REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, September 23, 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 – September 23, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held September 23, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – September 9, 2024

That Council adopt the Minutes of the Regular Council meeting held September 9, 2024.

C. DELEGATIONS

1. Hardip Singh
File 0550-07

Request by Hardip Singh, to appear before Council to discuss a noise bylaw exemption.

2. Vic Leach
File 0550-07

Request by Vic Leach, Pedestrian Safety Advocacy with Walkers' Caucus, to appear before Council to discuss pedestrian safety concerns for people with vision loss.

D. PRESENTATIONS

1. 216 Street Corridor

Presentation by staff regarding an update for the 216 Street corridor.

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100457 (Driediger Farms Ltd. / 7361 – 240 Street) Report 24-188

File CD 11-21-0022

That Council advise the Agricultural Land Commission that the subdivision application submitted by the owner(s) of the property located at 7361 – 240 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

2. Agricultural Land Commission Application No. 100461 (Township of Langley / 8834 – 252 Street and 25337 – 88 Avenue) Report 24-190

File CD 11-26-0025

That Council refer the non-farm use application by the Township of Langley for the Glen Valley Boat Launch Park planned improvements to the Agricultural Land Commission for consideration of approval pursuant to procedural requirements of the Agricultural Land Commission Act and applicable regulations.

3. Development Permit Application No. 101425 (Janda Group Holdings Inc. / 3100 – 272 Street) Report 24-187

File CD 13-20-0152

That Council authorize issuance of Development Permit No. 101425 to Janda Group Holdings Inc. for property located at 3100 – 272 Street subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's 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).

E. REPORTS TO COUNCIL

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 16 units to be provided as adaptable housing.
f. 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.

4. Development Permit Application No. 101357
(Langley Enterprises Ltd. / 20363 – 62 Avenue)
Report 24-186
File CD 08-11-0073

That Council authorize issuance of Development Permit No. 101357 to Langley Enterprises Ltd. for property located at 20363 – 62 Avenue subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”.
b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
c. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
d. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened.
e. 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).

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:

E. REPORTS TO COUNCIL

a. Completion of a Servicing Agreement with the Township to secure ultimate works and services in accordance with the Township's Subdivision and Development Servicing Bylaw.
b. On-site landscaping being secured by a letter of credit at the Building Permit stage.
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw.
d. Register a restrictive covenant pursuant to Section 219 of the Land Title Act limiting the access to the existing access on 62 Avenue with right in right out only movements.
e. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding onsite detention, biofiltration and infiltration systems.
f. Provision of a 3.5 m wide road right of way along the full frontage of 62 Avenue.
g. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
h. Payment of applicable building permit administration fees, Development Cost Charges and supplemental Development Permit application fees.

5. Election Candidate - Financial Disclosure
Report 24-194
File CA 0530-03

That Council consider and endorse one of the following:

1. That Council hereby petition the Province of British Columbia to pass or amend legislation to establish rules regarding blind trusts or to require additional financial disclosure for candidates for mayor or council.

OR

2. That Council establish a select committee pursuant to section 134 of the Community Charter which would allow the mayor to summon witnesses for examination under oath.

6. 2024/25 Disaster Risk Reduction –
Climate Adaptation Funding Program
Report 24-184
File ENG 1855-35

That Council authorize an application to the 2024/2025 Union of British Columbia Municipalities Disaster Risk Reduction – Climate Adaptation Funding program for $150,000 of funding to complete design for Slope Stability in the 23700 block of 56 Avenue.

E. REPORTS TO COUNCIL

That Council authorize an application to the 2024/2025 Union of British Columbia Municipalities Disaster Risk Reduction – Climate Adaptation Funding program for $150,000 to implement a Slope Stability Monitoring Program.

7. 2024 ICBC Road Improvement Grants
Report 24-183
File ENG 1855-50

That Council direct staff to apply for additional funding from Insurance Corporation of British Columbia's Road Improvement Grant Program and apply to projects listed in the report totalling $177,000.

8. Cricket Pitch Options
Report 24-189
File FCP 0810-30

That Council approve $31,000 from Capital Projects Reserve for the development and installation of the base for a cricket bowling pitch at Bell Park.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100286 and Development Permit Application No. 101391 (Langley Properties / 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue)
Bylaw No. 6055
Bylaw No. 6056
Report 24-192
File CD 08-14-0237

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Properties) Bylaw No. 6056 rezoning 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zone CD-206 and CD-207 to facilitate the development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

F. BYLAWS FOR FIRST AND SECOND 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 along 206 Street (including amenity feature), 207 Street (including enhanced sidewalks), 67 Avenue (including greenway), 68 Avenue (including enhanced sidewalk) and roundabouts at the intersections of 68 Avenue and 206 Street and at 68 Avenue 207 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and Northeast Gordon Estate Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the north side of 67 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Completion of a road closure bylaw for the portion of 67 Avenue cul-de-sac bulb between 206 Street and 207 Street.
5. Registration of a statutory right-of-way over the portion of the 67 Avenue cul-de-sac bulb that is subject to a road closure bylaw until such time as 67 Avenue and associated greenway are constructed to the full standard.
6. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
7. Consolidation of the lands to facilitate the townhouse and apartment properties, including completion of a lot line adjustment between 20738 and 20750 – 68 Avenue to facilitate the full future Blue Link.
8. Design and construction of the west half of the Blue Link on proposed Lot 6 including interim pedestrian route via statutory right-of-way to connect the Blue Link to 207 Street.
9. Registration of a statutory right-of-way on proposed Lot 6 for the purpose of accommodating the Blue Link.
10. 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).
11. Registration of restrictive covenants acceptable to the Township:
    a. restricting development of the townhouse portion of the site until a Development Permit is issued
    b. prohibiting access to 206 Street
    c. prohibiting clearing of the proposed townhouse lot (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)
    d. identifying the units (5% of townhouse units and 10% of apartment units) required in accordance with the

F. BYLAWS FOR FIRST AND SECOND READING

Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan

e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
f. 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

12. Registration of statutory rights-of-ways for the purpose of a public pedestrian corridor over the townhouse portion of the site and proposed Lot 5 connecting 206 Street to 207 Street.
13. Registration of a cross access easement between the townhouse site and proposed Lot 5 for the purpose of providing joint access to 68 Avenue.
14. Dedication and construction of a 0.25 ac Urban Green between 67 and 68 Avenue.
15. Finalization of the architectural and landscape plans.
16. Compliance with the Community Amenity Contributions Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
17. 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 (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055 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 at time of final reading of Rezoning Bylaw No. 6056 authorize issuance of Development Permit No. 101391 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans included in Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

F. BYLAWS FOR FIRST AND SECOND READING

d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments.
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. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6055 and 6056.

Explanation – Bylaw No. 6055

Bylaw No. 6055 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate a portion of properties at 20615 and 20636 – 67 Avenue to Multi Family and increasing the site specific permitted density to 2.02 FSR and the permitted height to six storeys to facilitate development of approximately 509 apartments and 99 townhouses townhouses.

Explanation – Bylaw No. 6056

Bylaw No. 6056 rezones approximately 4.64 ha (11.47 ac) of land located at 20615, 20643, and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714, and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and ground-floor commercial uses.

F. BYLAWS FOR FIRST AND SECOND READING

2. Official Community Plan Amendment Application No. 100230 (Sidhu / 24281 Fraser Highway)
Bylaw No. 6033
Report 24-182
File CD 10-27-0073

That Council consider first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033 amending the Official Community Plan and Rural Plan to redesignate the site from Rural to Industrial, and to amend the Rural Plan Small Farms / Country Estate land use designation to allow industrial uses on a site specific basis, and designate the site "Development Permit Area 'B' – Rural Commercial/Industrial" subject to the following development prerequisite being satisfied to the acceptance of the Township of Langley, prior to final reading:

1. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033 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 (at the time of third reading of Bylaw No. 6033) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy.

That Council authorize staff to schedule the required Public Hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033.

Explanation – Bylaw No. 6033

Bylaw No 6033 amends the Official Community Plan and Rural Plan by adding provisions to the "Small Farms / Country Estates" designation to accommodate industrial uses on a site specific basis at 24281 Fraser Highway and includes the site as a mandatory Development Permit Area.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Construction Sound Exemptions – Community Standards Bylaw
Bylaw No. 6050
Report 24-193
File PLI 3900-25

That Council give first, second, and third reading to Community Standards Bylaw 2019 No. 5448 Amendment Bylaw No. 6050.

Explanation – Bylaw No. 6050

Bylaw 2024 No. 6050 amends the Community Standards Bylaw 2019 No. 5448 to increase the hours of construction on Saturday, reduce the required number of days for which noise exemption applications are to be received and reduce the timeline for the approval process for construction sound exemption applications.

2. Tree Protection Fees and Charges Bylaw Amendment
Bylaw No. 6045
Report 24-195
File PLI 6300-01

That Council give first, second and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6045.

Explanation – Bylaw No. 6045

Bylaw 2024 No. 6045 amends the Fees and Charges Bylaw 2007 No. 4616 to add new fees to Schedule 15 to impose a fees and penalty structure for the removal of trees without a valid tree removal permit being issued.

3. 2025 Permissive Tax Exemptions
Bylaw No. 6058
Report 24-185
File FIN 1970-04-01

That Council give first, second and third reading to Permissive Tax Exemption Bylaw No. 6058.

Explanation – Bylaw No. 6058

Bylaw No. 6058 provides for permissive tax exemptions that the Council of the Township of Langley deem desirable to exempt under the Community Charter.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Temporary Borrowing Bylaws
(Civic Infrastructure Phase 2 Loan,
Smith Athletic Park Site Loan,
Smith Athletic Park Detention Works Loan and
Smith Athletic Park Development Loan) and
Municipal Security Issuing Resolution
Bylaw No. 6064
Bylaw No. 6065
Bylaw No. 6066
Bylaw No. 6067
Report 24-191
File FIN 1760-30

That Council give first, second, and third reading to Temporary Borrowing (Civic Infrastructure Phase 2 Loan) Bylaw No. 6064 towards the estimated cost of constructing the Civic Infrastructure Phase 2 capital project.

That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Site Loan) Bylaw No. 6065 towards the estimated cost of Smith Athletic Park Site preparation capital project.

That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Detention Works Loan) Bylaw No. 6066 towards the estimated cost of the Smith Athletic Park Detention Works capital project.

That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Development Loan) Bylaw No. 6067 towards the estimated cost of the Smith Athletic Park Development capital project.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $29,918,765 as authorized through Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $19,696,970 as authorized through Smith Athletic Park Site Loan Authorization Bylaw No. 5998.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $6,092,929 as authorized through Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $30,596,970 as authorized through Smith Athletic Park Development Loan Authorization Bylaw No. 6000.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Metro Vancouver Regional District be requested to consent to our borrowing of $29,918,765 as authorized through Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $19,696,970 as authorized through Smith Athletic Park Site Loan Authorization Bylaw No. 5998 over a twenty-five (25) year term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $6,092,929 as authorized through Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 over a twenty-five (25) year term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $30,596,970 as authorized through Smith Athletic Park Development Loan Authorization Bylaw No. 6000 over a thirty (30) year term and include the borrowing in their security issuing bylaw.

Explanation – Bylaw No. 6064

Bylaw No. 6064 provides for temporary borrowing pending the issuance of debenture securities to complete Civic Infrastructure Phase 2 Capital Works, in the amount of $29,918,765 pursuant to Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991.

Explanation – Bylaw No. 6065

Bylaw No. 6065 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Site Preparation Capital Works, in the amount of $19,696,970 pursuant to Smith Athletic Park Site Loan Authorization Bylaw No. 5998.

Explanation – Bylaw No. 6066

Bylaw No. 6066 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Detention Works Capital Project, in the amount of $6,092,929 pursuant to Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999.

Explanation – Bylaw No. 6067

Bylaw No. 6067 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Development Capital Works, in the amount of $30,596,970 pursuant to Smith Athletic Park Development Loan Authorization Bylaw No. 6000.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Williams Neighbourhood Plan Update
Bylaw No. 5799
Report 24-120
File CPP LRP00012

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

Explanation – Bylaw No. 5799

Bylaw No. 5799 amends the Willoughby Community Plan by incorporating the Williams Neighbourhood Plan and related and consequential amendments to land use of the Willoughby Community Plan.

Clerk's Note: Bylaw No. 5799 was amended at the September 9, 2024 Regular Council meeting.

Should Council grant final reading to the Williams Neighbourhood Plan, the following recommendation for the accompanying policy may also be considered:

That Council adopt the Willoughby Greenway Amenity Policy No. 07-234, as amended.

J. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has directed reconsideration of the following item from the September 9, 2024 Regular Meeting of Council in accordance with Section 131 of the Community Charter:

1. Use of Township of Langley Personnel within Campaign Advertising

Be it resolved that Council hereby amends Council Policy 01-025 Code of Ethics, Conduct, Confidentiality, and Conflict of Interest for Council Members and Appointees as follows:

1. Section 3.1.1.6 be updated to read: "not use public resources that are not available to the public in general, such as equipment, or supplies, for personal gain or election campaigning purposes, including any and all assets provided by and paid for by Township of Langley taxpayers."; and

J. ITEMS FROM PRIOR MEETINGS

2. A new Section 3.1.1.8 be added to read: “to ensure that there is no perception of support by the Township of Langley for a sitting member of Council campaigning for local, provincial or federally elected office, the use of Township of Langley management, staff, firefighters, and RCMP Detachment members in paid political advertising is strictly prohibited, unless express written permission is obtained from the individual(s) prior to.”

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **16 Avenue Corridor Update**
   Memorandum – Engineering Division
   File 5260-26-10

2. **Hudson Bay Street S-Curve Safety Improvements Update**
   Memorandum – Engineering Division
   File 5460-04

3. **British Columbia Air Access Program Funding for Fuel Pumps**
   Memorandum – Engineering Division
   File 1855-35

4. **Relocation of Canadian Museum of Flight Conair Tracker**
   Memorandum – Engineering Division
   File 0870-05

5. **Aldergrove Twilight Drive-In Theatre**
   Memorandum – Municipal Administration Division
   File 6750-01

6. **Heritage Advisory Committee**
   Minutes – September 4, 2024
   File 0540-20

N. FOR INFORMATION

7. Recreation, Culture, and Parks Advisory Committee
Minutes – September 11, 2024
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

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

1. Protective Services Exemptions for Matsqui, Katzie and Kwantlen First Nations

Whereas:

1. The Township of Langley provides annual permissive tax exemptions for qualifying charitable and non-for-profit organizations, churches and heritage properties;

2. In 2023, those exemptions totalled $1,396,860, and for 2024 were estimated to be $1,470,697, as outlined within Report to Council 23-177, dated September 11, 2023; and

3. These exemptions are provided on the basis of "good will" objectives of partnership, equity and overall public benefit that equally apply to partnership with First Nations and others levels of government;

Therefore be it resolved that Council directs staff to report to Council with the process and requirements for the Township of Langley to provide exemptions from collection for Protective Services within applicable service agreements for the Matsqui, Katzie and Kwantlen First Nations to run concurrently with and up to a maximum amount consistent with and provided for within Permissive Tax Exemption Bylaw No 6058, if so approved by Council.

2. Traffic Calming Options for Gloucester Industrial Estates

Be it resolved that Council directs staff to report to Council with potential options for its consideration to install traffic calming and/or other anti-racing measures within Gloucester Industrial Estates with minimal disruption to larger trucks, focused on, but not necessarily limited to, 272 Street, 275 Street and Gloucester Way.

P. OTHER BUSINESS

3. Provincial and Regional Property Tax Statement Separation

Whereas:

1. Provincial and regional property taxation authorities — BC Assessment, Metro Vancouver, Municipal Finance Authority, Translink and the Ministry of Education — comprise a significant portion of the total applicable property taxes collected by the Township of Langley on their behalf; and

2. There can be significant confusion amongst property taxpayers that the Township of Langley is not responsible for these amounts and the often significant annual increases levied by other entities and the Province of British Columbia;

Therefore be it resolved that Council directs staff to report to Council regarding the separation of the regional and provincial property taxing authorities onto a separate property tax statement and invoice beginning within the 2025 taxation year.

That this contemplated second property tax statement and invoice clearly indicate: (1) the responsibility of the respective regional and provincial property taxing authorities for the amounts required be paid therein; and (2) that the Township of Langley is the property taxation collection agency only, with no responsibility for nor control over the property taxation amounts that applicable external authorities have chosen to levy.

That staff review the additional, potential line item categories that an exclusive Township of Langley property tax statement could and shall include, beginning within the 2025 taxation year, and further

That these changes in policy, if so endorsed by Council, be added to Council Policy 03-842 Budget Directives or outlined within a new Property Tax Statement Council Policy, for Council's consideration.

4. Potential Reform of Township of Langley Animal Control

Be it resolved that Council directs staff to report to Council with draft bylaw and agreement amendments for Council to consider animal control services be potentially provided directly by the Township of Langley Bylaw Department, considering:

1. a commitment to the Langley Animal Protection Society for it to continue to provide animal shelter services exclusive to Township of Langley residents and taxpayers;

2. improved service levels for residents with deceased pets or deceased lost or stray animals; and

P. OTHER BUSINESS

3. an expansion of the current spay and neuter program, exclusive to Township of Langley residents.

That staff report to Council with draft bylaw amendments for Council to consider streamlining, multi-year options and improvements to dog licensing, and further

That staff report to Council with a review of the capital improvements, renewal or additions that may be necessary within 10-15 years to ensure quality and sufficient animal control and sheltering service levels are maintained as the Township of Langley continues to grow.

5. Expensed Mileage for Regional Meetings with Additional Renumeration

Be it resolved that Council hereby amends Council Remuneration Council Policy #01-117 adding within section 3.3.1 after “Employee Expense Reimbursement Form” the following: “excluding travel to regional meetings where renumeration is additionally provided.”

