutory holidays.
* Tree protection fencing must remain in place until the tree(s) approved for removal/cutting under this permit are removed and subsequently inspected by Township staff.

Permit #: TP001539

Processed By: DIANE BROWN

Date Printed: Apr 29, 2024

"In consideration of the granting of this permit, I will indemnify the Township of Langley against all claims, liabilities, judgements, costs and expenses of any kind whatsoever, which it may incur or be put to, arising out of or in connection with the granting of the Permit. I further agree that the granting of this Permit and the approval of any plans or specifications in support of the Permit do not relieve me from conforming to the requirements of all statutes, bylaws and regulations in force in the Township of Langley."

Date: _____ **Signature of owner or Agent:** _____

Langley
Est. 1873

Permit, Licence & Inspection Services
20338 – 65 Avenue, Langley, BC V2Y 3J1
604.533.6018 • Fax: 604.533.6182
Inspection Requests: tol.ca/inspections

The Township of Langley
Planning Licencing Inspections
Receipt: 122292/3 Apr 3, 2024
Dated: Apr 3, 2024 09:12:04 AM
Station: PLIT/BLCOU

ISSUED	BP152731	0.00
DEPCSH	BP152731	1,500.00
CDPMT	BP152731	357.25

PAID BY:

Thank You

Permit #: BP152731

Address: **20491 32 AVE**
Legal: LT 2, SEC 26, TWP 7, NWD, PL NWP18774

Zoning: SR-2
Roll Number: 0065617008

Permit Type: **DEMOLITION - SFD**
Description: This permit is issued for the demolition of a single family dwelling

Owner: TAKHAR RAJVIR S

Owner: TAKHAR AMANDEEP K

Builder: SIDHU BRO EXCAVATING LTD
Address: 4364 184 ST SURREY BC V3S 0L5

Description	Quantity	Amount	Description	Quantity	Amount
Bond Processing	1.00	75.00	Cart Ad Fee	2.00	100.00
Demolition	1.00	150.00	Micro - Other	1.00	32.25
Bond - Rural	1.00	1,500.00			

Total Fee: $1,857.25

Building Information:

Required Building Inspections:

* Contact the Permit, Licence and Inspection Services Department for the following inspections, regardless of the involvement of an architect or professional engineer: Final.

Special Conditions:

* All pertinent forms and reference documents for issued demolition/removal permits are located on the Township of Langley website. Visit tol.ca/bpdocs
* This permit is to demolish the existing single family dwelling. The age of Building is 56 years old and the reason for demolition is for future development.
* It is incumbent upon the contractor to demolish and dispose of all demolition material and concrete in accordance with all provincial and municipal regulations and statutes. This includes the removal of Asbestos-Containing Material in accordance with all WorkSafe BC Regulations; for additional information on Asbestos removal please go to www.WorkSafeBC.com. This also includes removing all concrete from the property, the demolition debris and or concrete cannot be buried on site. For information regarding waste reduction, waste planning, public facilities and regulations, visit Metro Vancouver BuildSmart website at www.metrovancouver.org. No soil or "other material" may be deposited on any property in the Township without an approved permit as per the Township's Soil Deposit and Removal Bylaw.
* Owner/builder to ensure the water is shut off prior to the demolition commencing. Please contact the Engineering Department for information regarding operation of utility services.
* If the property receives municipal garbage and Green Cart collection, all Township of Langley garbage carts and Green Carts assigned to the property must be returned to the municipality in accordance with Township of Langley Solid Waste Management Bylaw 2016 No. 5200. Administration fees will apply. Missing or damaged carts may also be subject to replacement fees. If Engineering staff have not already contacted you to arrange the removal of carts, please contact carts@tol.ca or 604.532.7300 prior to the start of demolition.
* Owner/builder to ensure the snow fence barrier is installed and no construction, excavation, land clearing, or grading and/or tree removal is permitted outside of the defined demolition area as indicated by the layout of the snow fence barrier. The snow fence must remain in place for the Final Inspection.
* Builder is to ensure that all Best Management Practices listed in Schedule "B" of the Township of Langley Erosion and

Permit #: BP152731

Sediment Control Bylaw are implemented and maintained for the course of construction.

* Forty Eight hours prior to final inspection, all documentation must be submitted to the Building Official at the Civic Facility. Failure to do so will result in a delay in the required inspection as well as receiving an accepted final.
* Green Permit Card / Address to be posted on site for inspections.
* WATER SERVICE: the owner is to arrange to have the water turned off by municipal crews. The water line is to be exposed, cut and a length of the water line or "pigtail" is to be left exposed above grade.
  SEPTIC SANITARY SERVICE: the septic tank is to be pumped out and decommissioned in accordance with applicable provincial regulations. A receipt for the septic tank pumping is required prior to calling for final inspection.
  FINAL INSPECTION: the owner is to arrange for the Building Inspector to review the disconnections of the services prior to back-filling the service trench. The complete removal of debris and cleanup of the site must be complete prior to final inspection.
* The owner or agent certifies the submitted site plan includes full details of all restrictive covenants, easements, rights-of-way, watercourses, wells, septic tanks and fields on the property.
* Owner / Builder is responsible to ensure municipal streets are kept clean and clear of construction debris. Failure to maintain and the Inspector may issue without warning a Bylaw Notice Enforcement Ticket and or Stop Work Order.
* The applicant for this permit has provided a Tree Cutting and Removal Declaration to the Township of Langley which states that no protected trees (as that term is defined under the Township of Langley's Tree Protection Bylaw) will be removed or injured during the demolition and/or construction of this project. The issuance of a building permit by the Township of Langley for the proposed construction or demolition does NOT constitute the permission required to injure or remove a protected tree and does not in any way authorize the injury or removal of a protected tree. The permissions provided for under this building permit are separate and distinct from any permits required and issued by the Township of Langley's Urban Forestry Department to remove or relocate a protected tree. If a protected tree is injured, including the critical root zone, or removed during construction of this project without a Tree Cutting Permit issued by the Township of Langley, the Township of Langley reserves all of its rights to take enforcement steps against the owner, including, among other things, the issuance of a Stop Work Order, requiring the owner to cease all work on the project, as well as fines and other penalties. Such conduct may delay the completion of the project while the owner is required to bring the work into compliance with all of the Township bylaws, including the Tree Protection Bylaw.
* For properties subject to Tree Protection Bylaw 2019 No. 5478, as amended, where owners are proposing to cut or remove any protected trees from their property, they are required to apply for and obtain a permit or exemption through the Tree Removal/Cutting application process with Urban Forestry. Anyone removing or cutting any tree without a valid permit or exemption may be subject to fines. Refer to tol.ca/treeprotection for more information.

Processed By: IRENE FERREIRA

Date Printed: Apr 2, 2024

"In consideration of the granting of this permit, I will indemnify the Township of Langley against all claims, liabilities, judgements, costs and expenses of any kind whatsoever, which it may incur or be put to, arising out of or in connection with the granting of the Permit. I further agree that the granting of this Permit and the approval of any plans or specifications in support of the Permit do not relieve me from conforming to the requirements of all statutes, bylaws and regulations in force in the Township of Langley."

Date: 3 APRIL 2024 **Signature of owner or Agent:**


ATTACHMENT D





Add a Caption

Saturday • Jan 27, 2024 • 1:00 PM

Adjust

IMG_0909

Apple iPhone 13 HEIF

Wide Camera — 26 mm ƒ1.6

12 MP • 3024 × 4032 • 2.8 MB WARM

ISO50 | 26mm | 0ev | ƒ1.6 | 1/363s

Add a location...


KUBOTA



Add a Caption

Monday • Jan 29, 2024 • 4:12 PM

Adjust

image000000

No camera information JPEG

No lens information

2 MP • 1440 × 1920 • 685 KB

- | - | - | - | -

Add a location...