Councillor vanPopta presented the following Notices of Motion within the deadlines according to Council’s policy:

6. Pedestrian and Active Transportation Safety within the Salmon River Uplands

Whereas:

1. Pedestrian, student and cycling safety within the Salmon River Uplands is an ongoing concern, specifically for connections to DW Poppy Secondary and local elementary schools for parents and students; and

2. Increasing traffic and travelling speeds along 56 Avenue to and from Highway #1 is an ongoing concern expressed by many residents of the Salmon River Uplands area;

Therefore be it resolved that Council directs staff to report to Council with reviews of:

1. existing state of the pedestrian and active transportation infrastructure within the Salmon River Uplands linking applicable residential areas to Brown Park, DW Poppy Secondary School, Peterson Road and North Otter Elementary schools;

2. ICBC collision data to identify areas within a higher frequency of collisions and potential improvements that may be possible; and

P. OTHER BUSINESS

3. the increasing use of and vehicle speeds along 56 Avenue from 256 Avenue to 232 Avenue with potential options to address resident concerns to reduce vehicle speed and improve pedestrian and active transportation safety.

7. Improvements to the Walnut Grove Off-Leash Dog Park

Be it resolved that Council directs staff to report to Council with potential additions, renovations and improvements for the Walnut Grove Dog Off-Leash Park, otherwise known as the Port Kells Substation Off-Leash Dog Park in Walnut Grove.

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

8. Single Stair Egress Revision to the BC Building Code

Whereas:

1. The Province of BC has updated the BC Building Code (BCBC) to remove the code requirement for a second egress exit stairway in buildings up to six storeys in height;

2. Two stairways within multi-family apartment buildings supports faster evacuation, provides for an additional egress option if one is compromised, and enables a greater range of emergency response and firefighting strategies;

3. The British Columbia Professional Fire Fighters' Association and the Greater Vancouver Fire Chiefs' Association have expressed concerns with the impacts of this decision on firefighting, firefighter safety and impacts on public safety, and with the process used by the Ministry of Housing and the Province of BC to bypass the established national code development and amendment process.

Therefore be it resolved that Council endorses a letter to be sent to the BC Minister of Housing requesting that the implementation of the changes to the BC Building Code to allow for single degrees stairways within multi-unit apartment buildings be paused and deferred until safety considerations can be reviewed, and proper consultation with the Fire Chiefs Association of BC and the BC Professional Fire Fighters can be completed, and further

That the letter include a request that the Province of British Columbia recommit to following standard national and local building code amendment processes respecting the safeguards provided by that process.

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

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

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, September 9, 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, M. Pratt, R. Rindt and M. vanPopta

D. Anderson, C. Kooner, S. Nam, A. Ruhl, and J. Winslade

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – September 9, 2024

Moved by Councillor Ferguson,
Seconded by Councillor vanPopta,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held September 9, 2024, as amended.
CARRIED

Clerk's Note: Item C.2 was removed from the agenda.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – July 15, 2024

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

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – July 15, 2024

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Public Hearing meeting held July 15, 2024.
CARRIED

C. DELEGATIONS

1. David Jonsson
File 0550-07

David Jonsson appeared before Council to request covered spaces for youth to skateboard and scooter. He commented that during the rainy months, skateboarders are reduced to skateboarding in parking garages and unsanctioned covered areas. This causes property damage and potential danger to the skateboarder and others. He noted that a cover would also provide shade during the hot, summer months. He asked Council to consider building a covered skatepark in the Township.

2. Justin Wood
File 0550-07

Delegation withdrawn.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100456 (Twin D Farms Ltd. / 1319 – 248 Street) Report 24-169
File CD 10-10-0004

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council advise the Agricultural Land Commission that the subdivision application and road dedications submitted on behalf of the owners of the property located at 1319 – 248 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-2 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

E. REPORTS TO COUNCIL

2. Telecommunication Tower Application No. 000011
(Rogers / Cypress Land Services / 27545 – 51A Avenue)
Report 24-170
File CD 14-05-0046

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council advise Innovation, Science and Economic Development Canada that it does not object to Cypress Land Services' application to construct a 35.0 m (114.8 ft) high telecommunication tower and accessory compound at 27545 – 51A Avenue.
CARRIED

3. Official Community Plan Update
Terms of Reference
Report 24-171
File CPP LRP00026

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council endorse the draft Terms of Reference for the Official Community Plan Update (Attachment A).

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Official Community Plan Update Terms of Reference be deferred to the October 21, 2024 Regular Council Meeting.
CARRIED

4. Langley Regional Airport Governance Review
Terms of Reference Endorsement
Report 24-173
File ENG 8400-01

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council endorse the Terms of Reference for the Langley Regional Airport Governance Review in the form presented substantially as Attachment A to this report.

That Council authorize $32,500 from the Airport Reserve for the Langley Regional Airport Governance Review.
CARRIED

E. REPORTS TO COUNCIL

5. Langley Regional Airport 2045 Terms of Reference Endorsement
Report 24-172
File ENG 8400-01

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council endorse the Terms of Reference for the Langley Regional Airport 2045 Strategic Plan in the form presented substantially as Attachment A to this report.

That Council authorize $74,000 from the Airport Reserve for the development of the Langley Regional Airport 2045 Strategic Plan.
CARRIED

6. Housing Accelerator Fund
Report 24-168
File ENG 1855-35

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council authorize an application to Canada Mortgage and Housing Corporation's Housing Accelerator Fund.
CARRIED

7. 2024 Province of BC Disaster Resilience & Innovation Funding Program
Report 24-175
File ENG 1855-35

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize an application to the 2024 Province of BC Disaster Resilience & Innovation Funding program for $900,000 of funding for Stream 1 – Foundational & Non-Structural Projects.

That Council authorize an application to the 2024 Province of BC Disaster Resilience & Innovation Funding program $14,750,000 of funding for Stream 2 – Structural Projects.
CARRIED

8. Capital Request – Lane Closure North of 80 Avenue at 212 Street
Report 24-176
File ENG 5460-04-20-053

Moved by Mayor Woodward,
Seconded by Councillor Pratt,

E. REPORTS TO COUNCIL

That Council authorize the use of up to $25,000 from the Capital Project Reserve for the implementation of Option 3, a locked gate including ancillary works with future development works as outlined in the report.
CARRIED

9. Capital Request – Smith Neighbourhood Detention and Associated Storm Works
Report 24-178
File ENG 5330-21-87

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council approve the use of $25,723,750 for land and construction of Pond 7B and associated works for the Smith Neighbourhood Plan, funded $19,561,014 from external debt, $986,976 from Capital Projects Reserve, $2,298,700 Land Reserve, $2,476,750 internally borrowed from Prior Year Surplus, and $400,310 from Greenway Amenity Reserve.

That Council revise the previously approved capital project for Smith Athletic Park Detention Works from $9,292,929 to $6,092,929 funded by Borrowing Bylaw No. 5999.
CARRIED

10. Capital Request – Smith Neighbourhood Road Works
Report 24-177
File ENG 5330-23-160

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve the use of $12,840,000 for the construction of 208A Street and 76 Avenue for the Smith Neighbourhood Plan, funded $11,706,442 from external debt, $106,358 from Capital Projects Reserve, $677,952 from Water DCC, $338,976 from Sewer DCC, $6,848 from Water Capital Works, and $3,424 from Sewer Capital Works.

That Council approve an additional $6,634,000 for the land and construction of the 212 Street Connector from 208 Street to 210 Street for the Smith Neighbourhood Plan, funded $5,772,642 from external debt, $6,431 from Capital Projects Reserve and $854,927 from Water Capital Works.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. 212 Street Civic Infrastructure Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6054
Report 24-181
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to 212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054 for the purpose of borrowing funds in the amount of $5,830,952 for the Construction of 212 Street Civic Infrastructure within the 2025-2029 Capital Program.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for 212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054 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, January 9, 2025 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

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

2. 208A Civic Infrastructure Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6053
Report 24-180
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first, second and third reading to 208A Civic Infrastructure Loan Authorization Bylaw No. 6053 for the purpose of borrowing funds in the amount of $11,824,689 for the Construction of 208A Civic Infrastructure within the 2025-2029 Capital Program.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for 208A Civic Infrastructure Loan

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Authorization Bylaw No. 6053 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, January 9, 2025 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

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

3. Smith Neighbourhood Storm Works Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6052
Report 24-179
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052 for the purpose of borrowing funds in the amount of $19,758,600 for the Construction of Smith Neighbourhood Storm Works within the 2025-2029 Capital Program.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052 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, January 9, 2025 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

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.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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*.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the amortization period be amended to 25 years.
CARRIED

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

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

1. Rezoning Application No. 100757 (1485767 BC Ltd. / Wonder and Grow Learning Center / B150 and B155, 20487 – 65 Avenue)
Bylaw No. 6041
Report 24-167
File CD 08-14-0241

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041 amending Comprehensive Development Zone CD-103 to add group children's day care as a site-specific permitted use.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Rezoning Application No. 100757 (1485767 BC Ltd. / Wonder and Grow Learning Center / B150 and B155, 20487 – 65 Avenue) be deferred to the October 7, 2024 Regular Council Meeting.
CARRIED

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION

1. Williams Neighbourhood Plan Update
Bylaw No. 5799
Report 24-120
File CPP LRP00012

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give **THIRD** reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

AMENDMENT #1
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the first sentence, second paragraph under "Section 6.3 Schools" be replaced with:

"The Langley School District has developed a Long-Term Facilities Plan which covers a 10-year planning horizon and is reviewed annually and a full update approximately every 5 years to align with municipal community and neighbourhood reviews."
CARRIED

AMENDMENT #2
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Policy 3 for Medium Density Apartment and High Density Apartment be amended to read as follows:

"Design, orient and site buildings to improve and provide for passive and active solar building design, including the application of solar (photovoltaic) panels, if applicable. If used, the ridge of pitched roofs should orient east-west to position the largest portion of the roof directly south to maximize all-season solar sequestration."
CARRIED

AMENDMENT #3
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That a Policy 3 be added to Civic Institutional Policies to read as follows:

"Provide a municipal operations centre at a size of approximately 8 to 15 acres (3.24 to 6 hectares)".
CARRIED

Councillor Kunst opposed

AMENDMENT #4
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Policy 3 within Section 11.2.1 be deleted, existing Section 11.2.3 be renumbered to 11.2.2, and a new Section 11.2.2 be added titled "11.2.2 Civic Institutional Uses in Employment District" to read:

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION

"Prior to Council's consideration of third reading of a Zoning Bylaw amendment in the Employment District in this Plan, secure lands for Civic Institutional as outlined in Section 5.8, prior to rezoning of lands that have not received third reading."
CARRIED

Councillor Kunst opposed

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

Councillor Kunst opposed

J. BYLAWS FOR FINAL ADOPTION

1. Highway and Traffic Bylaw and Bylaw Notice Enforcement Bylaw Amendments – Commercial Vehicle Program
Bylaw No. 6029
Bylaw No. 6030
Report 24-155
File ENG 3900-02

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Highway and Traffic Bylaw 2010 No. 4758 Amendment Bylaw No. 6029", and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6030".
CARRIED

2. Temporary Borrowing Bylaws (Jericho Water Booster Station Loan, Civic Infrastructure Loan, Yorkson Community Park Loan and Ice and Dry Arenas Loan) and Municipal Security Issuing Resolution
Bylaw No. 6035
Bylaw No. 6036
Bylaw No. 6037
Bylaw No. 6038
Report 24-141
File FIN 1760-30

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give final reading to "Temporary Borrowing (Jericho Booster Station Loan) Bylaw No. 6035",

J. BYLAWS FOR FINAL ADOPTION

"Temporary Borrowing (Civic Infrastructure Loan) Bylaw No. 6036",

"Temporary Borrowing (Yorkson Community Park Loan) Bylaw No. 6037", and

"Temporary Borrowing (Ice and Dry Arenas Loan) Bylaw No. 6038".
CARRIED

3. 2024 Development Cost Charges
Bylaw Amendment
Bylaw No. 6024
Report 24-158
File CD BA000048

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to "Langley Development Cost Charges Bylaw No. 5897 Amendment Bylaw No. 6024".
CARRIED

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

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council give final reading to "Strategic Land Loan Authorization Bylaw No. 6011".
CARRIED

K. ITEMS FROM PRIOR MEETINGS

1. 200 Street 2040
Report 24-151
File CPP LSP00020

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council endorse the vision and policy recommendations in *200 Street 2040: Transit-Oriented Development Vision, Feasibility, and Implementation Study* (Attachment B) to guide transformation of 200 Street into a rapid transit growth corridor and to use this study as an interim policy guide for the review of development applications within the 200 Street corridor until such time as existing Township plans and policies are updated.

That Council direct staff to report back with an implementation strategy for advancing the study's policy recommendations including required

K. ITEMS FROM PRIOR MEETINGS

amendments to Township plans and policies and a new development permit area designation for transit-oriented development.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That 200 Street 2040 be referred back to staff to:

1. remove the Market Assessment and Generalized Pro Forma Assumptions section and consider them for a separate report to council or other document, if applicable;
2. align the proposed locations for Bus Rapid Transit station locations with TransLink, including confirming one at 200 Street and 86 Avenue;
3. align renderings and land uses proposed with existing conditions not expected to be the subject of redevelopment before 2040; and
4. reduce the proposed densities to include a greater variety of housing types, especially beyond 400m of 200 Street.

AMENDMENT
Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That the Referral be amended to include the following:

- To include commercial on 76 Avenue between 200 Street and 201 Streets.

CARRIED

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the Referral be amended to include the following:

- Remove commercial frontages from institutionally-zoned properties on 72 Avenue.

CARRIED

REFERRAL, AS AMENDED
The question was called on the Referral, as amended, and it was
CARRIED

2. Potential Pedestrian Improvements for 88 Avenue and 208 Street

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council direct staff to report to Council with potential option(s) for an updated, pedestrian-oriented design for the intersection of 88 Avenue and 208 Street in Walnut Grove that includes, but is not necessarily limited to, the removal of slip lanes for pedestrian safety, to

K. ITEMS FROM PRIOR MEETINGS

potentially be completed concurrently with the 216 Street corridor upgrades, if so approved by Council to proceed.
CARRIED

L. MAYOR AND COUNCIL REPORT

Mayor Woodward reported that he attended the Langley Cruise-In which was a successful event and further that he attended a Ride-Along with the RCMP the night before to observe some of the safety issues.

Councillor Baillie reminded everyone to remember 9/11.

Councillor Pratt reported that he attended Willoughby Dayz.

Councillor Ferguson reported that he attended many community events over the summer. Her further suggested that Mayor and Council send a letter of congratulations to any Langley athletes who participated in the Olympics in Paris.

Councillor Kunst reported that she attended the Golf Tournament to raise funds for KidSport.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item was brought forward from the July 15, 2024 Closed Council meeting for public information:

1. Accessibility Committee Selection
Report C24-20
File CPP LSP00018

That Council appoint the following community members to the Accessibility Committee:

Zosia Ettenberg
Michele Damjanovic
Melissa Mykle
Jacqueline Bay
David Lyons-Black
Louella Vincent
Adam Taylor
Graham Koshman
Sherry Baker
Heidi Feenstra

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

CARRIED

Section 90(1) (a) Personnel

O. FOR INFORMATION

1. **Provincial Housing Legislation for Small-Scale Multi-Unit Housing**
   Memorandum – Community and Policy Planning Division
   File LRP00026

2. **Train Whistle Cessation at Grade Railway Crossings**
   Memorandum – Engineering Division
   File 5400-16-004

3. **52 Avenue Speed Humps**
   Memorandum – Engineering Division
   File 5460-40-20-001

P. MOTIONS ARISING FROM INFORMATION

Q. OTHER BUSINESS

1. Township of Langley MFA Debt Redemptions 2025/2026

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

1. The Township of Langley has multiple MFA debt issuance and bylaws serviced from Universal Services and/or User Utilities with the financial ability to redeem them earlier than their ultimate maturity;

2. The Municipal Finance Authority has indicated an ability and willingness to consider some earlier redemptions without penalty, if they are able to do so; and

3. Early redemption of MFA debt service by Universal Services supported by property taxes or by user utilities that can support repayment is generally desirable and a sound financial consideration.

Therefore be it resolved that Council hereby pre-approves the early redemption of Township of Langley external MFA debt within Issues 110, 116 and 151 as follows:

Q. OTHER BUSINESS

1. $2,754,067 within the Sewer Utility for Sewer Works, maturing April 8, 2025;
2. $583,214 within Universal Services for Stormwater Capital Works, maturing April 8, 2025;
3. $1,507,986 within Universal Services for McLeod Athletic Park, maturing June 1, 2025; and
4. $742,626 within Universal Services for Drainage Works, maturing April 4, 2026.

That the above redemptions be confirmed with the Municipal Finance Authority and included within the 2025-2029 Five Year Financial Plan; and further

That the above redemptions be funded from the Sewer Utility Capital Works and Prior Year Surplus.
CARRIED

2. Use of Township of Langley Personnel within Campaign Advertising

Moved by Councillor Baillie,
Seconded by Mayor Woodward,
Be it resolved that Council hereby amends Council Policy 01-025 Code of Ethics, Conduct, Confidentiality, and Conflict of Interest for Council Members and Appointees as follows:

1. Section 3.1.1.6 be updated to read: “not use public resources that are not available to the public in general, such as equipment, or supplies, for personal gain or election campaigning purposes, including any and all assets provided by and paid for by Township of Langley taxpayers.”; and

2. A new Section 3.1.1.8 be added to read: “to ensure that there is no perception of support by the Township of Langley for a sitting member of Council campaigning for local, provincial or federally elected office, the use of Township of Langley management, staff, firefighters, and RCMP Detachment members in paid political advertising is strictly prohibited, unless express written permission is obtained from the individual(s) prior to.”

CARRIED

Councillor Kunst opposed

3. Valley West Stampede Society

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
Be it resolved that Council authorize $15,000 from Council Contingency to the Valley West Stampede Society towards the Valley West Stampede for 2024, one-time, due to the Provincial Government’s grant denial for 2024.
CARRIED

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) (a) Personnel
Item E.2 - Section 90(1) (c) Labour Relations
Item E.3 - Section 90(1) (e) Property
Item E.4 - Section 90(1) (e) Property, (k) Negotiations
Item G.1 - Section 90(1) (g) Legal
Item G.2 - Section 90(1) (g) Legal
Item G.3 - Section 90(2) (b) Intergovernmental Relations
Item G.4 - Section 90(1) (i) Solicitor-Client Privilege
Item G.5 - Section 90(1) (a) Personnel
Item I.1 - Section 90(1) (b) Personal
Item I.2 - Section 90(1) (g) Legal
Item I.3 - Section 90(1) (g) Legal

CARRIED

S. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the meeting terminate at 2:33pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Hardip Singh
Date: Tuesday, August 13, 2024 3:12:24 PM

Please note the following response to Delegation Requests has been submitted at Tuesday August 13th 2024 3:11 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  9/23/2024
- **Name of delegate or organization wishing to appear**
  Hardip Singh
- **Topic**
  Noise By-Law Exemption
- **Purpose of presentation**
  Other
- **for other, describe here:**
  Amendment
- **Desired resolution**
  Amendment of By-Law Exemption Noise
- **Full name**
  Hardip Singh
- **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 Vic Leach
Date: Sunday, September 15, 2024 4:33:12 PM
Attachments: WC-TofL-Ltr Scan 09-13-24.pdf

Please note the following response to Delegation Requests has been submitted at Sunday September 15th 2024 4:28 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  9/23/2024

- **Name of delegate or organization wishing to appear**
  Walkers' Caucus - Vic Leach and Delegation will include blind people who live in Township of Langley

- **Topic**
  Pedestrian Safety Concerns for People with Vision Loss: 1.) Curb ramp definition; 2.) Curb ramp design; and 3.) Accessible Pedestrian Signals – a.) Sounds: i.) Locator and ii.) Crossing; b.) Locations; and c.) Positioning.

- **Purpose of presentation**
  Other

- **for other, describe here:**
  Changes to improve pedestrian safety

- **Desired resolution**
  With the population of Township of Langley at 150,000 in 2024, this would indicate that there are about 450 people who live here with severe vision loss (20/200 or less or with 20 degree of vision or less). There are about 16,800 blind people living in BC in 2024. When there are inconsistencies in design and construction at crosswalks near moving motor vehicles the potential for injury, or death, increases exponentially.

  Define “curb ramp” in Traffic Bylaw as “smooth, graded transition between sidewalk and the road”.

  Design & construct each “curb ramp” to lead directly to centre of crosswalk. If there are 2 crosswalks from 1 corner, there should be 2

"curb ramps" and a raised curb to be in between to prevent vehicles going onto "curb ramp" or misdirecting blind people from going to centre of intersection.

When purchasing and installing Accessible Pedestrian Signals with pedestrian buttons, ensure there is both a locator sound and crossing sound that can be adjusted for ambient sound, such as traffic or construction.

When installing pedestrian buttons for Accessible Pedestrian Signals, ensure they are placed on the same pole and each facing their respective street (not away from the street.) Preferably the pole will be within 2 meters from the "curb ramp".

- **Full name**
  Vic Leach
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Fax**
  N/A
- **Alternate Phone**
  N/A
- **I would like to attach a presentation or additional information for Council**
  Yes
- **File upload**
  1. WC-TofL-Ltr Scan 09-13-24.pdf [817.5 KB]

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



W: walkerscaucus.ca; E: info@walkerscaucus.ca

September 13, 2024

Att'n: Mayor and Council

Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

Dear Mayor and Council

I would like to thank Councillors Baillie, Martens, Pratt and Richter for participating in the blind-led walks in the Township of Langley. As they followed the vision loss leaders – Amy, Lisa, Matt and Monica – they were able to observe the many inconsistencies which those with severe vision loss must overcome every day. These inconsistencies, when near moving motor vehicles, means that they could be placing themselves in harms way, which no one wants. As the Township of Langley is growing fairly rapidly, we would like the Township to seek ways to improve the safety of all vulnerable road users, especially pedestrians. The delegation going before Council on September 23, 2024, will present a few ways to prevent injuries.

It should be pointed out that BC has been increasing the number of motor vehicles exponentially. In a comparison of 60 years from 1960 to 2019, BC statistics shows that the population of BC grew by 3.15 times up to 5.1 million people. In that same time period, the number of motor vehicles increased by 6.87 times with a total of 3.4 million motor vehicles in 2019. We know that the population in BC is estimated to be over 5.6 million in 2024 although we do not have an accurate figure for the number of motor vehicles. In comparison very few new roads have been built over the past six or seven decades, thus there is congestion on most roads.

A recent US report has found that the size and weight of the vehicles customers are purchasing has grown substantially, although this is having disastrous effects on killing and injuring pedestrians. (See: https://mail.google.com/mail/u/0/#inbox/FMfcgzQXJGhDbxPTsbNjGvkqQmWxWmXt). This trend of purchasing larger vehicles has likely happened in Canada over the past few years as well.

One of our main goals is to find ways to reduce the stress on our health care system, especially the emergency department (ED), like that at Langley Memorial Hospital. If one looks at the Injury Severity Score (ISS) from motor vehicle crash incidents, you will find that the ED will assess a high ISS rating and these patients will be given priority. If the ISS is high, then that patient will generally require a lot of professional surgical and trauma staff time. In addition to this, the ambulance can not drop off the patient until he/she is accepted by the ED. If the ED is very busy, the ambulance may have a long time to wait. We find then that the local fire department (FD) must have more units available to attend injuries. If there is a motor crash incident, most FD's in large metropolitan areas send two fire trucks, as in a number of cases the fire trucks are used to prevent any of the first responders from being injured from other motorists.

Walking can be good for everyone, even for those with severe vision loss. If we design and construct pathways safely and with consistency, this can reduce injuries requiring ED as well as reducing carbon emissions.

Sincerely

Vic Leach
Pedestrian Safety Advocacy

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 – REGULAR MEETING	**REPORT:**	24-188
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-21-0022
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100457 (DRIEDIGER FARMS LTD. / 7361 – 240 STREET)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 31.71 ha (78.36 ac) parcel located at 7361 – 240 Street into two (2) rural lots.

RECOMMENDATION SUMMARY:

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

RATIONALE:

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

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by the owner(s) of the property located at 7361 – 240 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 31.71 ha (78.36 ac) property into two (2) rural lots. The proposed lots are approximately 8.0 ha (19.8 ac) and 23.71 ha (58.58 ac).

The subject property is located at 7361 – 240 Street, within the ALR, designated Agriculture/Countryside in the Rural Plan (adopted in 1993) and zoned Rural Zone RU-3 (minimum lot size of 8.0 ha (19.8 ac)).

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

PURPOSE:

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

REFERENCE:

Owner:	Driediger Farms Ltd. 7361 – 240 Street Langley, BC V1M 3P8
Legal Description:	Lot 2 Section 21 Township 11 New Westminster District Plan EPP60244
Location:	7361 – 240 Street
Area:	31.71 ha (78.36 ac)
Existing Zoning:	Rural Zone RU-3 (8 ha / 19.8 ac minimum lot size)
Rural Plan:	Agriculture/Countryside (8 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is located in the ALR, designated Agriculture in the OCP, Agriculture/Countryside in the Rural Plan and zoned Rural Zone RU-3.
- An application for a homesite severance subdivision was submitted by the applicant in 2014 to create a 1.05 ha (2.6 ac) homesite lot and a 31.71 ha (78.36 ac) remnant lot (the subject site of the present application). After being advanced by Council to the ALC, the homesite severance application was approved by the ALC on April 2, 2015 (ALC Resolution #59/2015) and the subdivision completed in 2017.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 31.71 ha (78.36 ac) property into two (2) rural lots. The proposed lots are approximately 8.0 ha (19.8 ac) and 23.71 ha (58.58 ac) (Attachment A).
- The purpose of the application, according to the applicant, is as follows:

  "To separate the packing and processing facilities from the main farm operation so it can be transferred to Blueridge Produce Inc., the operating company. This allows Blueridge to take on more growing partners to expand it's product offerings of IQF [individual quick freezing] *and fresh produce without affecting the current ownership and agricultural operation of Driediger Farms. This is also part of succession planning for the current owner."*
- Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw and Official Community Plan as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	A property with existing dwelling (homesite) and forested crown land	Agriculture/Countryside	Rural Zone RU-3
South:	Two properties with existing dwellings and farms, beyond which is 72 Avenue	Agriculture/Countryside	Rural Zone RU-3
East:	240 Street, beyond which is a property with existing dwelling and farm	Agriculture/Countryside	Rural Zone RU-3
West:	Railway right of way and forested crown land and one property with existing dwelling and farm	Agriculture/Countryside	Rural Zone RU-3

Policy Considerations:

- The subject site is located within the ALR and designated Agriculture/Countryside in the Rural Plan.
- Staff recommend that Council advise the ALC that the subdivision proposal complies with the Township's Zoning Bylaw and meets the minimum lot size requirements of the Rural Zone RU-3.
- Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.
- As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

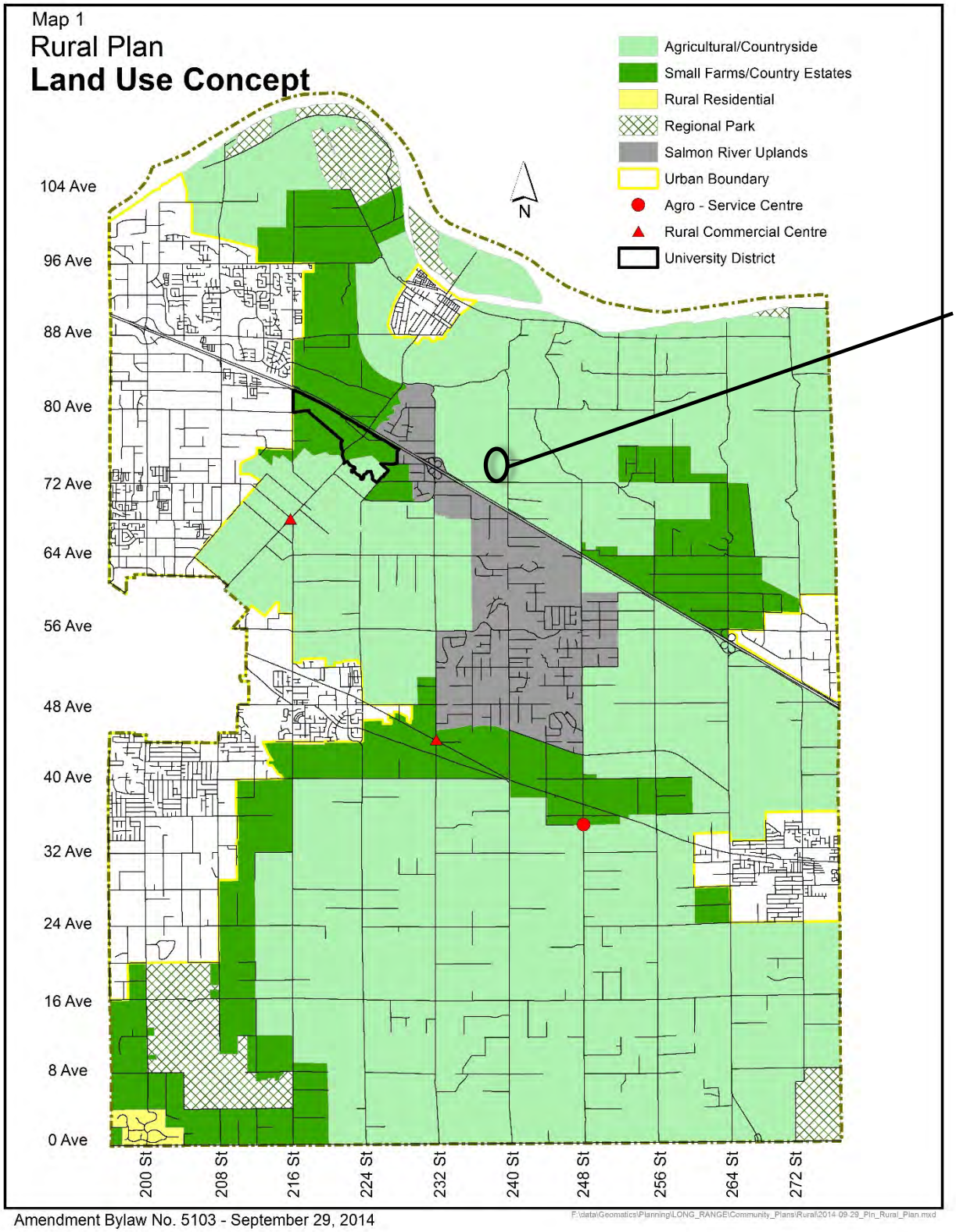
Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

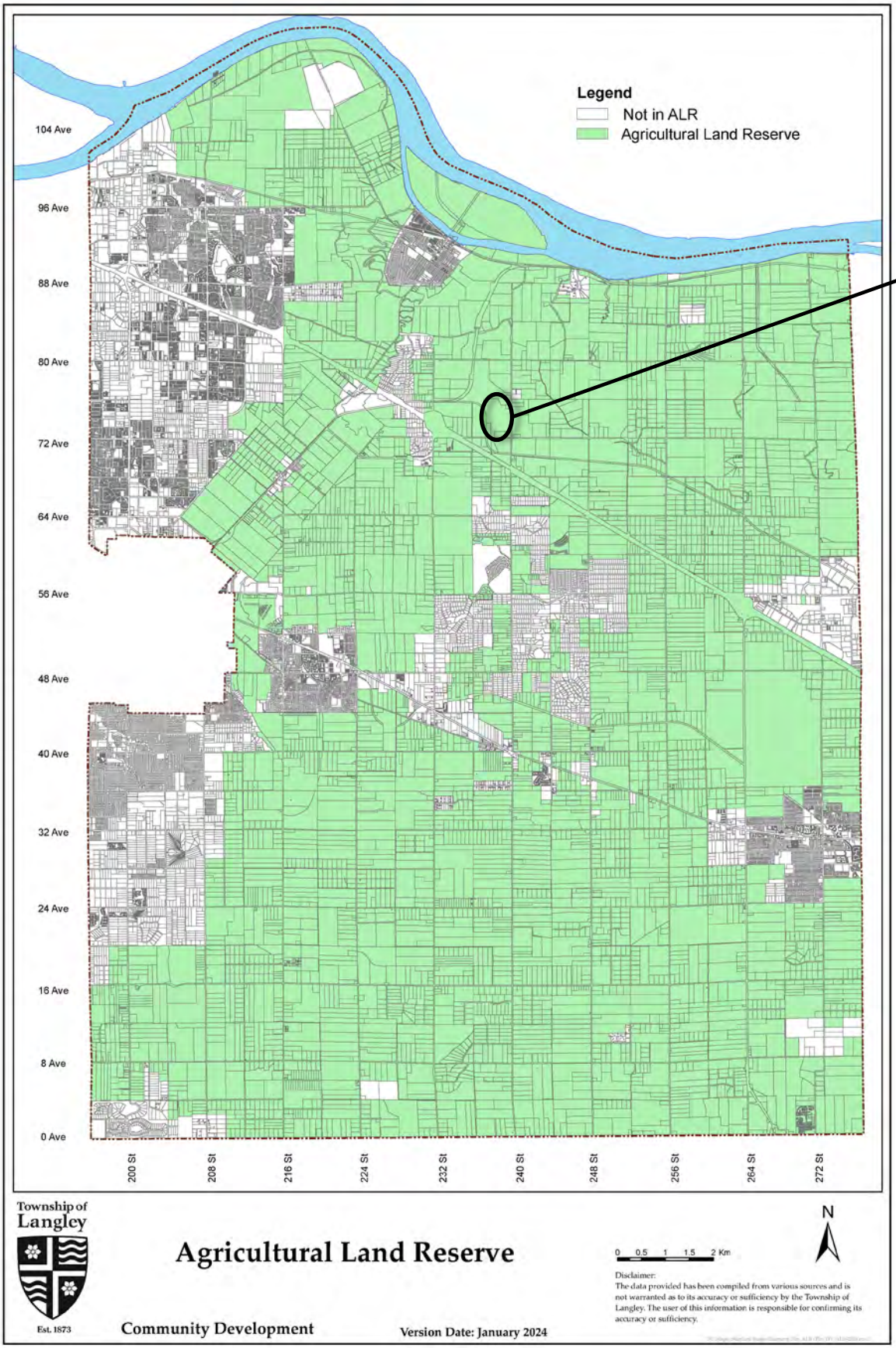
ATTACHMENT A

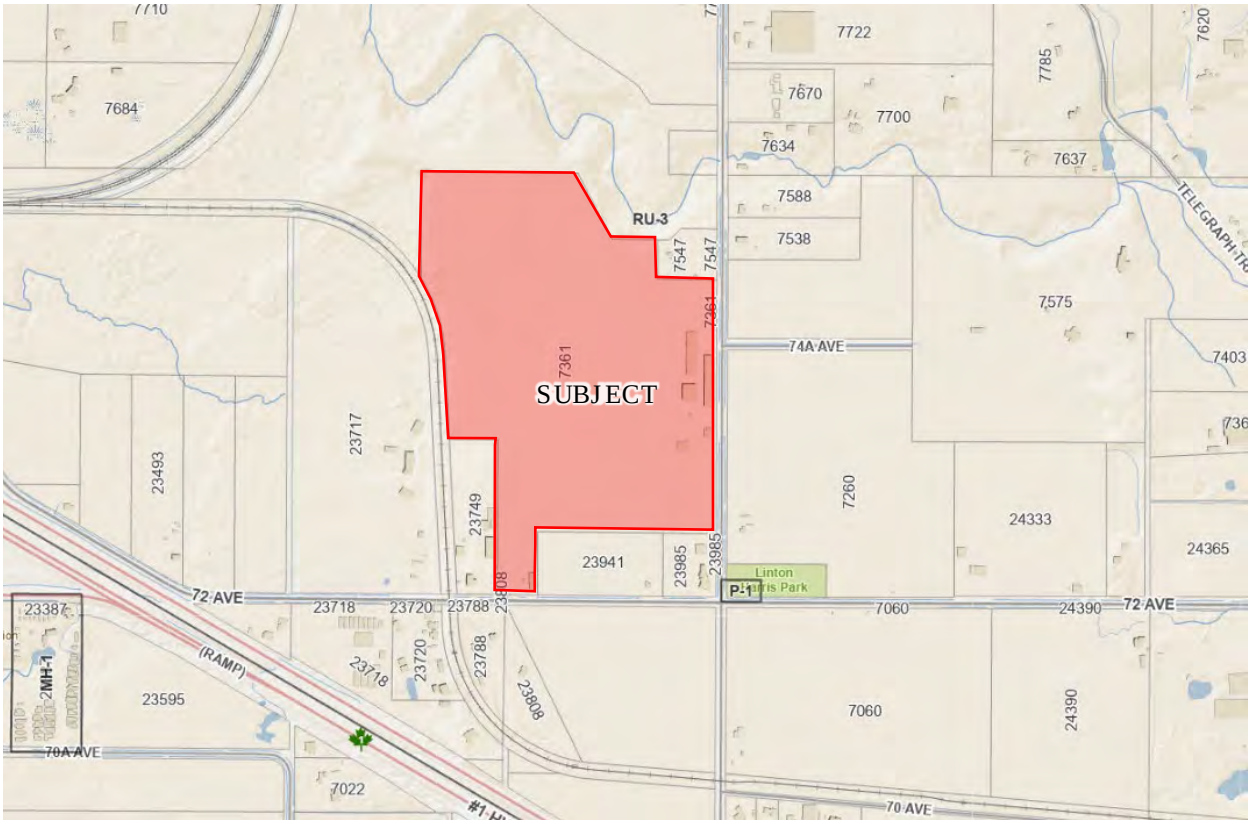


AERIAL CONTEXT MAP



Amendment Bylaw No. 5103 - September 29, 2014


Legend
Not in ALR
Agricultural Land Reserve
SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-190
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-26-0025
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100461 (TOWNSHIP OF LANGLEY / 8834 – 252 STREET AND 25337 – 88 AVENUE)		

RECOMMENDATION:

That Council refer the non-farm use application by the Township of Langley for the Glen Valley Boat Launch Park planned improvements to the Agricultural Land Commission for consideration of approval pursuant to procedural requirements of the Agricultural Land Commission Act and applicable regulations.