Add a Caption

Look Up **Plant** ›

Monday • Jan 29, 2024 • 1:27 PM

Adjust

IMG_2498

No camera information HEIF

No lens information

0.5 MP • 540 × 960 • 165 KB

- | - | - | - | -



Add a Caption

Monday • Jan 29, 2024 • 7:53 AM

Adjust

image000000

No camera information JPEG

No lens information

3 MP • 2048 × 1536 • 1 MB

- | - | - | - | -

Add a location...

Diane Brown

From: Sandip Rai
Sent: Saturday, April 06, 2024 6:37 PM
To: Diane Brown
Cc: Tamara Plitong
Subject: Tree - BP152731 20491 32 Ave - April 5
Attachments: BP152731 20491 32 Ave - April 5 (1).jpg; BP152731 20491 32 Ave - April 5 (2).jpg; BP152731 20491 32 Ave - April 5 (3).jpg; BP152731 20491 32 Ave - April 5 (4).jpg; BP152731 20491 32 Ave - April 5 (5).jpg; BP152731 20491 32 Ave - April 5 (6).jpg; BP152731 20491 32 Ave - April 5 (7).jpg; BP152731 20491 32 Ave - April 5 (8).jpg; BP152731 20491 32 Ave - 2021 Map.pdf; BP152731 20491 32 Ave - 2023 Map.pdf; BP152731 20491 32 Ave - Complainant's Photos (1).jpg; BP152731 20491 32 Ave - Complainant's Photos (2).jpg; BP152731 20491 32 Ave - Complainant's Photos (3).jpg; BP152731 20491 32 Ave - Complainant's Photos (4).jpg; BP152731 20491 32 Ave - Complainant's Photos (5).jpg; BP152731 20491 32 Ave - Complainant's Photos (6).jpg; BP152731 20491 32 Ave - Google Street View (1).jpg; BP152731 20491 32 Ave - Google Street View (2).jpg

Hi Diane,

On 2024/04/05 at 11:10 hrs, BLEO RAI attended the property to investigate allegations that protected trees on the property had been removed without a permit.

During the inspection, RAI observed that all trees on the property had been removed as well as the stumps. RAI was unable to determine the number of trees that existed on the property during the site inspection.

RAI reviewed satellite images of the property as well as Google Street View photos and photos provided by the complainant. As a result of the research conducted, RAI determined that there was a total of five trees that existed on the property in 2023. As the five trees were total removed from the property (stump, trunk and all large debris), RAI was unable to measure the dbh or the tag the trees.

The photos provided by the complainant show that the removal of the trees was conducted between 2024/01/27 and 2024/01/29.

As a result of inspection, the enforcement action taken by RAI was to issue a ticket for the unlawful removal of each tree. This means five tickets will be issued for violating sec 5.1 of the Township of Langley Tree Protection Bylaw.

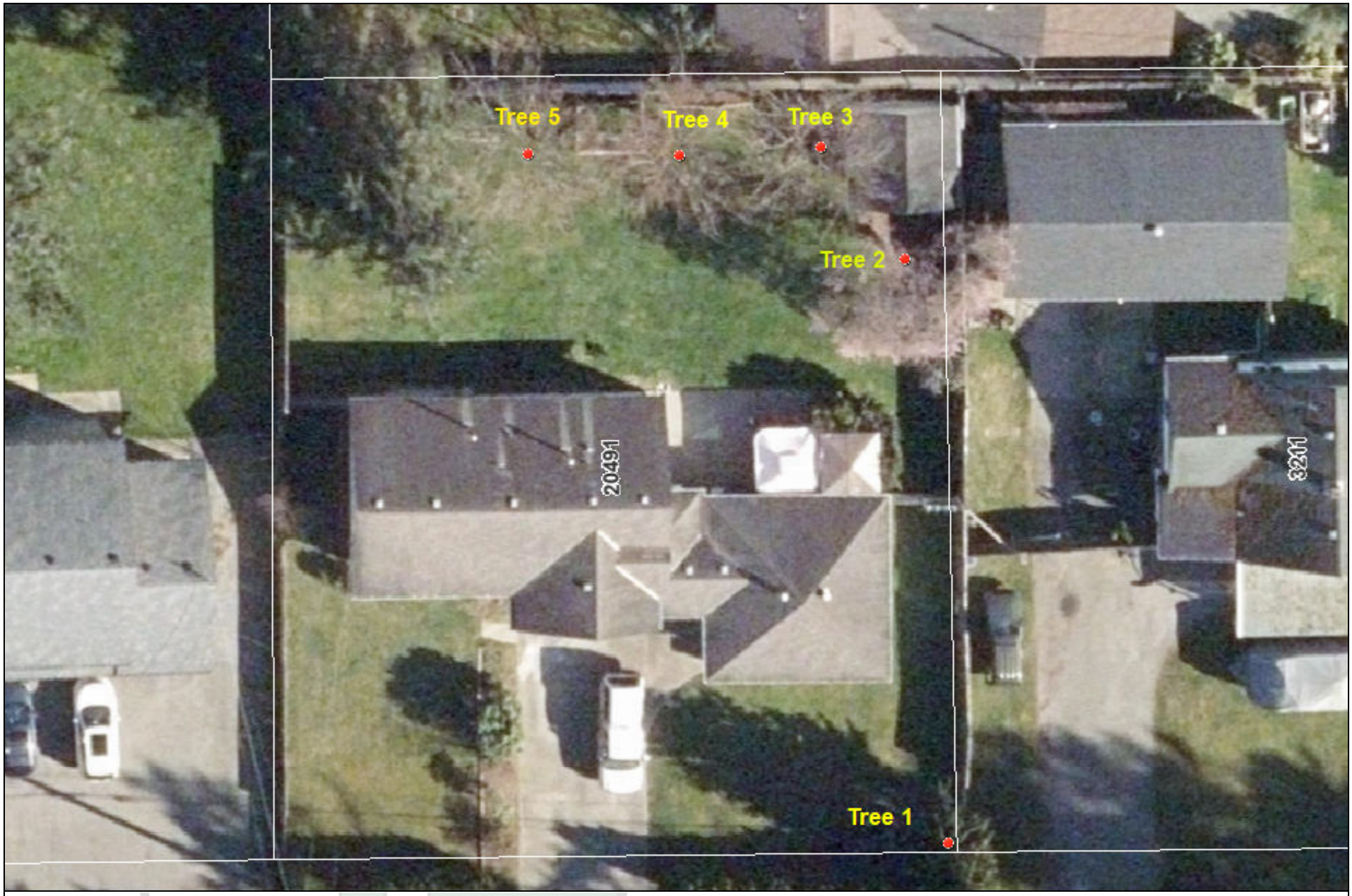
Tree	TOL Tree Number	DBH	Location: Boulevard or Private Property	State of Tree	Ticket number
1	N/A	Unknown	Private Property	Total removal from site	B046731
2	N/A	Unknown	Private Property	Total removal from site	B046732
3	N/A	Unknown	Private Property	Total removal from site	B046733
4	N/A	Unknown	Private Property	Total removal from site	B046734
5	N/A	Unknown	Private Property	Total removal from site	B046735

Photos of the observation, satellite images, screenshots from Google Street View and photos from the complainant are attached.

Regards,

Sandip Rai (he/him) | Bylaw Enforcement Officer
Bylaw Enforcement Department | Bylaw, Legal, and Strategic Implementation
Township of Langley
20338 - 65 Avenue, Langley, BC V2Y 3J1
Office: 604-532-3522
tol.ca | eNews | Social





Township of Langley BC
Est. 1873

20491 32 AVE - 2021

Map printed on: Saturday, April 6, 2024

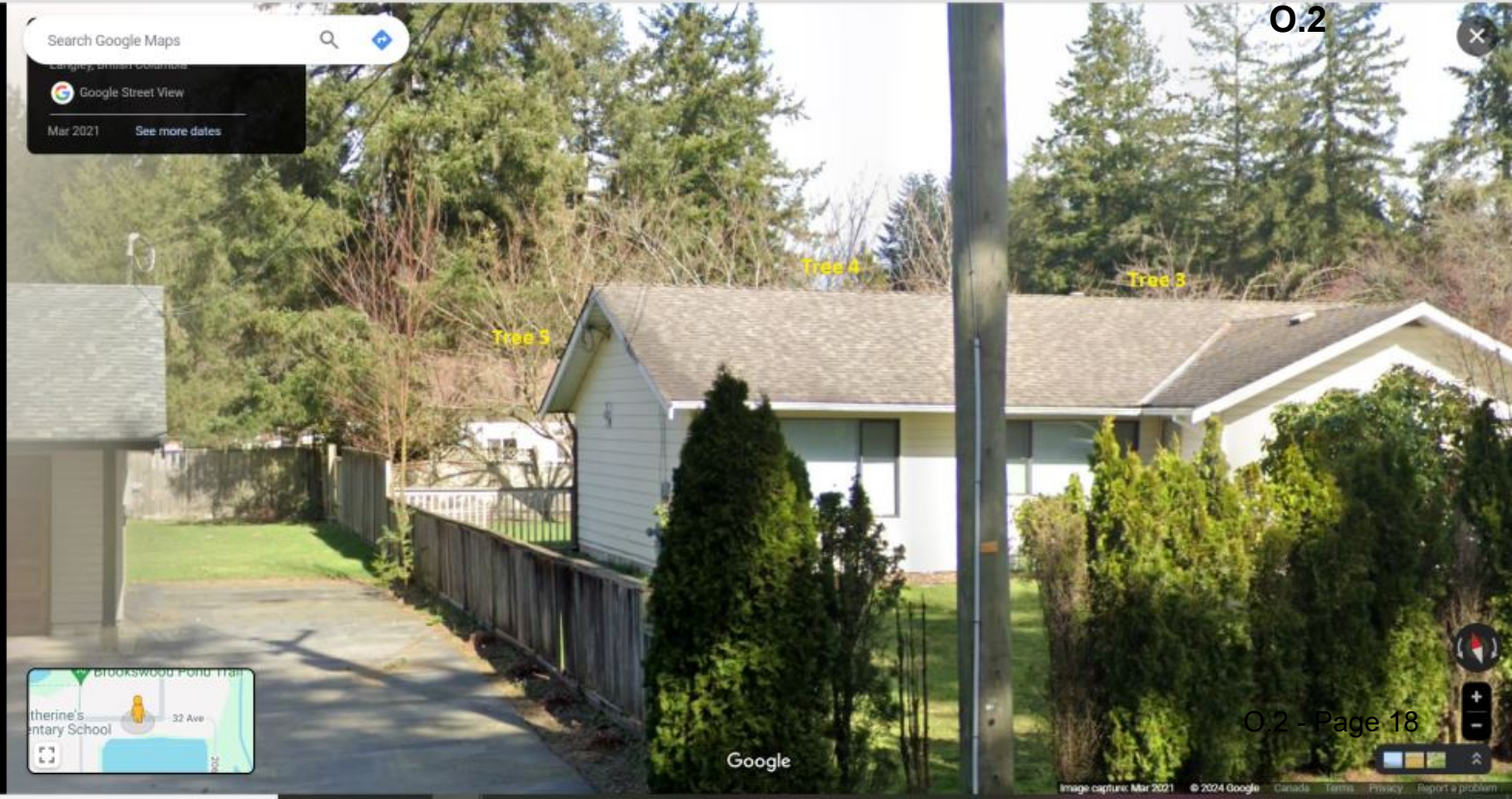
Township of Langley

0 5 10 20 Meters

1:250

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.


20496 32 Ave - Google Maps - Work - Microsoft Edge
https://www.google.com/maps/@49.0601859,-122.6554172,3a,36.3y,319.65h,92.78t/data=!3m6!1e1!3m4!1sF5ofWUo-YXu9iR89Zw43yQ!2e0!7i16384!8i8192?entry=ttu
Search Google Maps
Google Street View
Mar 2021
See more dates
Tree 1
Tree 4
Tree 3
Tree 2
32 Ave
Google
Image capture: Mar 2021
© 2024 Google
Canada
Terms
Privacy
Report a problem


Search Google Maps
Google Street View
Mar 2021
See more dates
Tree 5
Tree 4
Tree 3
32 Ave
Google
Image capture: Mar 2021 © 2024 Google Canada Terms Privacy Report a problem

Township of Langley

RECEIVED
MAR 18 2024
TOWNSHIP OF LANGLEY
BUILDING DEPT.

Tree Cutting / Removal Declaration

Permit, Licence & Inspection Services

Building Permit Applications (for non ALR properties)

Est. 1873 20338 65 Ave., Langley B.C. V2Y 3J1 Phone 604-533-6018

Please Complete All Sections:

Name of Property Owner : Rajvir Singh Takhar **Bldg. Permit No.:** BP 152731

Address Of Building Permit: FOIPPA s. 22(1) Langley **Project No.:** _____

Type of Bldg. (SFD, Acc, Com, etc.): _____ **Building Size:** _____ **(sq. m.)**

I hereby declare that:

A quantity of 0 (specify number) protected trees will be cut / removed from the property as a result of the building/site development (inclusive of driveway, septic field, and well installation).

Yes / No (check one)

☑ ☐ I have ensured that the site plan submitted as part of the building permit application is accurate and complete in showing the location of all existing protected trees on the site.

☑ ☐ For quantities of protected trees proposed to be cut /removed other than zero, I am aware that before a building permit can be issued, I need to contact Township of Langley Urban Forestry staff at 604.533.6111 or email trees@tol.ca to review the requirements of Tree Protection Bylaw No 5478.

☑ ☐ I understand that the cutting / removal of protected trees requires a permit as per Tree Protection Bylaw No 5478. If a tree cutting / removal permit is required and cannot be obtained under the requirements of Bylaw No 5478, the issuance of this building permit may not proceed.

I am the property **OWNER / BUILDER / ARCHITECT / ENGINEER / AGENT** (circle one)

Signature

Rajvir Singh Takhar
Print Name

FOIPPA s. 22(1)

Address

Mar 18/2024
Date

Township use only

Current TOL development application: Y / N
Date sent to Urban Forestry: _____
Urban Forestry review by: _____
Permit issued to cut/remove tree(s): #_____
Approval to issue Building Permit: Y / N

This declaration is made pursuant to the requirements of The Township of Langley Tree Protection Bylaw 2019 No. 5478, as amended. All tree cutting / removal declared above will be undertaken in compliance with Bylaw No. 5478 (Tree Protection Bylaw), copies of which are available for inspection at the Municipal Hall during normal office hours.