EXECUTIVE SUMMARY:

The Township of Langley, pursuant to Section 20 of the Agricultural Land Act, has applied for a non-farm use for a public boat launch and park upgrades at 8834 – 252 Street and 25337 – 88 Avenue.

Pursuant to Council direction, staff have advanced feasibility works and site reviews for a new boat launch and park upgrades. As the proposed boat launch and parking site are in the Agricultural Land Reserve (ALR), a non-farm use application for the proposed works is required.

As a requirement of the Agricultural Land Commission (ALC) application process, a resolution of Council is required endorsing the proposed non-farm use and referring the application to the ALC with recommendations, if any. Staff support the proposed non-farm use including a total work area of approximately 1.0 hectare (2.47 acres).

PURPOSE:

The purpose of this report is to obtain Council's approval to refer a non-farm use application by the Township of Langley to facilitate planned public boat launch and parking upgrades to the ALC for consideration and approval.

BACKGROUND/HISTORY:

In 2022, Council directed staff to report to Council on provision of a new boat launch with boat launch upgrades, passive park, trail and other amenities at the subject site; and work towards a suitable railway crossing for vehicles towing watercraft. Accordingly, staff have worked through feasibility works and site reviews. As the land is located within the ALR, the Township must submit an application and receive approval from the ALC for a non-farm use. As part of the ALC application, a Council resolution is required from Township Council to refer the non-farm use application to enable the proposed works to advance.

The subject sites are zoned Rural Floodplain Zone RU-5, located within the ALR, designated Agriculture in the Official Community Plan and Agricultural/Countryside in the Rural Plan (Attachment A). The Township of Langley Zoning Bylaw No. 2500 Section 104.10(b) permits "public parks, playgrounds, public recreation facilities and open space/conservation areas" in any zone. The Rural Plan No. 3250 Section 5.5.5 encourages recreational uses such as trails and parks, that are designed to minimize any negative impact on adjacent farm properties.

The following proposed works (Attachment B) are currently identified in order to develop a public boat launch and park:

- Public boat launch at 25337 – 88 Avenue
    - a new boat launch is proposed on a 450 m^2 (0.1 ac) portion of the subject site
- Public parking and park day use at 25337 – 88 Avenue and 8834 – 252 Street
    - a new parking lot is proposed on a 1.0 ha (2.47 ac) portion of the subject site to accommodate 10 standard stalls and 20 vehicle trailer stalls
    - picnicking space, public enjoyment of the views of the river, access to the river's edge, washrooms and activities related to boating are proposed
- Works to support the project include roadworks on 252 Street and improvements to the railway crossing.

DISCUSSION/ANALYSIS:

Staff support the proposed works and recommend that Council refer the non-farm use application to the ALC for consideration.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

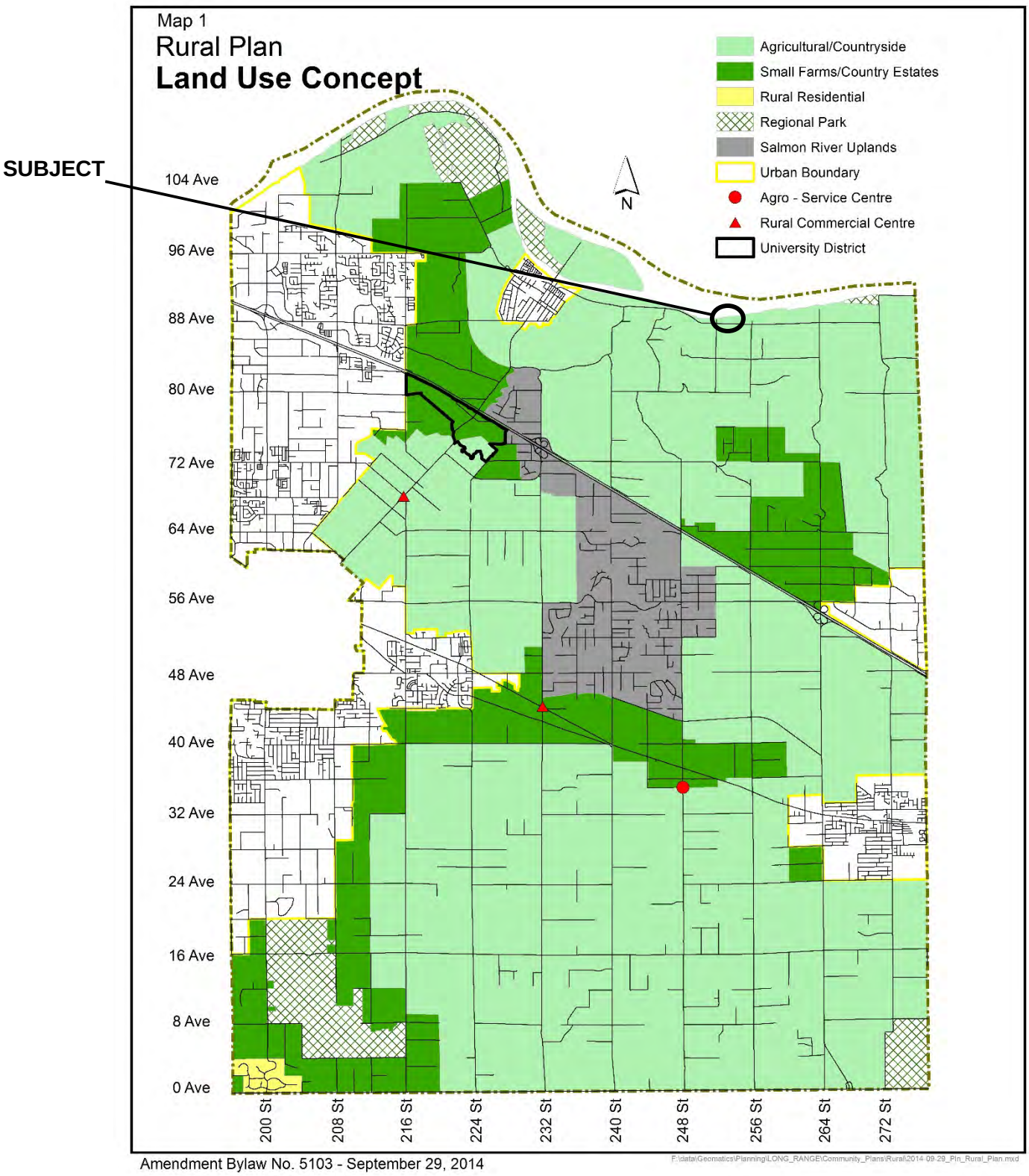
ATTACHMENT A Maps and Graphics

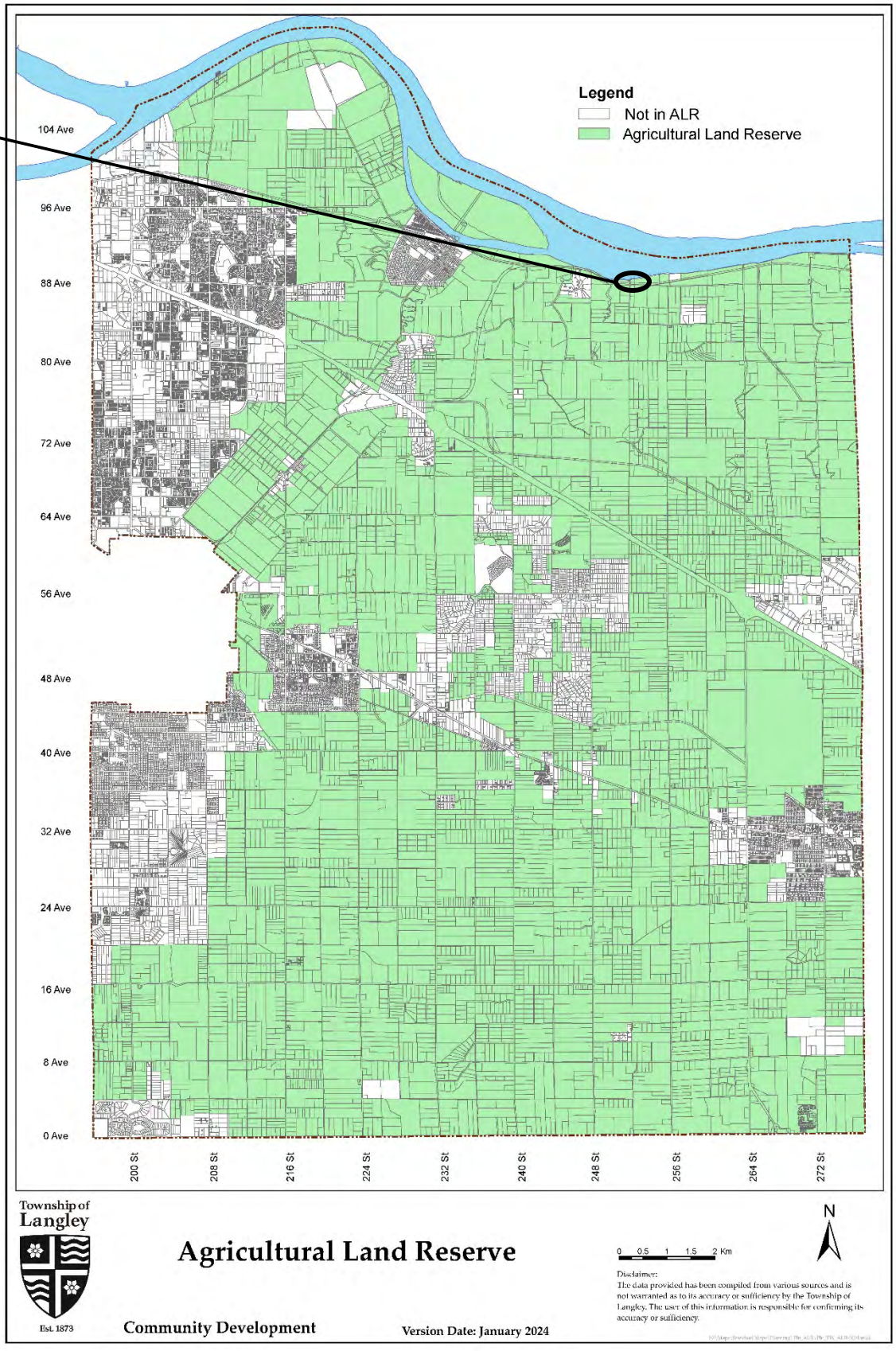
ATTACHMENT B Public Boat Launch and Park Concept

ATTACHMENT A



AERIAL PHOTO


SUBJECT
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
Amendment Bylaw No. 5103 - September 29, 2014
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SUBJECT
Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
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Agricultural Land Reserve
Community Development
Version Date: January 2024
0 0.5 1 1.5 2 Km
N
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ZONING BYLAW NO. 2500



Township of Langley

GLEN VALLEY BOAT LAUNCH PARK CONCEPT

ATTACHMENT B

E.2

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 – REGULAR MEETING	**REPORT:**	24-187
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-20-0152
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101425 (JANDA GROUP HOLDINGS INC. / 3100 – 272 STREET)		

PROPOSAL:

Development Permit application for a 6-storey apartment building containing a total of 158 apartment units at 3100 – 272 Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101425 subject to six (6) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Aldergrove Community Plan and complies with the site's Comprehensive Development CD-31 zoning.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101425 to Janda Group Holdings Inc. for property located at 3100 – 272 Street subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's 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 16 units to be provided as adaptable housing.
f. 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.

EXECUTIVE SUMMARY:

Focus Architecture Inc., on behalf of Janda Group Holdings Inc., has applied for a development permit for one 6-storey building containing a total of 158 apartment units. Staff are supportive of the development proposal as it is consistent with the Development Permit Area provisions of the Aldergrove Community Plan and complies with the site's current Comprehensive Development Zone CD-31. Issuance of Development Permit No. 101425 is recommended subject to six (6) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101425.

REFERENCE:

Agent:	Focus Architecture Inc. 310, 1848 McCallum Road Abbotsford, BC V2S 0H9
Owner / Applicant:	Janda Group Holdings Inc. 4770 – 72 Street Delta, BC V4K 3N3
Legal Description:	Lot 1 Section 20 Township 13 New Westminster District Plan EPP97382
Location:	3100 – 272 Street
Area:	2.6 ha (6.6 ac)
Existing Zoning:	Comprehensive Development Zone CD-31
Aldergrove Community Plan:	Aldergrove Core Land Use Plan
Aldergrove Core:	Medium Density Mixed Use (2.0 FSR) High Density Mixed Use (3.0 FSR)

BACKGROUND/HISTORY:

- The subject development application facilitates the third phase of a larger rezoning project, which redeveloped the former Aldergrove Mall site (constructed in the 1970s) in 2020. The redevelopment application amended the property's existing CD-31 zone to increase the height of two buildings from a maximum of 6-storeys to 10- (in Phase 1) and 12-storeys (Phase 3).
- The subject site is bordered on the north and east by Bertrand Creek protected by restrictive covenant as a condition of a previous application.

DISCUSSION/ANALYSIS:

- Focus Architecture, on behalf of Janda Group Holdings Inc, has applied for a development permit to facilitate construction of a 6-storey building containing a total of 158 units at a density of 160 UPH (65 UPA).
- The proposed residential uses are consistent with the site's existing Comprehensive Development Zone CD-31 zoning.

Adjacent Uses:

	Existing Use	Neigbourhood Plan Designation	Existing Zoning
North	Bertrand Creek, beyond which are two vacant properties	Medium Density Mixed Use (2.0 FSR)	Multiple Family Zone RM-2 Comprehensive Development Zone CD-41
South	A lane, beyond which are several properties fronting Fraser Highway including a property at third reading for the development of a 6-storey mixed use building	Medium Density Mixed Use (2.0 FSR)	Community Commercial Zone C-2

	(ToL Project No. 13-20-0118)		
East:	Bertrand Creek, beyond which is a townhouse development and apartment development	High Density Residential	Multiple Family Residential RM-3A and Multiple Family Residential Zone RM-2
West:	A property containing a multi-tenant commercial building and 272 Street, beyond which are several properties with commercial buildings including a property under application for the development of a 5-storey mixed use building (ToL Project No. 13-19-0355)	Medium Density Mixed Use (2.0 FSR)	Community Commercial Zone C-2

Development Permit:

- The site is designated Development Permit Area D in the Aldergrove Community Plan.
- Proposed Development Permit No. 101425 is attached to this report (Attachment B) and includes renderings, site plans, building elevations, tree and landscaping plans.
- The project is comprised of a 6-storey apartment building containing a total of 158 apartment units.
- The building is proposed to front Aldergrove Town Centre (ATC) Drive. Vehicular access to the site is located off this road, with parkade access from the lane.
- Pedestrian access is provided internally through the building lobbies along ATC Drive. Individual accesses to ground floor units will also be available throughout the site.

Tree Protection / Replacement:

- Street and replacement trees were secured as part of the overall rezoning and Development Permit application for Phase 1 of the project.

Policy Considerations:

The proposed development complies with the Development Permit Area provisions of the Aldergrove Community Plan and the site's Comprehensive Development CD-31 zoning. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101425 be issued as attached.