B 046731

BYLAW OFFENCE NOTICE

Local Government Bylaw Notice Enforcement Act

ISSUED TO

SURNAME OR CORPORATE NAME		YOUNG PERSON
TAKHAR		
GIVEN NAMES (OR CORPORATE NAME CONTINUED)	GENDER M / F	BIRTHDATE (yy mm dd)
HARJOT		
ADDRESS		
20491 32 AVE		
CITY	PROVINCE	POSTAL CODE
LANGLEY	BC	V2Z 2C8

VEHICLE INFORMATION (IF APPLICABLE)

MAKE _____ MODEL _____

COLOUR _____ LICENCE NO. _____ PROVINCE _____

VIN NO. _____

THE BYLAW ENFORCEMENT OFFICER SAYS THAT HE OR SHE HAS REASONABLE AND PROBABLE GROUNDS TO BELIEVE, AND DOES BELIEVE, THAT THE ABOVE NAMED PERSON OR VEHICLE:

ON OR ABOUT DATE OF OFFENCE yy 24 mm 04 dd 23 AT THE TIME OF (24hr clock) 11:13

AT OR NEAR 20491 32 AVE (STREET ADDRESS), the Township of Langley, PROVINCE OF BRITISH COLUMBIA

DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW:

TOWNSHIP OF LANGLEY TREE PROTECTION BYLAW 2014 NO 5478

BYLAW NAME

DESCRIPTION OF OFFENCE	SECTION	PENALTY
CUT OR REMOVE OR CAUSE SUFFER OR PERMIT ANY PROTECTED TREE TO BE REMOVED WITHOUT A VALID PERMIT	5.1	$ 500.00

ISSUING OFFICER 3152

SIGNATURE

SEE REVERSE FOR PAYMENT OPTIONS OR IF YOU WISH TO DISPUTE THE ALLEGATION CONTAINED IN THIS NOTICE

IF THE PENALTY IS NOT PAID, OR AN ADJUDICATION REQUEST IS NOT SUBMITTED WITHIN 14 DAYS OF RECEIVING THIS NOTICE, THE PENALTY INDICATED WILL BECOME DUE AND PAYABLE.

FILE COPY

B 046732

BYLAW OFFENCE NOTICE

Local Government Bylaw Notice Enforcement Act

ISSUED TO

SURNAME OR CORPORATE NAME TAKHAR

GIVEN NAMES (OR CORPORATE NAME CONTINUED) HARJOT

ADDRESS 20491 32 AVE

CITY LANGLEY

VEHICLE INFORMATION (IF APPLICABLE)

MAKE _____ MODEL _____

COLOUR _____ LICENCE NO. _____ PROVINCE _____

VIN NO. _____

THE BYLAW ENFORCEMENT OFFICER SAYS THAT HE OR SHE HAS REASONABLE AND PROBABLE GROUNDS TO BELIEVE, AND DOES BELIEVE, THAT THE ABOVE NAMED PERSON OR VEHICLE:

ON OR ABOUT DATE OF OFFENCE yy 24 mm 04 dd 23 AT THE TIME OF (24hr clock) 11:13

AT OR NEAR 20491 32 AVE (STREET ADDRESS), the Township of Langley, PROVINCE OF BRITISH COLUMBIA

DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW:

TOWNSHIP OF LANGLEY TREE PROTECTION BYLAW 2014 NO 5478

BYLAW NAME

DESCRIPTION OF OFFENCE	SECTION	PENALTY
CUT OR REMOVE OR CAUSE SUFFER OR PERMIT ANY PROTECTED TREE TO BE REMOVED WITHOUT A VALID PERMIT	5.1	$ 500.00

ISSUING OFFICER 3152

SIGNATURE

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FILE COPY

Langley

B 046734

BYLAW OFFENCE NOTICE

Local Government Bylaw Notice Enforcement Act

ISSUED TO

SURNAME OR CORPORATE NAME	☐ YOUNG PERSON
TAKHAR	
GIVEN NAMES (OR CORPORATE NAME CONTINUED)	GENDER M / F	BIRTHDATE (yy mm dd)
KANWAR	
ADDRESS	
20611 32 AVE	
CITY	PROVINCE	POSTAL CODE
LANGLEY	BC	V2Z 2L8

VEHICLE INFORMATION (IF APPLICABLE)

MAKE _____ MODEL _____

COLOUR _____ LICENCE NO. _____ PROVINCE _____

VIN NO. _____

THE BYLAW ENFORCEMENT OFFICER SAYS THAT HE OR SHE HAS REASONABLE AND PROBABLE GROUNDS TO BELIEVE, AND DOES BELIEVE, THAT THE ABOVE NAMED PERSON OR VEHICLE:

ON OR ABOUT DATE OF OFFENCE yy 24 mm 05 dd AT THE TIME OF (24hr clock) 11 : 13

AT OR NEAR 19491 32 AVE (STREET ADDRESS), the Township of Langley, PROVINCE OF BRITISH COLUMBIA

DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW:

TOWNSHIP OF LANGLEY TREE PROTECTION BYLAW NO. 5478

BYLAW NAME

DESCRIPTION OF OFFENCE	SECTION	PENALTY
CUT OR REMOVE OR CAUSE SUFFER OR PERMIT ANY PROTECTED TREE TO BE REMOVED WITHOUT A VALID PERMIT	5.1	$ 500

ISSUING OFFICER 73152

SIGNATURE

SEE REVERSE FOR PAYMENT OPTIONS OR IF YOU WISH TO DISPUTE THE ALLEGATION CONTAINED IN THIS NOTICE

IF THE PENALTY IS NOT PAID, OR AN ADJUDICATION REQUEST IS NOT SUBMITTED WITHIN 14 DAYS OF RECEIVING THIS NOTICE, THE PENALTY INDICATED WILL BECOME DUE AND PAYABLE.

FILE COPY

Langley

B 046733

BYLAW OFFENCE NOTICE

Local Government Bylaw Notice Enforcement Act

ISSUED TO

SURNAME OR CORPORATE NAME	☐ YOUNG PERSON
TAKHAR	
GIVEN NAMES (OR CORPORATE NAME CONTINUED)	GENDER M / F	BIRTHDATE (yy mm dd)
KANWAR	
ADDRESS	
20611 32 AVE	
CITY	PROVINCE	POSTAL CODE
LANGLEY	BC	V2Z 2L8

VEHICLE INFORMATION (IF APPLICABLE)

MAKE _____ MODEL _____

COLOUR _____ LICENCE NO. _____ PROVINCE _____

VIN NO. _____

THE BYLAW ENFORCEMENT OFFICER SAYS THAT HE OR SHE HAS REASONABLE AND PROBABLE GROUNDS TO BELIEVE, AND DOES BELIEVE, THAT THE ABOVE NAMED PERSON OR VEHICLE:

ON OR ABOUT DATE OF OFFENCE yy 24 mm 05 dd AT THE TIME OF (24hr clock) 11 : 13

AT OR NEAR 19491 32 AVE (STREET ADDRESS), the Township of Langley, PROVINCE OF BRITISH COLUMBIA

DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW:

TOWNSHIP OF LANGLEY TREE PROTECTION BYLAW NO. 5478

BYLAW NAME

DESCRIPTION OF OFFENCE	SECTION	PENALTY
CUT OR REMOVE OR CAUSE SUFFER OR PERMIT ANY PROTECTED TREE TO BE REMOVED WITHOUT A VALID PERMIT	5.1	$ 500

ISSUING OFFICER 73152

SIGNATURE

SEE REVERSE FOR PAYMENT OPTIONS OR IF YOU WISH TO DISPUTE THE ALLEGATION CONTAINED IN THIS NOTICE

IF THE PENALTY IS NOT PAID, OR AN ADJUDICATION REQUEST IS NOT SUBMITTED WITHIN 14 DAYS OF RECEIVING THIS NOTICE, THE PENALTY INDICATED WILL BECOME DUE AND PAYABLE.

FILE COPY

Langley

B 046735

O.2

BYLAW OFFENCE NOTICE

Local Government Bylaw Notice Enforcement Act

ISSUED TO

SURNAME OR CORPORATE NAME		YOUNG PERSON
TAKHAR		☐
GIVEN NAMES (OR CORPORATE NAME CONTINUED)	GENDER M / F	BIRTHDATE (yy mm dd)
GAGAN		
ADDRESS		
20491 32 AVE		
CITY	PROVINCE	POSTAL CODE
LANGLEY	BC	V2Z 2G2

VEHICLE INFORMATION (IF APPLICABLE)

MAKE _____ MODEL _____

COLOUR _____ LICENCE NO. _____ PROVINCE _____

VIN NO. _____

THE BYLAW ENFORCEMENT OFFICER SAYS THAT HE OR SHE HAS REASONABLE AND PROBABLE GROUNDS TO BELIEVE, AND DOES BELIEVE, THAT THE ABOVE NAMED PERSON OR VEHICLE:

ON OR ABOUT DATE OF OFFENCE (yy mm dd) 19 04 05 AT THE TIME OF (24hr clock) 11:13

AT OR NEAR 20491 32 AVE (STREET ADDRESS) the Township of Langley, PROVINCE OF BRITISH COLUMBIA

DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW:

TOWNSHIP OF LANGLEY TREE PROTECTION BYLAW 2019 No. 5478

BYLAW NAME

DESCRIPTION OF OFFENCE	SECTION	PENALTY
CUT OR REMOVE OR CAUSE OR SUFFER OR PERMIT ANY PROTECTED TREE TO BE REMOVED EXCEPT AS PERMITTED	5.1	$ 500.00

ISSUING OFFICER 73752

SIGNATURE _____

SEE REVERSE FOR PAYMENT OPTIONS OR IF YOU WISH TO DISPUTE THE ALLEGATION CONTAINED IN THIS NOTICE

IF THE PENALTY IS NOT PAID, OR AN ADJUDICATION REQUEST IS NOT SUBMITTED WITHIN 14 DAYS OF RECEIVING THIS NOTICE, THE PENALTY INDICATED WILL BECOME DUE AND PAYABLE.

FILE COPY

Tree Removal/Cutting Application

1 Applicant Information

Owner name: Rajvir Singh Takhar	
Address: FOIPPA s. 22(1) Langley BC	Postal code: FOIPPA s. 22(1)
Primary phone: FOIPPA s. 22(1)	Email: FOIPPA s. 22(1)

2 Statement of Purpose

Tree removal applications are only required for protected trees that are greater than 20cm diameter breast height (dbh), however, if you require an application to remove trees greater than 20cm dbh you will need to provide us details on those less than 20cm dbh to allow us to accurately calculate fees.

See **tol.ca/treeprotection** for information on measuring dbh.

Fill in the table below and include this information on your site plan:

Application Type	# of trees less than 20cm dbh	# of trees 20 – 30cm dbh	# of trees over 30cm dbh
In conflict with building envelope	4		
In conflict with driveway location	1		
In conflict with new septic system location			

Fill in the table below, include this information on your site plan, and provide photographic evidence of the tree(s) condition with your application:

Dead, dying, diseased, or damaged beyond expectations of recovery			
In imminent failure			

Fill in the table below and provide an Arborist report:

Trees deemed inappropriate for their size, species or location			

3 Property

Address (if no civic address, provide hundred block and street)	Postal code

SEE NEXT

4 Mitigation

Drainage and erosion plans during and after work (if any creeks or slopes of 30% or more exist on the property, indicate plans)

N/A

Method and location of disposal of wood waste and other debris (no debris stored or placed on Township property)

GREAT WEST DISPOSAL

5 Checklist

Tree Permit Application must include:

- ☐ Site plan, including:
  - Boundaries of the subject parcel
  - Abutting streets, lanes, or public access rights-of-way
  - Locations of existing buildings and structures
  - Location, species, and DBH of proposed trees to be cut or removed
  - Location of any watercourses on property, or location of slopes greater than 30%
  - Location of adjacent trees (if applicable)
- ☐ For trees in imminent failure, or for dead, dying, diseased or damaged beyond expectations of recovery, photographic evidence of the tree's condition
- ☐ For trees that are deemed inappropriate for their size, species or location, an Arborist report
  - Find arborist report writing guidelines, including a list of required details, and further details about application submission requirements at **tol.ca/treeprotection**
- ☐ Nesting bird survey (if applicable)
- ☐ Agent authorization form (if applicable)

6 Signatures

I hereby apply for a Tree Removal/Cutting Permit. By signing this document I/we acknowledge that we will not remove or cut any trees on our property pending permit issuance in accordance with Tree Protection Bylaw 2019 No. 5478, as amended, and will comply with any other conditions and/or requirements requested by the Township of Langley. I acknowledge that this is not a Tree Removal/Cutting Permit and that work will not begin until a Tree Removal/Cutting Permit has been issued.

Owner's signature	Print name	Date (mm/dd/yyyy)
	Rajvir Singh Takkar	04/12/2024

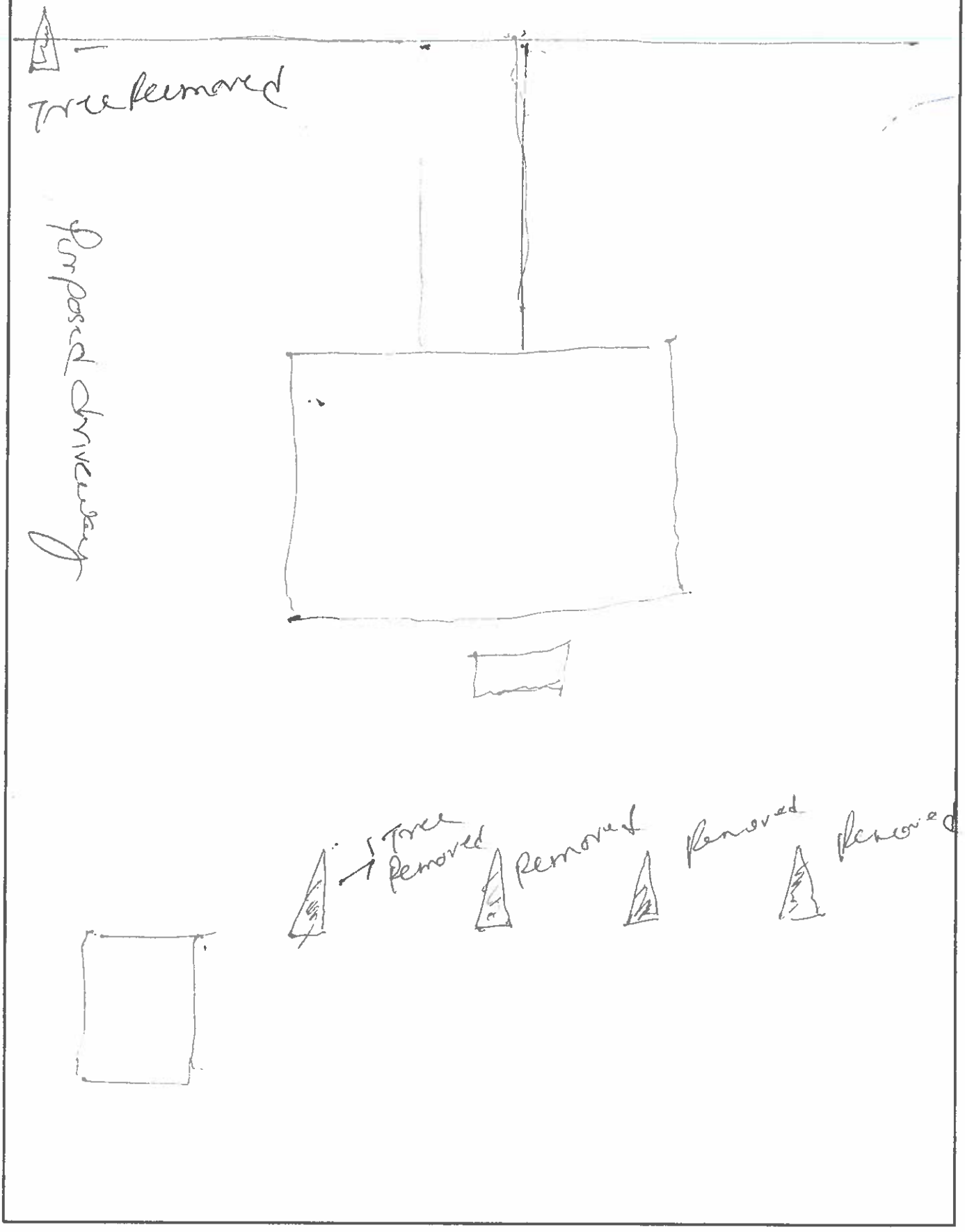
Agent's signature	Print name	Date (mm/dd/yyyy)