Respectfully submitted,

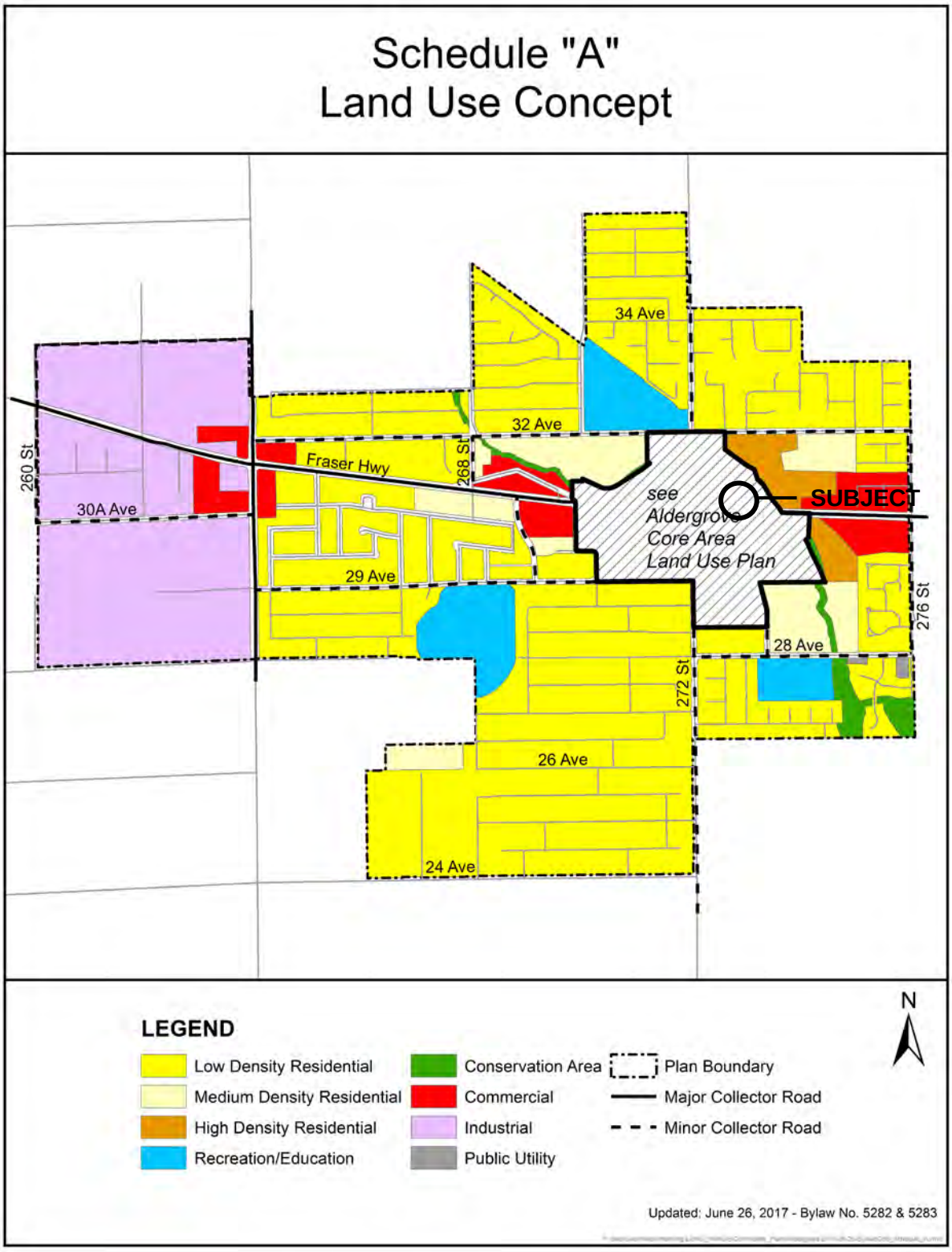
Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No. 101425

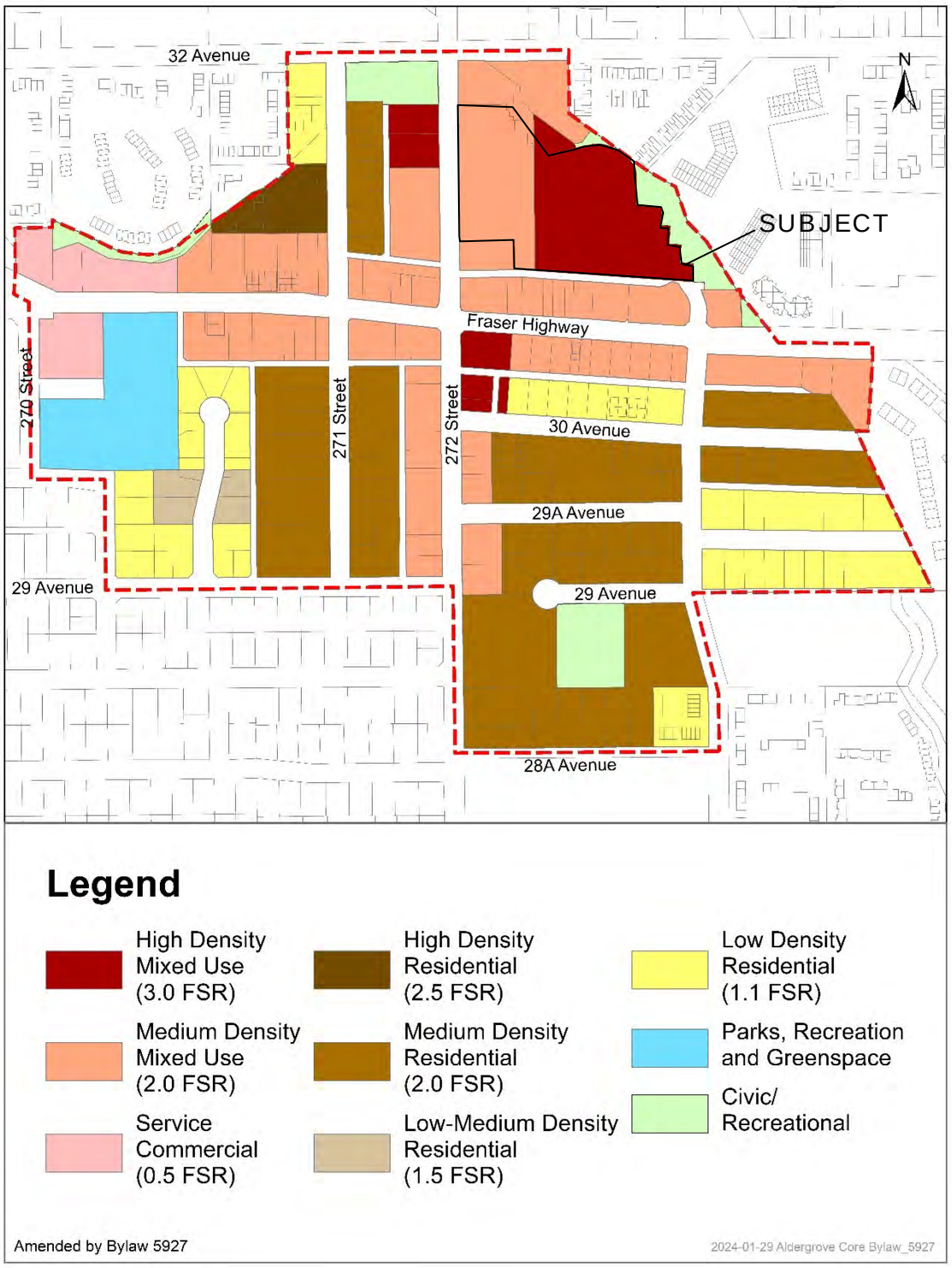
ATTACHMENT A



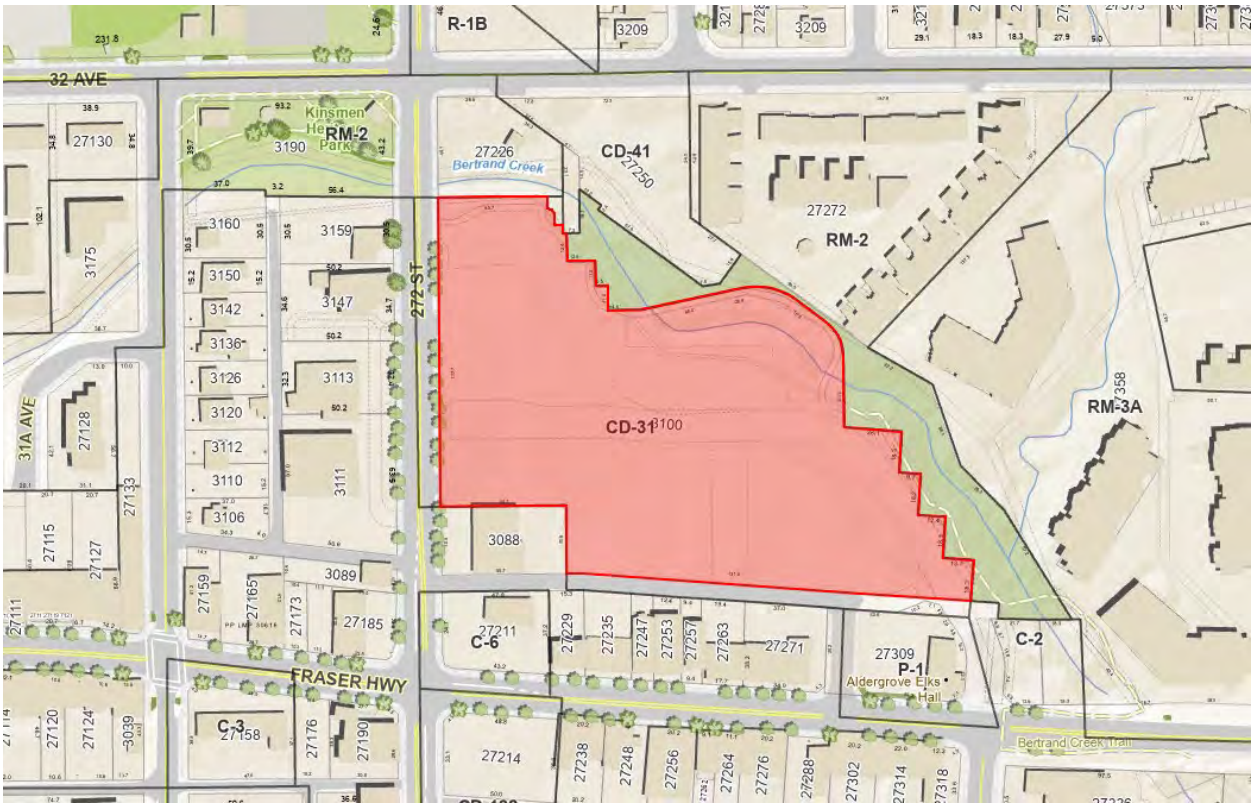
AERIAL PHOTO



ALDERGROVE COMMUNITY PLAN



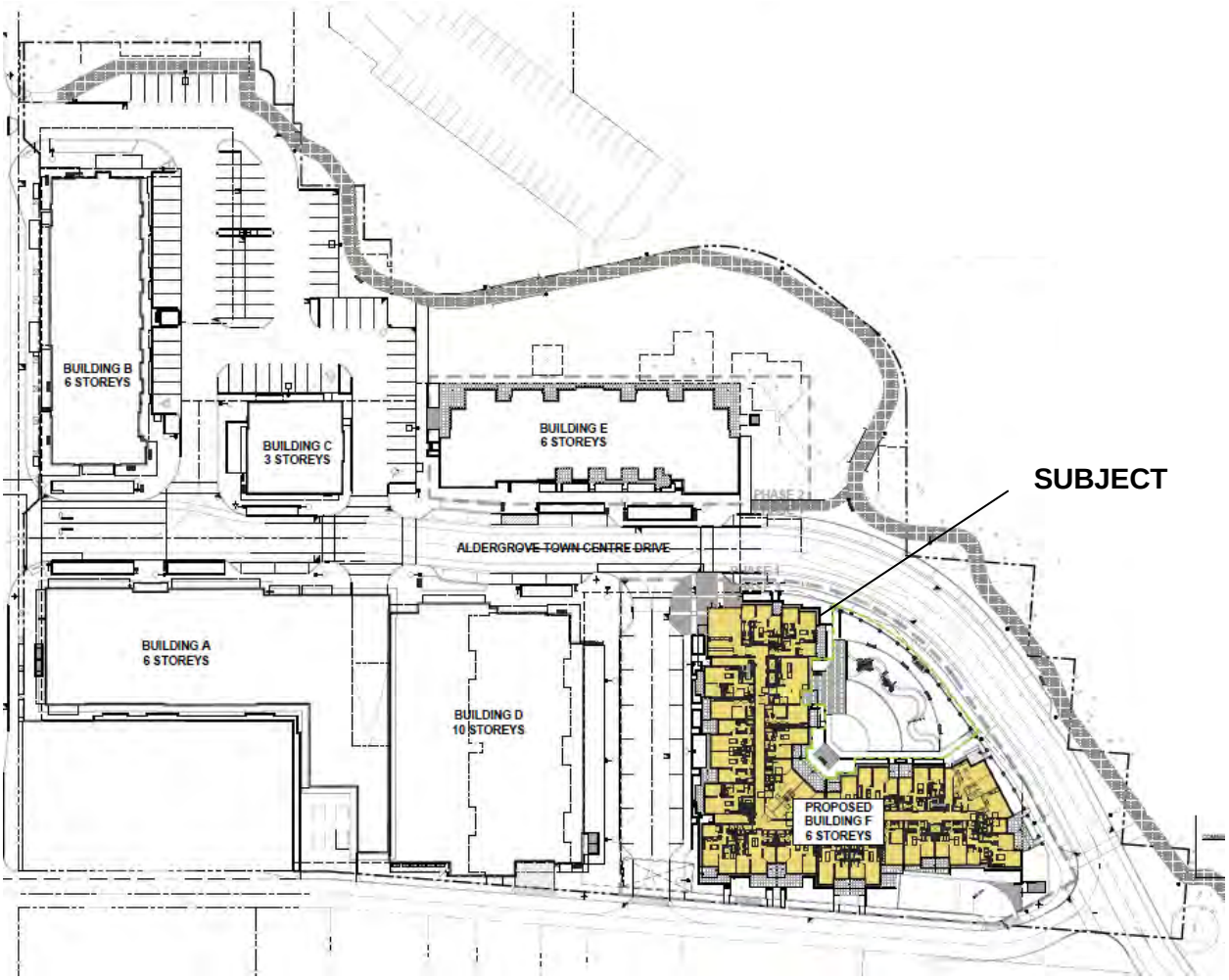
ALDERGROVE CORE PLAN



ZONING BYLAW NO. 2500



RENDERING



CONTEXT PLAN


PHASE 2
PHASE 1
ALDERGROVE TOWN CENTRE DRIVE
PHASE 1
LOBBY
INDOOR AMENITY
12 VISITOR PARKING STALLS
AFAA
± 722m²
BUILDING F
6 STOREYS
RAMP
DOWN TO PARKADE
EXISTING LANE
ENLARGED SITE PLAN
NORTH
BUILDING F

SITE PLAN

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101425

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

1. Name: Janda Group Holdings Inc.

   Address: 4770 – 72 Street
   Delta, BC V4K 3N3

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

   LEGAL DESCRIPTION: Lot 1 Section 20 Township 13
   New Westminster District Plan EPP97382

   CIVIC ADDRESS: 3100 – 272 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 and signage plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s 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 16 units to be provided as adaptable housing.
   f. 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 .

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

OWNER

4775 72 STREET

ALDERGROVE TOWN CENTRE
PHASE 3 - RESIDENTIAL DEVELOPMENT

LANGLEY, BRITISH COLUMBIA



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FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2024-08-26 OWNER REVISIONS
2024-05-02 DP REVISIONS

janda group

PROJECT
ALDERGROVE TOWN CENTRE

COVER PAGE

1503

SCHEDULE A

BUILDING F

DP-0.00

PROJECT CONTACT LIST

JANDA GROUP
CONTACT: SONNY JANDA

SURREY, BC V4K 3N3
T. (604) 5926881
EMAIL: SONNY@JANDAGROUP.CA

ARCHITECTURAL

FOCUS ARCHITECTURE INCORPORATED
CONTACT: COLIN HOGAN
#310 - 1848 MCCALLUMROAD
ABBOTSFORD, BC V2S 0H9
T. (604) 853 5222
F. (604) 853 5442
EMAIL: CHOGAN@FOCUSAI.CA

LANDSCAPE

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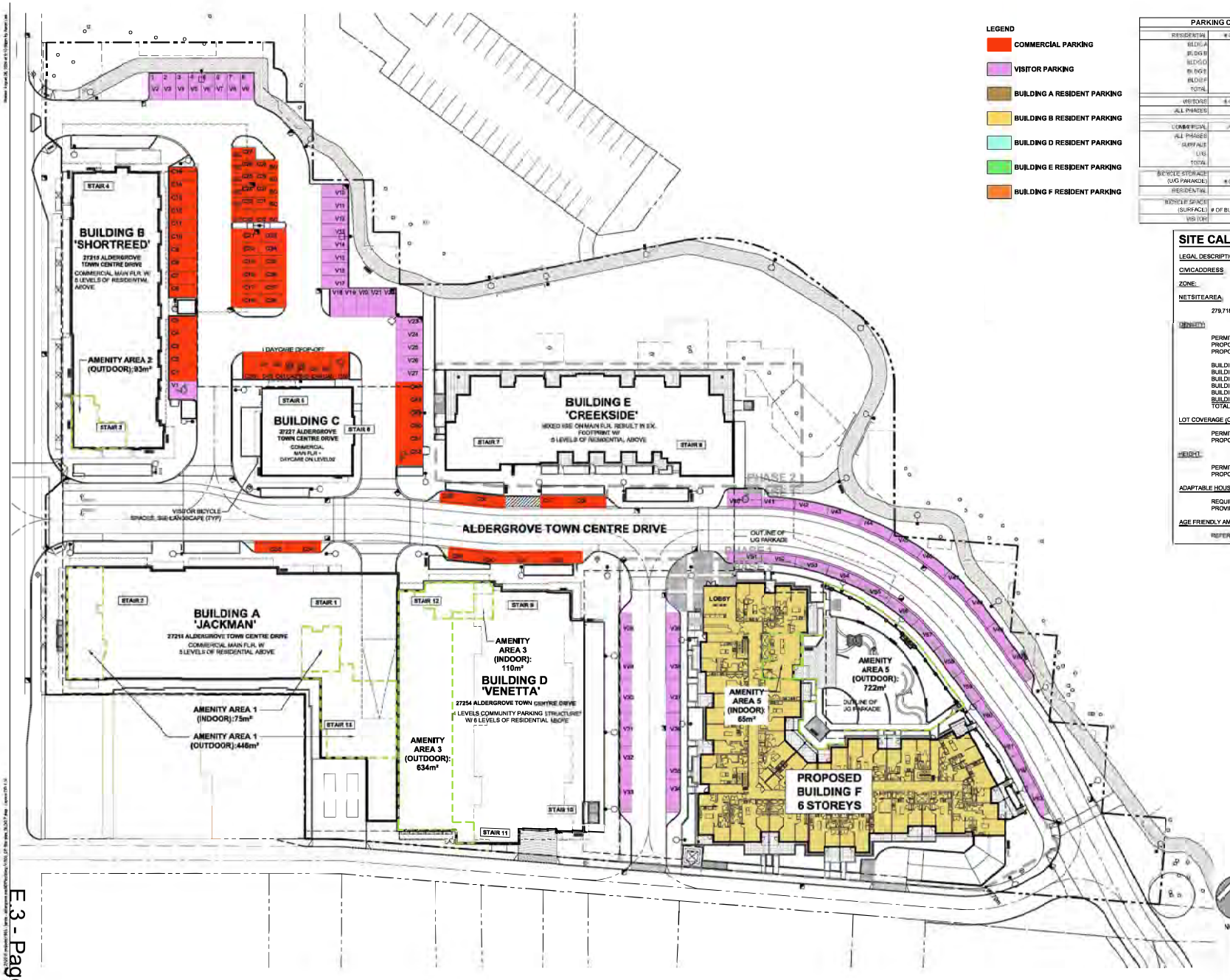
CIVIL / SURVEY