Application received for Township of Langley by	Date (mm/dd/yyyy)

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, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 for@tol.ca 604-532-7396

PLI24-019

APPLICANT MAP (DRAWN HERE OR ATTACHED SEPARATELY)



Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MAY 9, 2024
FROM:	CORPORATE PROJECTS DIVISION	**FILE NO:**	0810-30
SUBJECT:	DALE BALL PASSIVE PARK		

This memo is in response to questions regarding the development works occurring at the Dale Ball Passive Park located on the west side of 208 Street south of 36 Avenue in the Brookswood neighbourhood.

The subject works are related to Township of Langley Project # 07-25-0038 / Qualico (rezoning (Suburban Residential Zone (SR-2) to Residential Zone R-1D) and subdivision for the development of an 84-lot single family residential subdivision (20.4 ac / 3300 – 3500 block (E side) 208 St. Final Reading of the rezoning bylaw was granted by Council July 25, 2022.

As part of the required Servicing Agreement, stormwater works were required at Dale Ball Passive Park to provide for stormwater management for the catchment area. These works required modifications to the Park and associated disc golf infrastructure.

Parks, Design and Development staff have been collaborating in an on-going manner with Langley Disc Golf Association leadership since January 2022, on course alterations in response to the public access improvements in the development agreement. The improvements include trail construction, a 'plumbed' washroom building, enhanced sidewalks/greenways on 208 Street and on 36 Avenue, and 'stormwater' connections to the pond.

The subdivision developer, their consultants and contractors notified the neighbours, public, and Langley Disc Golf Association about the work and continue to provide notifications as the schedule progresses.

The Township of Langley, including Green Infrastructure Services, Development Engineering, Parks Design and Development, and Park Operations/Urban Forestry has been reviewing the design and construction of the improvements.

These public improvements have impacted the current disc golf layout. Due to uncertainty of future storm water pond levels and the field-fit nature of the trail, extensive alterations, repairs, and enhancements to the disc golf course have been deferred until the full extent of impacts can be assessed and a comprehensive new design implemented. The construction schedule is ultimately controlled by the private developer, but staff anticipate that the park alterations will be complete by the end of 2024. Impacts to the stormwater pond levels will be variable over the coming months as further development is completed and connected to the upstream storm system.

Several other development applications that utilize this stormwater system are in various stages of review and approval. Amenity contributions will be required of these applications as compensation for utilizing public lands for stormwater detention. Staff will work with the current and future developers to leverage amenity contributions to improve the disc golf course as appropriate.

Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, April 17, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
S. Baker, Community Co-Chair

S. Bennett, S. Hedao, K. Ludlam, A. Nierop, T. Taylor, and S. Tingley

Fraser Health Representative:
B. Lail

In Attendance:
P. Crump, Langley Seniors in Action

Staff:
A. Jensen, Manager, Strategic and Social Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – April 17, 2024

Moved by S. Bennett,
Seconded by S. Hedao,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the April 17, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – March 20, 2024

Moved by K. Ludlam,
Seconded by S. Tingley,
That the Seniors Advisory Committee adopt the Minutes of the March 20, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Kate Ludlam, Executive Director Langley Senior Resources Society

K. Ludlam provided a presentation regarding the Langley Senior Recourses Society (LSRS). She noted that LSRS has been providing recreation, education, health, and social programs as well as extensive community services to seniors in Langley for over 40 years. It is a purpose-driven, social service non-profit organization that operates the largest independently owned seniors centre in BC and the largest Adult Day Program in Fraser Health.

The Adult Day Program provides therapeutic recreation, personal care assistance, medical monitoring, a community bathing program, and important respite for caregivers.

The Recreation Centre is 18,000 square feet designed for seniors with a main lounge, a large hall, four general purpose rooms and a snooker room. Clinics provided at the Recreation Centre include: footcare, income tax, law, and flu and falls. Social Clubs include Flying Solo, Changing Gears, and Silver PRIDE. There is also a Tuk Shop and full-service cafeteria.

Community Services has a staff of six and provides assistance with housing, transportation, food insecurity, and navigation of systems and bureaucracies. They also provide a frozen meal program, emergency preparedness, and a seniors in need fund. 1,600 clients were served in 2023.

LSRS has many community partners, including the Township of Langley and the City of Langley, and have over 160 volunteers that help in many different areas such as greeters, drivers, and program leaders.

D. REPORTS

1. Co-Chair Reports

S. Baker reported that she attended the Open House for the Transportation and Mobility Strategy and noted that she reminded the planners to consider seniors' needs when developing the strategy. She further reported that she attended the Volunteer Appreciation Dinner and observed that the stairs leading to the stage did not have handrails. She commented that as many of the people who were receiving awards were seniors, that it was difficult for some of them to navigate the stairs without a railing.

Discussion ensued, and it was suggested that all stages in the Township that have stairs should also have handrails.

D. REPORTS

COUNCIL
Moved by S. Hedao,
Seconded by K. Ludlam,
That the Seniors Advisory Committee recommends that Council direct staff to ensure that all stairs on permanent and temporary raised structures (ie stages) in the Township have handrails.
CARRIED

E. CORRESPONDENCE

F. WORK PROGRAM

1. Housing

A. Jensen noted that the Township was not successful with the 2023 Housing Accelerator Fund Grant but will be applying for the BC Builds Grant.

Discussion ensued regarding housing needs for seniors in the Township and it was noted that Community Plans must have provisions for seniors housing i.e., adaptable housing, walkability, close to transportation etc. It was suggested that SAC members attend the different Township Open Houses to advocate for seniors needs.

It was further suggested that SAC prepare a survey for seniors needs in the Township.

Action Item:
A. Nierop to look into how to prepare this survey and the best method for delivery, and staff to find out the legal implications for doing such a survey in the Township.

To be discussed at the next meeting.

2. Transportation Mobility and Access

A. Jensen asked the committee members to have a brainstorming session to consider the following questions:

- What is the biggest transportation issue in the Township today?
- How easy/challenging it is to travel in the Township for all ages and abilities?
- What could be done to make it safer and more accessible to travel in the community?
- What could be done to encourage more residents to use active modes of transportation across the Township?
- What transportation trends do you think are important for the Transportation and Mobility Strategy to consider?

F. WORK PROGRAM

- What do you wish community planners and engineers to consider when planning and designing new transportation infrastructure?
- Who else should we be talking to help inform this strategy?
- What is your one wish for the future of transportation in the Township?

Staff will compile the answers and present at the next meeting.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Information Item: 2023 Memorandum Seniors Shuttle Bus

Memo provided for information in agenda package.

2. SAC Work Plan Items: 2017-2023

Provided for information in agenda package.

3. Seniors Recreation Pass Update

A. Jensen reported that Council lowered the age of the Super Senior Pass which is lowered to $70 from $99 for a yearly pass, or $1 per visit.

4. SAC Photo

A photo was taken for the Township website.

I. NEXT MEETING

Date: Wednesday, May 15, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

The meeting terminated at 9:05pm.