MCELHANNEY CONSULTING
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ARCHITECTURAL DRAWING INDEX: BUILDING F
FOCUS ARCHITECTURE INCORPORATED

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		DP-2.10	FLOOR PLAN LEVEL 6
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DP-1.02	SITE PLAN - ENLARGED		
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DP-2.01	OVERALL U/G PARKADE LEVEL P2	DP-3.02	COLOURED ELEVATIONS
DP-2.02	OVERALL U/G PARKADE LEVEL P1	DP-3.03	3D IMAGES
DP-2.03	FLOOR PLAN LEVEL P2	DP-3.04	3D IMAGES
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DP-2.06	FLOOR PLAN LEVEL 2	DP-3.07	COLOUR SCHEME
DP-2.07	FLOOR PLAN LEVEL 3		
DP-2.08	FLOOR PLAN LEVEL 4		

E.3



LEGEND

- COMMERCIAL PARKING
- VISITOR PARKING
- BUILDING A RESIDENT PARKING
- BUILDING B RESIDENT PARKING
- BUILDING D RESIDENT PARKING
- BUILDING E RESIDENT PARKING
- BUILDING F RESIDENT PARKING

PARKING CALCULATION OVERALL SITE

RESIDENTIAL	# OF UNITS	REQUIRED (1.35 STALLS / UNIT)	PROVIDED
BLDG A	71	95.9	96
BLDG B	59	79.7	80
BLDG D	64	86.4	87
BLDG E	66	89.1	89
BLDG F	158	213.3	213
TOTAL	418	564.3	565

VISITORS	# OF UNITS	REQUIRED (0.15 STALLS / UNIT)	PROVIDED (SURFACE)
ALL PHASES	418	62.7	63

COMMERCIAL	AREA (m²)	REQUIRED (1 stall/93m²)	PROVIDED
ALL PHASES	9,586	102	
SURFACE			62
U/G			42
TOTAL		102	104

BICYCLE STORAGE (U/G PARKADE)	# OF UNITS	REQUIRED (1 SPACE / UNIT)	PROVIDED
RESIDENTIAL	418	418	788

BICYCLE SPACE (SURFACE)	# OF BUILDINGS	REQUIRED (6 SPACES / BLDG)	PROVIDED
VISITOR	6	36	36

SITE CALCULATION (BUILDING F)

LEGAL DESCRIPTION: LOT 1 SECTION 20 TOWNSHIP 13 NWDP EPP 97382

CIVIC ADDRESS: 3100 - 272 STREET, LANGLEY

ZONE: CD-31

NET SITE AREA:

279,718 sq.ft. (25,987m² / 6.42 ac / 2.60 ha)

DENSITY:

PERMITTED: 70 UPA x 6.42ac = 449 RESIDENTIAL UNITS
PROPOSED: 158 UNITSIN BUILDINGF
PROPOSED: 418 UNITS (TOTAL)

BUILDING A	71 (PHASE 1)
BUILDING B	59 (PHASE 1)
BUILDING C	0 (PHASE 1)
BUILDING D	64 (PHASE 1)
BUILDING E	66 (PHASE 2)
BUILDING F	158 (PHASE 3)
TOTAL	418 UNITS

LOT COVERAGE (OVERALL):

PERMITTED: 75% MAXIMUM
PROPOSED (TOTAL SITE): 123,115 sq.ft. / 279,718 sq.ft. = 44.0%

HEIGHT:

PERMITTED: 12 STOREYS
PROPOSED: 6 STOREYS (BUILDING F)

ADAPTABLE HOUSING:

REQUIRED: 158 UNITS x 10% = 16 UNITS
PROVIDED: 17 UNITS

AGE FRIENDLY AMENITY AREA (AFAA):

REFER TO AFAA DATA SHEET

OVERALL SITE PLAN
SCALE: 1" = 30'-0"

NORTH

BUILDING F

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PROJECT
ALDERGROVE TOWN CENTRE
3100 - 272 STREET, ALDERGROVE

DRAWING TITLE
OVERALL SITE PLAN

DATE 2023.07.20 FILE NO. 1503
DWN. AL
CHK. CH

SEAL

SHEET NO. DP-1.01



ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

BUILDING F: UNIT SUMMARY

UNIT TYPE	# OF UNITS	AREA	RATIO
JR. 1 BED	18	450sf	11%
1 BED	40	526-584sf	25%
1 BED + DEN	14	618-640sf	9%
JR. 2 BED	13	715-791sf	8%
2 BED	62	690-833sf	39%
2 BED + DEN	11	882-916sf	7%
TOTAL	158		100%

BUILDING F: FLOOR AREAS SUMMARY

1st FLOOR	20,577 sq.ft.	25 UNITS
2nd FLOOR	20,577 sq.ft.	27 UNITS
3rd FLOOR	20,577 sq.ft.	27 UNITS
4th FLOOR	20,577 sq.ft.	27 UNITS
5th FLOOR	20,577 sq.ft.	27 UNITS
6th FLOOR	19,714 sq.ft.	25 UNITS
GROSS FLOOR AREA	122,595 sq.ft.	158 UNITS

BUILDING F: UNIT BREAKDOWN

UNIT TYPE		UNIT AREA	# OF UNITS	TOTAL	%
A1	JR. 1 BED 1 BATH	450 sq.ft.	18	8,100 sq.ft.	11.4
B1	1 BED 1 BATH	536 sq.ft.	11	5,918 sq.ft.	7.0
B2	1 BED 1 BATH	584 sq.ft.	6	3,504 sq.ft.	3.8
B2a	1 BED 1 BATH	570 sq.ft.	6	3,466 sq.ft.	3.8
B3 - ADAPT	1 BED 1 BATH	528 sq.ft.	5	2,640 sq.ft.	3.2
B4	1 BED 1 BATH	531 sq.ft.	12	5,372 sq.ft.	7.6
C1 - ADAPT	1 BED + DEN	640 sq.ft.	12	7,680 sq.ft.	7.6
C2	1 BED + DEN	616 sq.ft.	2	1,232 sq.ft.	1.3
D1	JR. 2 BED 2 BATH	715 sq.ft.	12	8,580 sq.ft.	7.6
D2	JR. 2 BED 2 BATH	791 sq.ft.	1	791 sq.ft.	0.6
E1	2 BED 2 BATH	768 sq.ft.	6	4,608 sq.ft.	3.8
E1a	2 BED 2 BATH	761 sq.ft.	6	4,566 sq.ft.	3.8
E1b	2 BED 2 BATH	745 sq.ft.	6	4,470 sq.ft.	3.8
E2	2 BED 2 BATH	746 sq.ft.	6	4,476 sq.ft.	3.8
E3	2 BED 2 BATH	743 sq.ft.	5	3,715 sq.ft.	3.2
E4	2 BED 2 BATH	742 sq.ft.	5	3,710 sq.ft.	3.2
E5	2 BED 2 BATH	801 sq.ft.	6	4,806 sq.ft.	3.8
E5a	2 BED 2 BATH	830 sq.ft.	5	4,150 sq.ft.	3.2
E6	2 BED 2 BATH	796 sq.ft.	6	4,778 sq.ft.	3.8
E7	2 BED 2 BATH	828 sq.ft.	5	4,140 sq.ft.	3.2
E8	2 BED 2 BATH	900 sq.ft.	6	4,140 sq.ft.	3.8
F1	2 BED+DEN 2 BATH	918 sq.ft.	4	3,672 sq.ft.	2.5
F2	2 BED+DEN 2 BATH	882 sq.ft.	5	4,410 sq.ft.	3.2
PH1	2 BED+DEN 2 BATH	992 sq.ft.	1	992 sq.ft.	0.6
PH2	2 BED+DEN 2 BATH	966 sq.ft.	1	966 sq.ft.	0.6
TOTAL			158	103,912 sq.ft.	100.0

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PROJECT
ALDERGROVE TOWN CENTRE
5120 - 272 STREET, ALDERGROVE

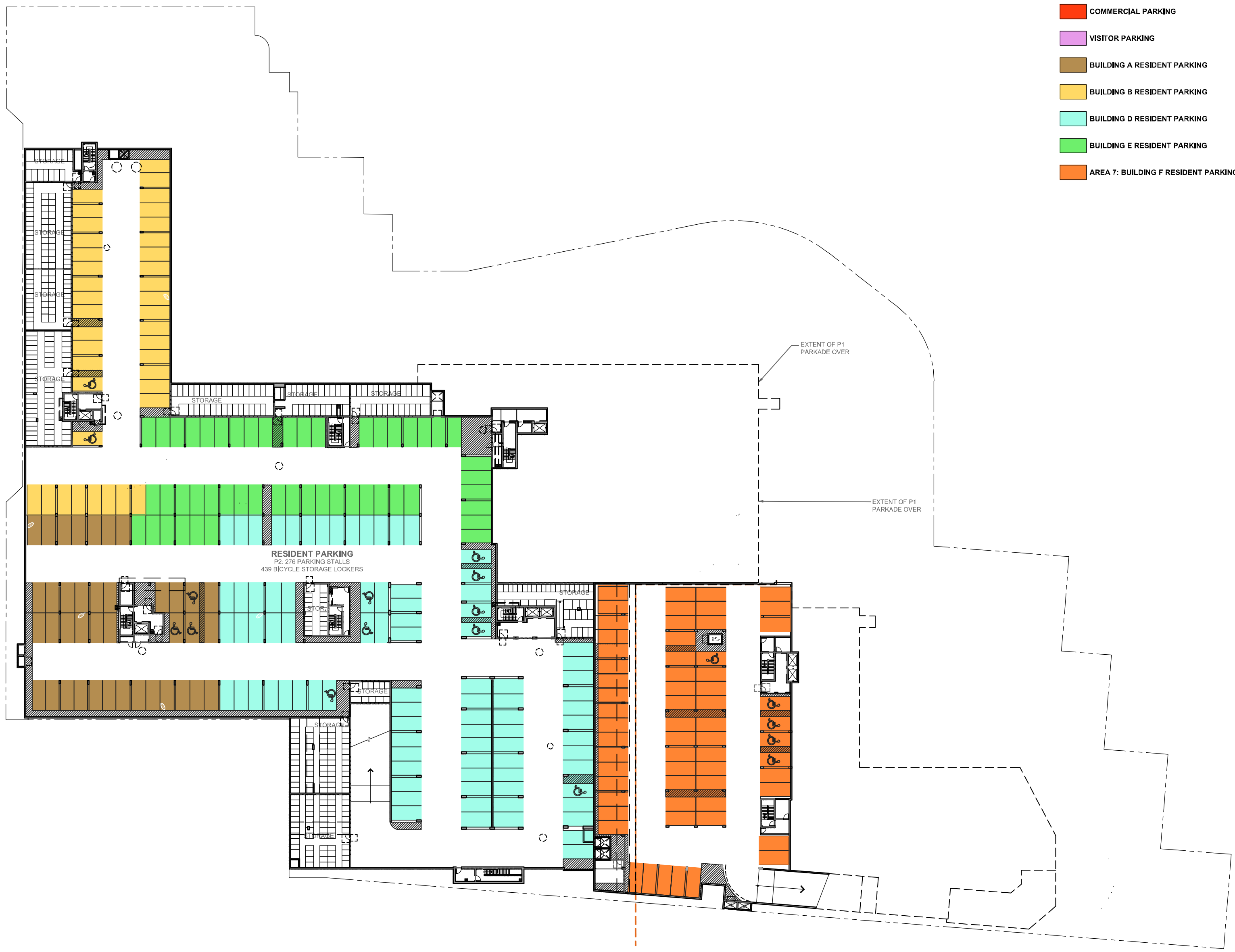
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ENLARGED SITE PLAN

DATE 2023.07.20 FILE NO.
DWN. AL
CHK. CH
1503

SEAL

SHEET NO.
DP-1.02

BUILDING F



LEGEND

- COMMERCIAL PARKING
- VISITOR PARKING
- BUILDING A RESIDENT PARKING
- BUILDING B RESIDENT PARKING
- BUILDING D RESIDENT PARKING
- BUILDING E RESIDENT PARKING
- AREA 7: BUILDING F RESIDENT PARKING

OVERALL UNDERGROUND PARKADE LEVLE P2
SCALE: 1"=30'-0"

NORTH

BUILDING F

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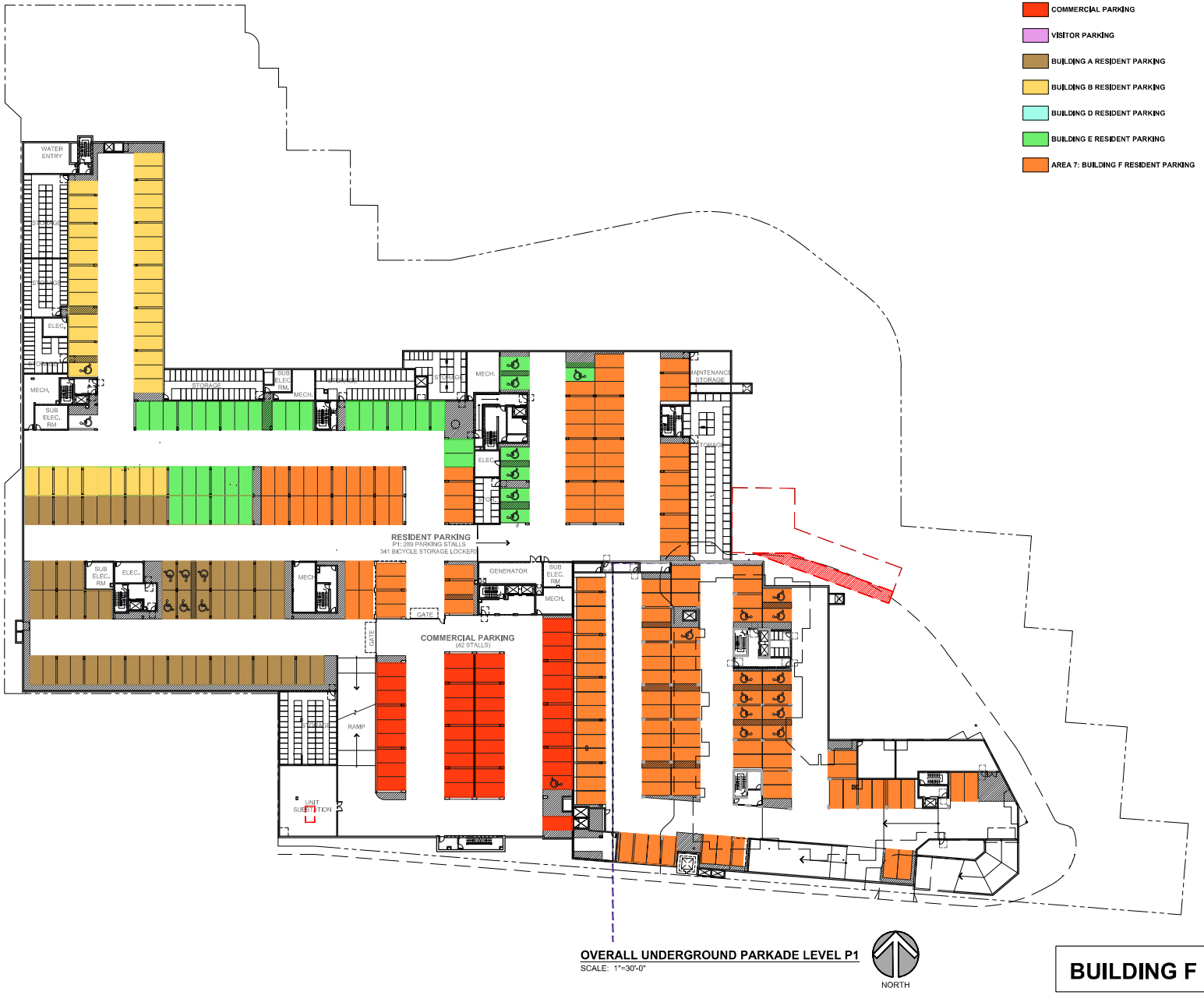
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ALDERGROVE TOWN CENTRE
3100 - 272 STREET, ALDERGROVE

DRAWING TITLE
OVERALL U/G PARKADE LEVEL P2

DATE	2023.07.20	FILE NO.
DWN.	AL	1503
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SEAL
SHEET NO.
DP-2.01
E.3



OVERALL UNDERGROUND PARKADE LEVEL P1

SCALE: 1"=30'-0"

BUILDING F

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DRAWING TITLE
OVERALL U/G PARKADE LEVEL P1

DATE 2023.07.20 FILE NO. 1503
DWN. AL
CHK. CH

SEAL

SHEET NO. E.3 DP-2.02



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS.
2. CEMENT BOARD HORIZONTAL SIDING
3. CORRUGATED METAL CLADDING
4. BRICK VENEER
5. CEMENT BOARD PANEL c/w BUTT JOINTS
6. COLUMN/BEAM c/w CEMENT BOARD PANEL
7. 1x6 WINDOW CEMENT BOARD TRIM
8. 1x4 WINDOW CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w METAL FLASHING
10. THROUGH WALL FLASHING PAINTED TO MATCH SIDING
11. 42" HT. ALUMINUM & GLASS RAILING
12. 6' HIGH ALUMINUM FRAME PRIVACY SCREEN w/ TEMPERED FROSTED GLASS
13. ALUMINUM STOREFRONT SYSTEM
14. DOUBLE GLAZED P.V.C. WINDOW
15. DOUBLE GLAZED P.V.C. SLIDING DOOR
16. DOUBLE GLAZED SWING DOOR
17. EXTERIOR STEEL DOOR, PAINTED
18. VINYL VENTED SOFFIT
19. GLASS AND STEEL CANOPY
20. CONCRETE CAP
21. WOOD ACCENT METAL SIDING