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, April 24, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair

A. Hamer, R. Ross, O. Smid, A. Smith, G. Brar and J. Green

Staff:
P. Cordeiro, Manager, Transportation Engineering
T. Liu, Transportation Engineer
M. Gunn, Planner
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

J. Caldarella acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – April 24, 2024

Moved by A. Smith,
Seconded by J. Green,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the April 24, 2024 meeting, as amended.
CARRIED

Clerk's Note: Item G was moved to before Item F.

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – March 27, 2024

Moved by J. Green,
Seconded by G. Brar,
That the Agricultural Advisory Committee adopt the minutes of the March 27, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Transportation and Mobility Strategy

P. Cordeiro and T. Liu led the committee in a roundtable workshop for the Transportation and Mobility Strategy. They noted that the Strategy will include:

- A long-term vision, goals, and targets for transportation in the Township.
- A list of proposed infrastructure projects (short, medium, and long term).
- Policies, programs, and initiatives to encourage more safe, accessible, and sustainable transportation.
- A Road Safety Strategy.
- Understanding the relationship between land use and transportation.

The Strategy will plan for different uses such as:

- transit (including buses and SkyTrain)
- cycling and micromobility (such as electric kick scooters)
- walking (including travelling by wheelchair or motorized assistive device)
- driving / carpooling

Comments/Question provided by the committee:

- Walking is encouraged but many people don't like walking in bad weather.
- What is the Township doing to discourage drivers cutting through Langley to get to Abbotsford, Chilliwack etc.?
- Holland is a great example of biking and driving working together safely. People will ride in all weather, including rain, and are prepared with proper rain gear, etc.
- Speeding on rural roads in the Township is rampant. Safety for farmers driving tractors on these roads is a concern.
- More speed cameras are needed on the road.
- Township should partner with the schools to address traffic back-ups during school pick-up and drop-off times.
- There are not a lot of parking areas for people who want to carpool. Having more parking lots/park and rides would encourage more carpooling.
- Has there been any consideration of widening 16 Avenue? Should it become a provincial highway?
- Traffic on rural roads is a concern for agri-tourism.
- Are there any equestrian communities involved in the process?

The committee broke into groups to discuss the following questions:

- What is the biggest transportation issue in the Township today?
- What could be done to encourage more residents to use active and sustainable modes of transportation across the Township?
- What transportation trends do you think are important for the strategy to consider?
- Where are the key gaps in the transportation network today?
- What infrastructure would support better regional connectivity (especially connections to neighbouring municipalities)?

C. DELEGATIONS AND PRESENTATIONS

- What could be done to improve transportation in your neighbourhood?

D. REPORTS

1. Co-Chair Reports

No report.

E. CORRESPONDENCE

The agenda order was varied.

G. COUNCIL REFERRALS

The following motion was referred to the Agricultural Advisory Committee at the March 25, 2024 Regular Council Meeting:

1. ***Migrant Agricultural Worker Accommodation Farm Bylaw***
Bylaw No. 6004
Report 24-66
File BLSI BA000002

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004.

That Council direct staff to forward this report and the proposed Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004 to the Agricultural Advisory Committee for comment.

That Council direct staff to schedule the required Public Hearing for Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004.
CARRIED

The committee provided the following comments regarding the Bylaw:

- The ALC does not want to permit permanent housing.
- Shipping containers could be used for flex units. They are easily moved and non-permanent. Could provide more space for workers.
- When workers are housed off-site, transportation is an issue.
- BC Building Codes make it difficult to build temporary units.
- Many migrant workers are no longer temporary. They are working year-round.
- The Bylaw does not clearly allow for Canadian workers.

G. COUNCIL REFERRALS

- Providing housing could encourage more Canadian workers and would help with the housing crisis.
- Turnover of workers is costly for farmers. Providing housing would encourage more permanent workers.
- The Bylaw should include long-term contract workers.

MOTION
Moved by J. Green,
Seconded by A. Smith,
That the Agricultural Advisory Committee (AAC) authorize the Community Co-chair, as per the Terms of Reference, to submit a written submission to the public hearing for Bylaw No. 6004 (Migrant Agricultural Worker Accommodation Farm Bylaw) on behalf of the AAC based on the following comments from the committee for Council to consider:

- Canadian resident workers
- Long-term contract workers
- Cultural differences when grouping together for living purposes
- Alternatives for wastewater treatment (holding tanks)

CARRIED

F. WORK PROGRAM

1. Development of an agricultural outreach campaign

Deferred to next meeting.

The agenda order then resumed.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: Wednesday, May 22, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

The meeting terminated at 9:00pm.

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

MAYOR'S TASK FORCE ON THE LANGLEY REGIONAL AIRPORT

April 30, 2024 at 4:00pm
Salmon River Meeting Room
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

Present:
Mayor E. Woodward, Chair
Councillor T. Baillie
Councillor M. Pratt
J. Gerein
G. Guest
R. Reynolds

Staff:
C. Kooner, Director, Bylaw, Legal and Strategic Implementation
C. Konrad, Municipal Solicitor
C. Madill, Airport Manager
P. Sihota, Assistant Airport Manager
J. Crees, Airport Business Coordinator
M. Driedger, Manager, Strategic Implementation

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Mayor's Task Force on the Langley Regional Airport – April 30, 2024

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the Mayor's Task Force on the Langley Regional Airport approve the agenda and receive the agenda items of the April 30, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Mayor's Task Force on the Langley Regional Airport – April 2, 2024

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That the Mayor's Task Force on the Langley Regional Airport adopt the minutes of the April 2, 2024 meeting.
CARRIED

C. AGENDA ITEMS

1. Presentation on Leasing Principles

C. Konrad gave a presentation on leasing (Attachment A).

The following topics were covered:

- Property law principles
- Lease basics and obligations
- Chattels vs fixtures
- Ground vs building lease
- Leasehold improvements

2. Leasing Models Discussion

Task Force members discussed the leasing fees and the capital deficit at the airport.

The themes discussed included:

- The importance of aviation and the airport to the community and the country;
- The airport being revenue neutral from an operating perspective, but in a capital deficit;
- Potential opportunities for revenue sources other than property tax to address the long-term capital deficit, including a review of lease rates or structures while maintaining comparable rates within the region; and
- The potential need for the airport to maintain a net positive annual capital reserve contribution in order to plan for capital upgrades in the future.

Township staff noted that the Langley Regional Airport has not been a recipient of government grants to fund capital improvements, despite applications for funding.

D. COUNCIL REFERRALS

E. OTHER BUSINESS AND ITEMS FOR INFORMATION

F. NEXT MEETING

Date: May 23, 2024
Location: Salmon River Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 4:00pm

G. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That the Mayor's Task Force on the Langley Regional Airport now resolve into a Closed Meeting for discussion of the following item, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration
Item C.1 - Section 90(1) (e) Property
CARRIED

H. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the meeting terminate at 5:05pm.
CARRIED



Mayor's Task Force

Leasing Principles – April 30, 2024

YNJ LANGLEY REGIONAL AIRPORT

Township of Langley Est. 1873

tol.ca/ynj

Presenter

Christopher D. Konrad, Solicitor

Township of Langley
Legal Services
Bylaw, Legal and Strategic Implementation Division

Ph: 604-533-6134
E: ckonrad@tol.ca

- Note: The content on these slides is intended as general information only and should not be relied upon as legal advice. Readers should obtain their own up-to-date independent legal advice before making any decisions that affect their rights.

Leasing Principles

Outline

1. Property Law Principles.
2. Law.
3. Lease.
   a) What is a Lease?
   b) Bundle of Rights.
   c) Obligations.
4. Leasehold Improvements.
5. Types of Leases.
6. Leasehold Improvements (2.0).
7. Summary.
8. Questions.

Property Law Principles

What is property?

- Property: those things that we can own.
- Latin: *proprietas* or “ownership”.

- But, a legal concept of property offers a different perspective:
  Bundle of rights.
  Entitlements created by law enforceable against others.

  If there is no law, there is no property.

Property Law Principles

What is property?

- Bundle of rights.
  - Rights to:
    - possess, manage and control;
    - the income and capital;
    - transfer;
    - protection under law;

- But rights are not absolute.

Law

If there is no law, there is no property.

- As a colony of the British empire, British Columbia received the English common law*.
  - Freehold Estates:
    - fee simple: a time in the land without end;
    - fee tail: a time in the land as long as there are direct lineal descendants; (functionally extinct)
    - life estate: no time in the land longer than his own life.
  - Leasehold Estate.

- Property rights in land are four-dimensional (time).

* November 19, 1858 (S.2, *Law and Equity Act* [RSBC 1996] Ch. 253)

Lease

What is a Lease?

- Note: Residential tenancies are governed by the *Residential Tenancy Act*. Residential tenancy agreements are significantly prescribed by Provincial legislation.

- Commercial tenancies remain largely a creature of the common law.

    - The leases at the Langley Regional Airport are commercial in nature, therefore, this presentation refers to general principles of commercial tenancies.

Lease

What is a Lease?

- The Law of landlord and tenant is a composite of contract and property law principles;
- A Lease is:
  - a contract; and
  - the basis for an estate in land.

- A lease grants <u>exclusive occupation</u> of premises to a tenant for a period of time.
  - When a lease expires or terminates, the Landlord regains possession.
  - Landlord's right of possession is suspended during the tenancy.

Lease

Bundle of Rights (An estate in land)

- A lease transfers some of the rights in the bundle from the Landlord to the Tenant:
  - Tenant:
    - right to exclusive possession;
    - right to quiet enjoyment;
  - Landlord:
    - right to income (rent);
    - right to re-enter on default;

Lease

Obligations (Contractual terms)

- A lease confers contractual obligations on the Landlord and the Tenant. Must review the text of the Lease to determine specific contractual obligations.

  - Tenant:
    - to pay rent;
    - to pay taxes, charges and operating expenses;
    - to insure;
    - to repair and maintain the premises.

  - Landlord:
    - to insure.

Leasehold Improvements

Fixtures vrs Chattels

- Chattels: property that is moveable (all property which is not real estate).

- Fixtures: chattels which have become sufficiently attached to land may be transformed into a fixture, thereby forming part of the real estate.

    - Trade fixtures typically do not attach to the land and may be removed by the tenant.
    - For example: machines used by the business; signage specific to the business.

Leasehold Improvements

Fixtures vrs Chattels

- For example:

  The unlawful building of a house by A, with the bricks (chattels) of B, on the land of C, results in title to the bricks, as fixtures, residing in the freeholder, C.

  Gough v Wood & Co., [1894] 1 Q.B. 713 (C.A.) at 719

- John buys wood from Home Depot and builds a shed on Sam's land; Sam owns the shed.

Types of Leases

Ground Lease vrs Building Lease

- Building Lease:
    - a lease of (a portion of) a building;
    - landlord has acquired the building;
    - tenant may improve the premises to increase the utility of the premises (tenant improvements);
    - typically of shorter duration but may include option(s) to renew so that the tenant is able to reasonably amortize the expense of constructing the tenant improvements over the term of the lease;

Types of Leases

Ground Lease vrs Building Lease

- Building Lease:
    - Landlord responsible to repair or maintain major components of the building (structure, roof) and common areas;
    - tenant responsible for repair and maintenance of the leased premises;

    - at expiry, tenant delivers up vacant possession of the premises, including tenant improvements, (unless landlord requires restoration);

Types of Leases

Ground Lease vrs Building Lease

- Ground Lease:
    - a lease of unimproved lands (vacant land);
    - tenant may construct buildings (fixtures) and make improvements to increase the utility of the land;
    - often for long duration so that the tenant is able to reasonably amortize the expense of constructing the building over the term of the lease;
    - Landlord has no responsibility with regards to repair or maintenance of building;
    - at expiry, tenant delivers up lands and buildings;

Leasehold Improvements (2.0)

- Why require the tenant to give up improvements made at their expense?
    - Economic efficiency:
        - saves the tenant the cost of removing improvements and restoring the premises;
        - improvements may still have utility;

Leasehold Improvements (2.0)

- Why require the tenant to give up improvements made at their expense?
    - Property Law Principles:
        - chattels (improvements) becoming fixtures and, therefore, attaching to the property of the landlord upon expiry of the lease;
        - Bundle of rights;
            - Landlord's reversionary interest at expiry of lease.

Leasehold Improvements (2.0)

- Why require the tenant to give up improvements made at their expense?
    - Contract Law Principles:
        - specific clause(s) in the lease;
        - tenant’s obligations upon expiry of the lease;

Summary

Leases

- A leasehold estate is a grant of exclusive possession of premises by the Landlord to the Tenant for a period of time.
- Includes both of Property Law and Contract Law Principles.
- A transfer of a portion of the owner's bundle of rights.
- Fixtures: chattels which are attached to land may be transformed into a fixture and become part of the real estate.

Thank you!

Questions?



O.6

From: Shelley Werk <Shelley@prostatecanada.ca>
Sent: Wednesday, April 24, 2024 3:31 PM
To: INFO <info@tol.ca>; opsinfo <opsinfo@tol.ca>
Subject: [EXTERNAL] Light up in Blue for Prostate Cancer

Good afternoon,
September is Prostate Cancer Awareness month and Prostate Cancer Foundation Canada is asking landmarks across Canada to light up in blue for 1 day, 1 week or all month to raise awareness for the #1 cancer in men. In 2023 we had over 130 locations light up, we are hoping to get 175 this year.

If the Civic Facility has the infrastructure to light up as well as the Cole Harmony Bridge and any other landmarks you have that could light up. We would love for you to join us.

Thank you so much and have a great day!

Shelley Werk, ***Donor Relations***
#4 17918 55th Ave.
Surrey, BC V3S 6C8
p: 604-574-4012
p: 1-877-840-9173

Prostate Cancer Foundation BC
prostatecancerbc.ca

Prostate Cancer Support Canada
prostatecancersupport.ca

LIGHT UP IN BLUE FOR PROSTATE CANCER AWARENESS MONTH IN SEPTEMBER

YOU CAN HELP US RAISE AWARENESS FOR THE #1,
MOST DIAGNOSED CANCER IN CANADIAN MEN



LIGHT UP A LOCAL LANDMARK IN BLUE TO SHOW YOUR SUPPORT
1 DAY, 1 WEEK OR ALL MONTH

CONTACT: SHELLEY@PROSTATECANADA.CA

Prostate Cancer Foundation Canada

From: Wevergton Asao <civicinput@newmode.org>
Date: Monday, May 6, 2024 at 8:20 PM
To: Eric Woodward <ewoodward@tol.ca>
Subject: [EXTERNAL] Help us celebrate our faith!

Your Worship,

Christianity is the most followed religion in our country, with more than half of the Canadian population identifying as members of the Christian faith. The Canadian Charter of Rights and Freedoms even mentions God in its very first sentence. However, despite months being dedicated to Sikh, Islamic, Jewish and Hindu heritages, among others, there is no such recognition for the Christian faith in Canada.

I write to you today to request that the month of December be recognized by your municipality as Christian Heritage Month. This designation would provide an opportunity for Canadians of all backgrounds to appreciate and celebrate the positive impact of Christianity on our shared history.

We hope to have your support in this matter.

Sincerely,
Wevergton Asao
weverg@gmail.com
V2Y 0T2

2024 Capital Improvement and Community Grants

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.