BUILDING F

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ALDERGROVE TOWN CENTRE
3100 - 272 STREET, ALDERGROVE

DRAWING TITLE
COLOURED ELEVATIONS

DATE 2023.07.20 FILE NO.
DWN. AL
CHK. CH 1503

SEAL

SHEET NO. E.3
DP-3.01



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS.
2. CEMENT BOARD HORIZONTAL SIDING
3. CORRUGATED METAL CLADDING
4. BRICK VENEER
5. CEMENT BOARD PANEL c/w BUTT JOINTS
6. COLUMN/BEAM c/w CEMENT BOARD PANEL
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16. DOUBLE GLAZED SWING DOOR
17. EXTERIOR STEEL DOOR, PAINTED
18. VINYL VENTED SOFFIT
19. GLASS AND STEEL CANOPY
20. CONCRETE CAP
21. WOOD ACCENT METAL SIDING

BUILDING F

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DRAWING TITLE
COLOURED ELEVATIONS

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SEAL

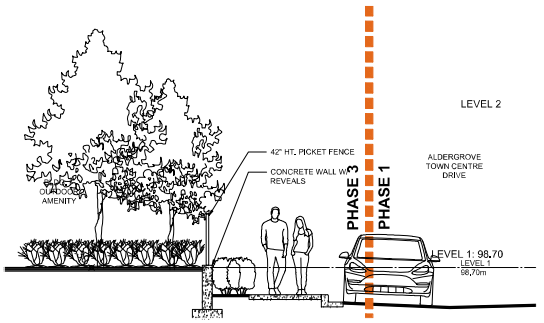
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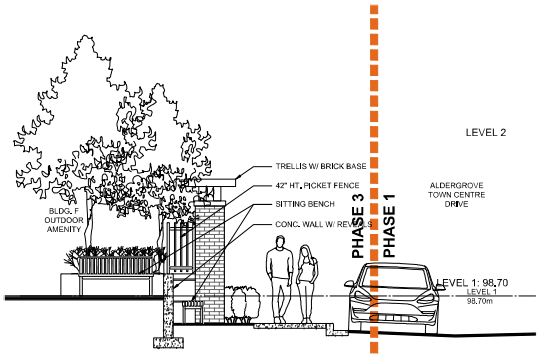
NORTHWEST VIEW ATC DRIVE
BLDG F ENTRY



NORTHEAST VIEW ATC DRIVE



SIDEWALK ALONG ATC DRIVE - CONDITION 1 (TYPICAL)
SCALE: 1/4"=1'-0"



SIDEWALK ALONG ATC DRIVE - CONDITION 2
SCALE: 1/4"=1'-0"

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BUILDING F



SOUTHEAST VIEW
ATC DRIVE SOUTH ENTRY



SOUTHWEST VIEW
LANE

BUILDING F

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SHEET NO. DP-3.04



SOUTHEAST
BIRD-EYE VIEW



NORTHEAST
BIRD-EYE VIEW

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CHK. CH 1503

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E.3
DP-3.05

BUILDING F



SOUTHEAST VIEW
LANE

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DRAWING TITLE
3D IMAGES

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CHK. CH

SEAL

SHEET NO. DP-3.06

BUILDING F





COLOUR SCHEME



A **CORRUGATED METAL SIDING:**
Charcoal

B **Brick Veneer:**
IXL Interstate Brick
'Platinum Matte'

C **Cement Board Panel Siding 1:**
James Hardie Panel, smooth
'Arctic White'
c/w easy trim to match panel

D **Cement Board Panel Siding 2:**
James Hardie Panel, smooth
BM 2104-30 'Harvest Brown'
c/w easy trim to match panel

E **Cement Board Panel Siding 3:**
James Hardie Panel, smooth
'Gray Slate'
c/w easy trim to match panel

F **Cement Board Panel Siding 4:**
James Hardie Panel, smooth
'Iron Gray'
c/w easy trim to match panel

G **Metal Siding:**
Klassen Building Supplies
Wood Grain finish 'Acorn'

H **Cement Board Horizontal Siding 1:**
James Hardie Plank, Cedar Mill texture
'Monterey Taupe'

I **Cement Board Horizontal Siding 2:**
James Hardie Plank, Cedar Mill texture
'Night Gray'

J **Trims 1, Window Trims 1, Deck Fascias, & Posts:**
James Hardie
'Gray Slate'

K **Trims 2, Window Trims 2:**
James Hardie
'Iron Gray'

L **Window Frames:**
Vinyl
Black

M **Aluminum Storefront Frame:**
Black

N **Railing & Canopy:**
Black

O **Soffit 1:**
White

P **Soffit 2:**
to match James Hardie 'Gray Slate'

Q **Concrete Cap:**
to match James Hardie 'Iron Gray'

BUILDING F

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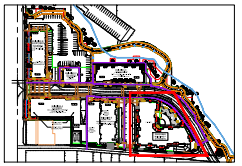
DRAWING TITLE
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CHK.	CH		

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SHEET NO.
E.3
DP-3.07





KEY PLAN

BUILDING F TREE SCHEDULE

PMG PROJECT NUMBER: 19-006

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	18	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 1.2M STD; B&B
	8	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM CAL; 1.2M STD; B&B
	14	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
	8	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B; SINGLE LEADER; SPECIMEN

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.

JAMBETTE 10' ARCH.SWING L-18053



JAMBETTE PLAYSTURCTURE J3-222734-A



JAMBETTE MANTA CLIMBER J6-16000-5B

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	24.AUG.29	REISSUED FOR DP	
2	24.AUG.28	NEW SITE PLAN	RJ
1	23.OCT.12	DP SUBMISSION	RK

CLIENT:

PROJECT:

ALDERGROVE TOWN CENTRE BUILDING F

3100 - 272ND STREET LANGLEY, B.C.

TOL #13-20-0152

DRAWING TITLE:

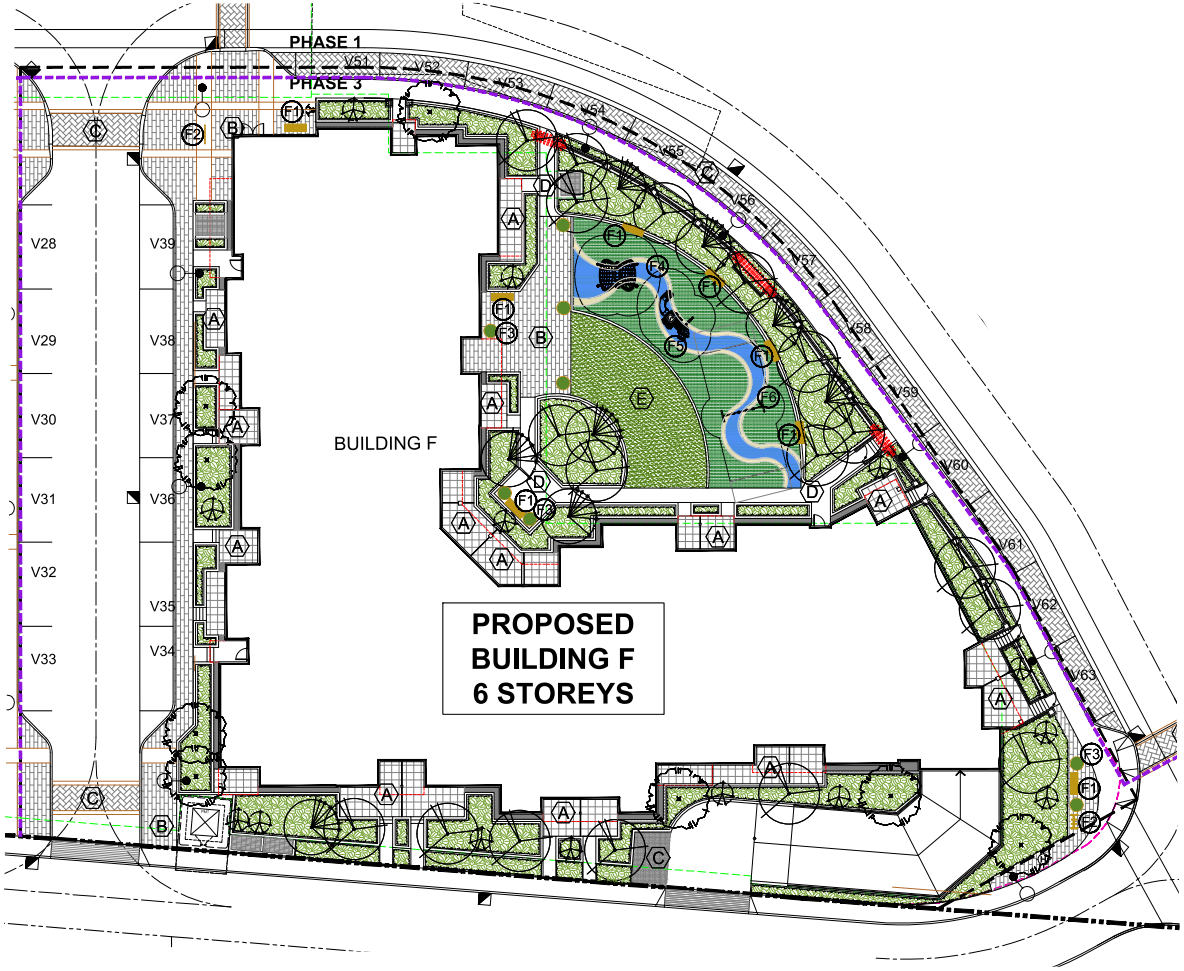
BUILDING F LANDSCAPE PLAN

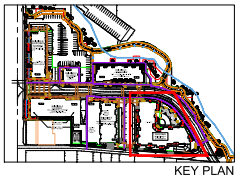
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DATE:	19.FEB.04	DRAWING NUMBER:	L3
SCALE:	1/16"=1'-0"		
DRAWN:	MM		
DESIGN:	MM		OF 5
CHK'D:	MCY		

19006-F-3.ZIP

PMG PROJECT NUMBER: **19-006**





KEY PLAN

MATERIAL LEGEND

KEY	SYMBOL	DESCRIPTION
A		BARKMAN BROADWAY PAVERS SIZE: 600X600X65MM PATTERN: RUNNING BOND COLOUR: CHARCOAL
B		BARKMAN BROADWAY PAVERS SIZE: 300X150X65MM PATTERN: RUNNING BOND COLOUR: NATURAL
C		STAMPED ASPHALT HERRINGBONE PAVING STREETPRINT HERRINGBONE PATTERN
D		CONCRETE PAVEMENT FINISH: BROOM FINISH COLOUR:NATURAL
E		SOD LAWN
F		STAMPED CONCRETE ALONG 272nd STREET TO MATCH ON SITE PAVER PATTERN AND COLOUR

SITE FURNITURE LEGEND

KEY	SYMBOL	DESCRIPTION
1		MAGLIN MLB970-M METAL INSTALLED ON CONCRETE COLOUR: SILVER 14 FINE TEXTURED
2		MAGLIN BIKE RACK MBR-0400-00009 COLOUR: GLOSSY BLACK FINE TEXTURED
3		NORTHWEST LANDSCAPE SUPPLY MADISON PLANTERS 26" PRPA116594 COLOUR:CAVIAR BLACK
4		JAMBETTE MANTA CLIMBER JB-19000-SB
5		JAMBETTE PLAYSTURCTUREMODEL SP8 J3-22273-HA
6		JAMBETTE 10' ARCH.SWING L-18053

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3	24.AUG.29	REISSUED FOR DP	
2	24.AUG.28	NEW SITE PLAN	RJ
1	23.OCT.12	DP SUBMISSION	RK

CLIENT:

PROJECT:

ALDERGROVE TOWN CENTRE BUILDING F

3100 - 272ND STREET LANGLEY, B.C.

TOL #13-20-0152

DRAWING TITLE:

BUILDING F MATERIAL PLAN

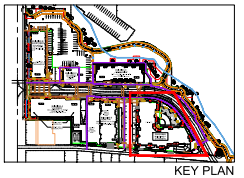
DATE: 19.FEB.04
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCY

DRAWING NUMBER: L2 OF 5

PMG PROJECT NUMBER: **19-006**

19006-F-3.ZIP





KEY PLAN

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1	23.OCT.12	DP SUBMISSION	RK

CLIENT:

PROJECT:

ALDERGROVE TOWN CENTRE
BUILDING F

3100 - 272ND STREET
LANGLEY, B.C.

TOL #13-20-0152

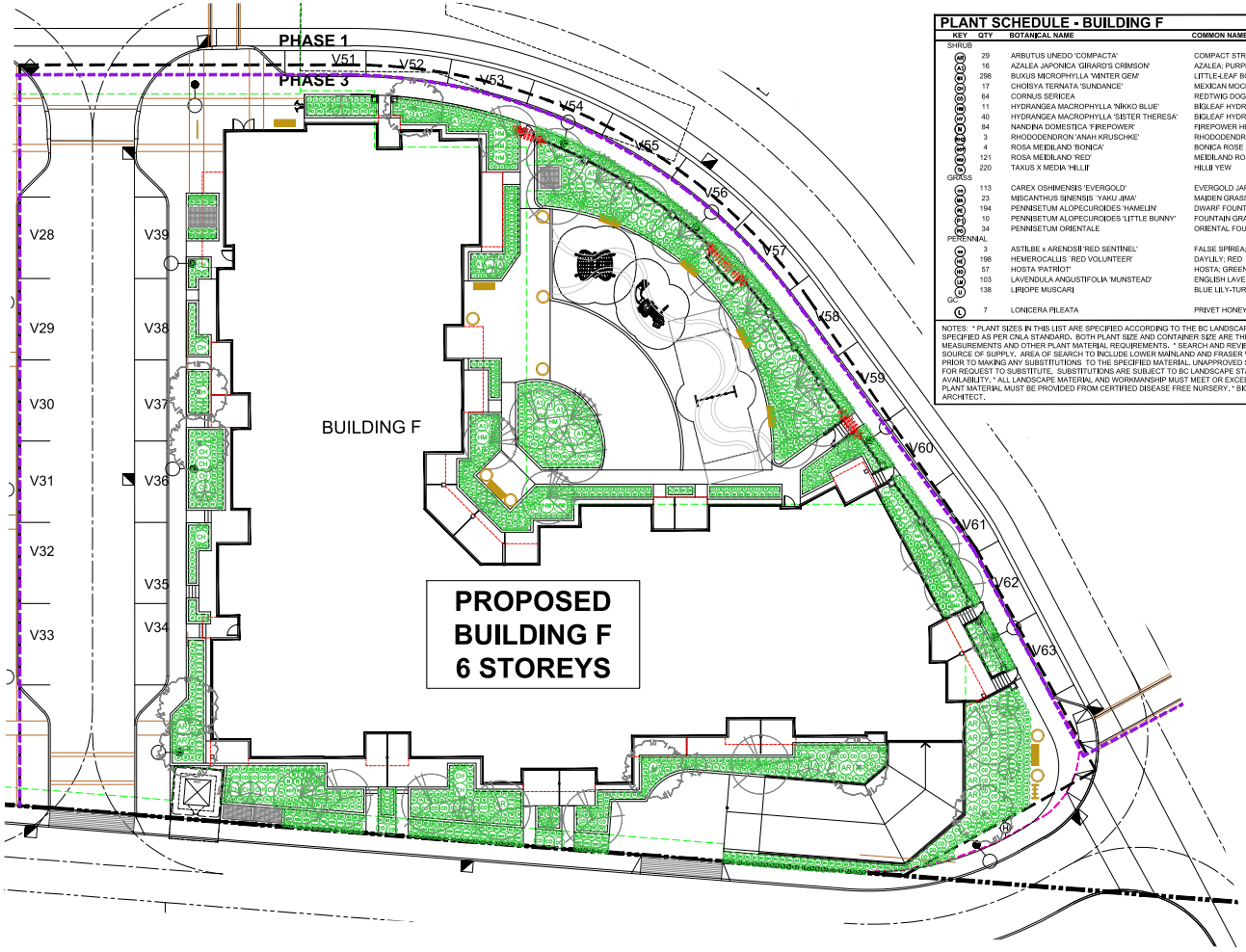
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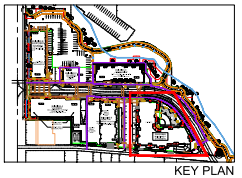
BUILDING F GRADING PLAN

DATE:	19.FEB.04	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 5

19006-F-3.ZIP

PMG PROJECT NUMBER: **19-006**





KEY PLAN

PLANT SCHEDULE - BUILDING F

PMG PROJECT NUMBER: 19-006

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	29	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
	16	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM
	298	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	17	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
	64	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
	11	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
	40	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIGLEAF HYDRANGEA; WHITE	#2 POT; 50CM
	84	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
	3	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM 1M B&B
	4	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
	121	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED	#2 POT; 40CM
	220	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
GRASS				
	113	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	23	MISCANTHUS SINENSIS 'YAKU JIMA'	MAIDEN GRASS	#2 POT
	194	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
	10	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
	34	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
	3	ASTILBE x ARENDSII 'RED SENTINEL'	FALSE SPIREA; RED	#1 POT
	198	HEMEROCALLIS 'RED VOLUNTEER'	DAYLILY; RED	#2 POT; 2-3 FAN
	57	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
	103	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
	138	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT
CLIMBER				
	7	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM

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SEAL:

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3	24.AUG.29	REISSUED FOR DP	
2	24.AUG.28	NEW SITE PLAN	RI
1	23.OCT.12	DP SUBMISSION	RK

CLIENT:

PROJECT:

ALDERGROVE TOWN CENTRE BUILDING F

3100 - 272ND STREET LANGLEY, B.C.

TOL #13-20-0152

DRAWING TITLE:

BUILDING F SHRUB PLAN

DATE: 19.FEB.04
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCY

DRAWING NUMBER: L4 OF 5

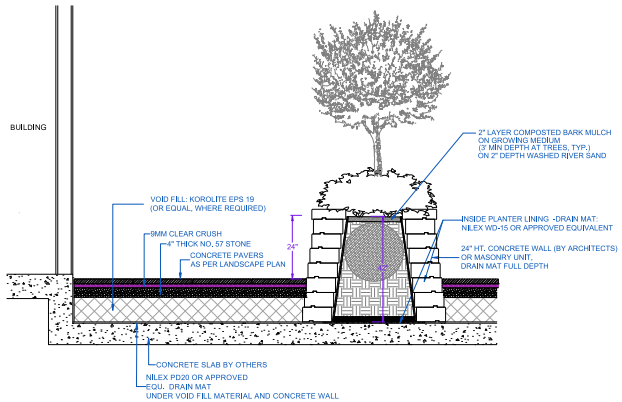
PMG PROJECT NUMBER: 19-006

19006-F-3.ZIP

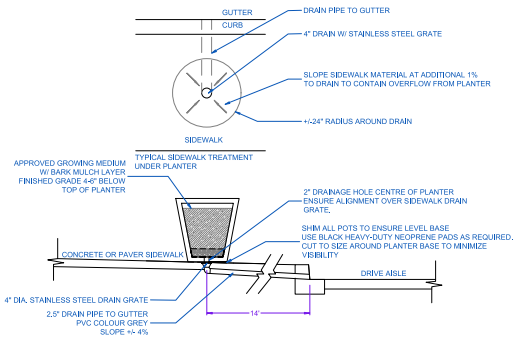
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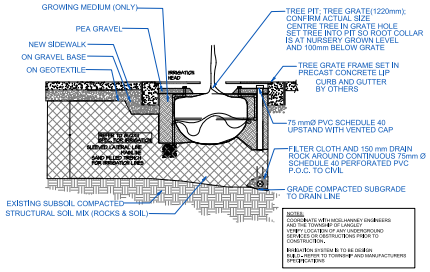
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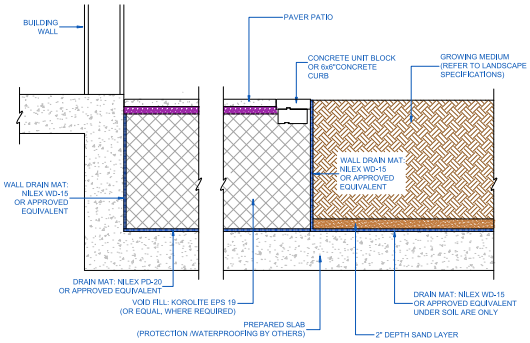
1 LEVEL ONE PLANTERS OVER SLAB
1/2" = 1'-0"



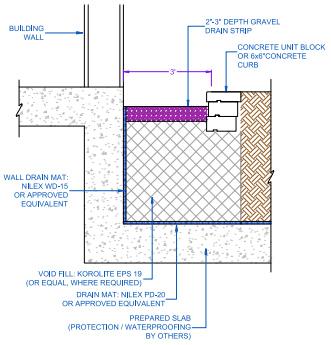
2 PLANTER POT GUTTER DRAINAGE
1/2" = 1'-0"



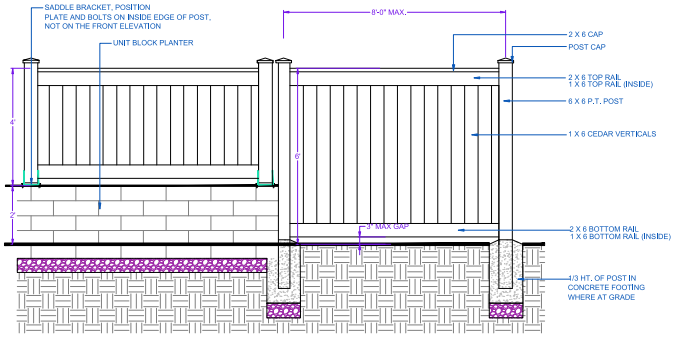
3 STRUCTURAL SOIL SECTION
1/2" = 1'-0"



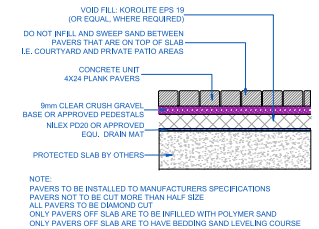
4 PATIO/LANDSCAPE AT SLAB DROP
1/2" = 1'-0"



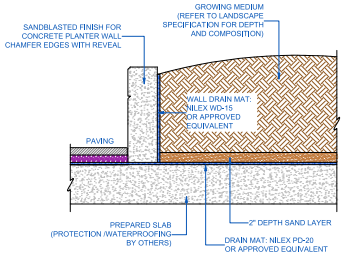
5 DRAIN STRIP AT BUILDING AT SLAB DROP
1/2" = 1'-0"



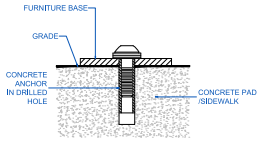
6 6' HT. AND 4' HT. WOOD FENCE
1/2" = 1'-0"



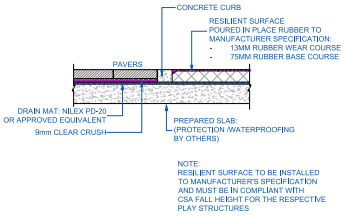
7 CONCRETE PAVER ON SLAB
1/2" = 1'-0"



8 CONCRETE PLANTER WALL ON SLAB
1/2" = 1'-0"



9 SITE FURNITURE MOUNTING
N.T.S



10 POURED PLAY SURFACE EDGE
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
3	24.AUG.29	REISSUED FOR DP	
2	24.AUG.28	NEW SITE PLAN	RJ
1	23.OCT.12	DP SUBMISSION	RK

CLIENT:

PROJECT:

ALDERGROVE TOWN CENTRE BUILDING F

3100 - 272ND STREET
LANGLEY, B.C.

TOL #13-20-0152

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	19.FEB.04	DRAWING NUMBER:
SCALE:	AS SHOWN	
DRAWN:	MM	
DESIGN:	MM	
CHKD:	MCY	OF 5

19006-F-3.ZIP

PMG PROJECT NUMBER: **19-006**

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 – REGULAR MEETING	**REPORT:**	24-186
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-11-0073
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101357 (LANGLEY ENTERPRISES LTD. / 20363 – 62 AVENUE)		

PROPOSAL:

Development permit application to facilitate the construction of an 848 m^2 (9,129 ft^2) industrial building on property located at 20363 – 62 Avenue.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101357 subject to five (5) conditions.

RATIONALE:

The proposal complies with the Willowbrook Community Plan (and its Development Permit Guidelines) and with the site's General Industrial M-2 zoning.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101357 to Langley Enterprises Ltd. for property located at 20363 – 62 Avenue subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
d. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened.
e. 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).

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 a Servicing Agreement with the Township to secure ultimate works and services in accordance with the Township's Subdivision and Development Servicing Bylaw.
b. On-site landscaping being secured by a letter of credit at the Building Permit stage.
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw.

d. Register a restrictive covenant pursuant to Section 219 of the Land Title Act limiting the access to the existing access on 62 Avenue with right in right out only movements.
e. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding onsite detention, biofiltration and infiltration systems.
f. Provision of a 3.5 m wide road right of way along the full frontage of 62 Avenue.
g. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
h. Payment of applicable building permit administration fees, Development Cost Charges and supplemental Development Permit application fees.

EXECUTIVE SUMMARY:

Krahn Engineering Ltd. has applied for a Development Permit to construct an 848 m^2 (9,129 ft^2) industrial building on the property located at 20363 – 62 Avenue. The development proposal complies with the development permit guidelines of the Willowbrook Community Plan. Issuance of Development Permit No. 101357 is recommended subject to five (5) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations regarding proposed Development Permit No. 101357 for the property located at 20363 – 62 Avenue in the Willowbrook area.

REFERENCE:

Owner:	Langley Enterprises Ltd. 20363 – 62 Avenue Langley, BC V3A 5E6
Agent:	Krahn Engineering Ltd. 400, 34077 Gladys Avenue Abbotsford, BC V2S 2E8
Legal Description:	Lot 1 District Lot 311 Group 2 New Westminster District Plan 77303
Location:	20363 – 62 Avenue
Area:	0.4 ha / 0.98 ac
Existing Zoning:	General Industrial Zone M-2
Willowbrook Community Plan:	Industrial / Business Park

BACKGROUND/HISTORY:

- The subject site is designated Industrial / Business Park in the Willowbrook Community Plan.
- A 678 m^2 (7,303 ft^2) industrial building exists at the eastern portion of the site (constructed in 1997) with vehicular access from 62 Avenue.

DISCUSSION/ANALYSIS:

- Krahn Engineering has applied for a development permit to construct an 848 m^2 (9,129 ft^2) industrial building on the western portion of the site.
- The proposal complies with the Willowbrook Community Plan (and its Development Permit Guidelines) and the site's General Industrial M-2 zoning.

Adjacent Uses:

	Existing Use:	Neighbourhood Plan Designation:	Existing Zoning:
North:	Site with industrial buildings	Industrial / Business Park	General Industrial Zone M-2
South:	62 Avenue and industrial site in the City of Langley		
East:	Site with industrial buildings	Industrial / Business Park	General Industrial Zone M-2
West:	Site with industrial buildings	Industrial / Business Park	General Industrial Zone M-2

Development Permit "Area C":

- The subject site is located in Development Permit "Area C" – Industrial / Business Park in the Willowbrook Community Plan.
- The form and character of the proposed industrial building is consistent with the existing building located on the site and is compatible with the surrounding area.
- The proposal complies with the Willowbrook Community Plan (and its Development Permit Guidelines) and the site's General Industrial M-2 zoning.

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
2	0	15	15	4	19

Policy Considerations:

The proposed Development Permit complies with the site's Industrial / Business Park designation in the Willowbrook Community Plan, the Development Permit Guidelines and the existing General Industrial M-2 zoning requirements. Staff recommend that Council authorize issuance of Development Permit No. 101357 subject to to five (5) conditions.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

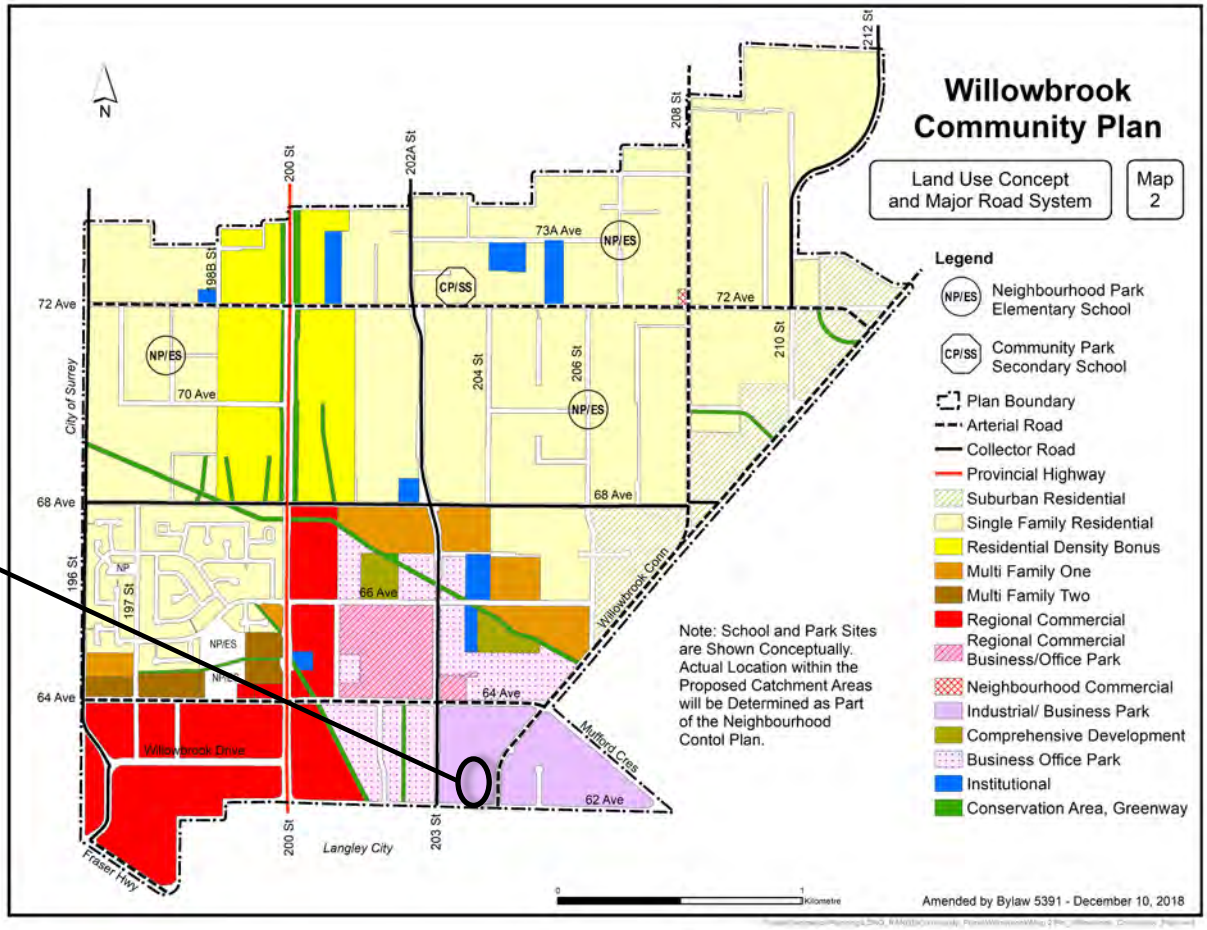
ATTACHMENT B Development Permit No. 101357

ATTACHMENT A



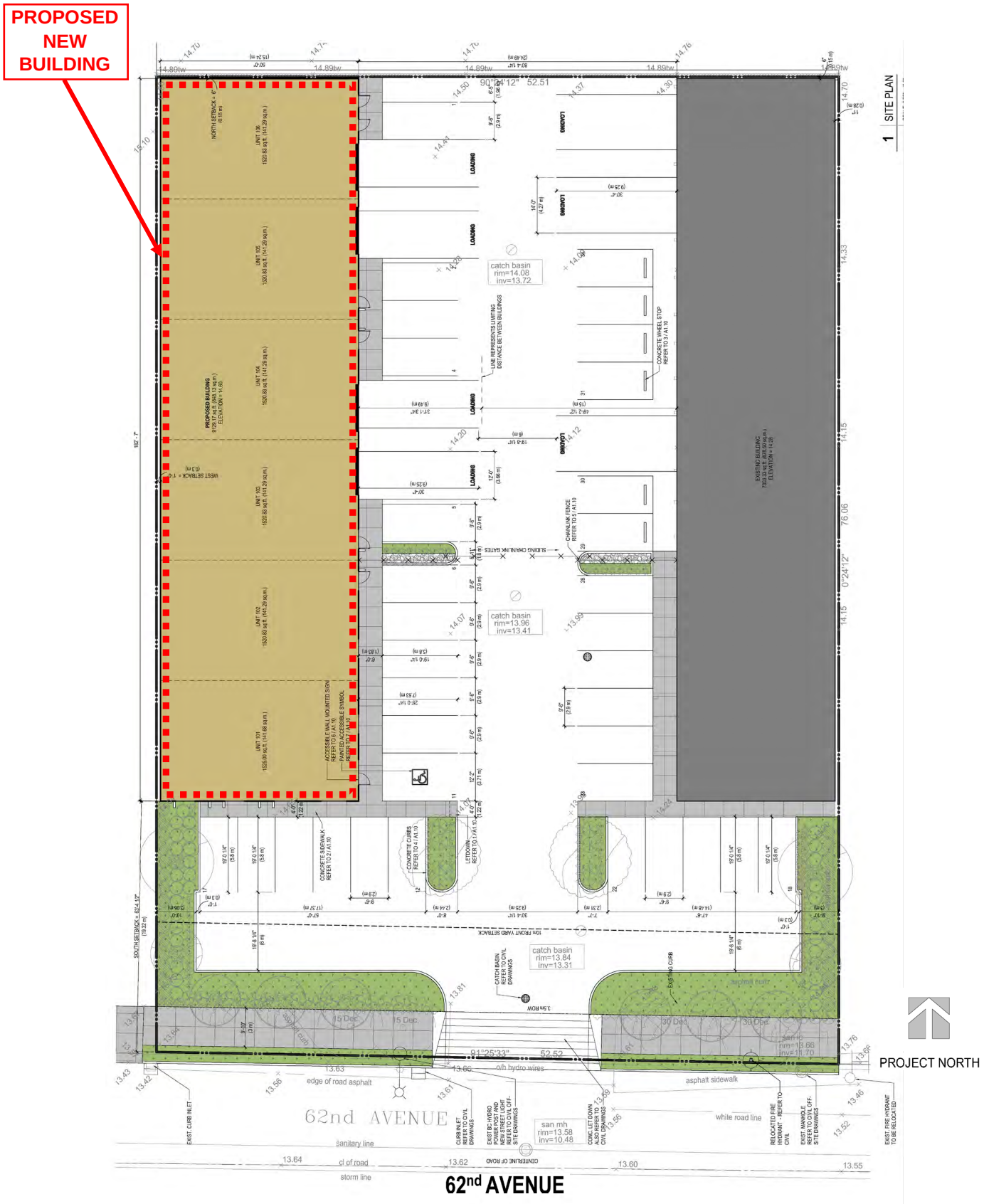
AERIAL CONTEXT MAP

SUBJECT


Willowbrook Community Plan
Land Use Concept and Major Road System
Map 2
Legend
Neighbourhood Park Elementary School
Community Park Secondary School
Plan Boundary
Arterial Road
Collector Road
Provincial Highway
Suburban Residential
Single Family Residential
Residential Density Bonus
Multi Family One
Multi Family Two
Regional Commercial
Regional Commercial Business/Office Park
Neighbourhood Commercial
Industrial/ Business Park
Comprehensive Development
Business Office Park
Institutional
Conservation Area, Greenway
Note: School and Park Sites are Shown Conceptually. Actual Location within the Proposed Catchment Areas will be Determined as Part of the Neighbourhood Contol Plan.
Amended by Bylaw 5391 - December 10, 2018
N
200 St
202A St
208 St
212 St
73A Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
62 Ave
198B St
204 St
206 St
210 St
196 St
197 St
203 St
City of Surrey
Langley City
Fraser Hwy
Willowbrook Drive
Willowbrook Conn
Mulford Cres
NP/ES
CP/SS



ZONING BYLAW NO. 2500

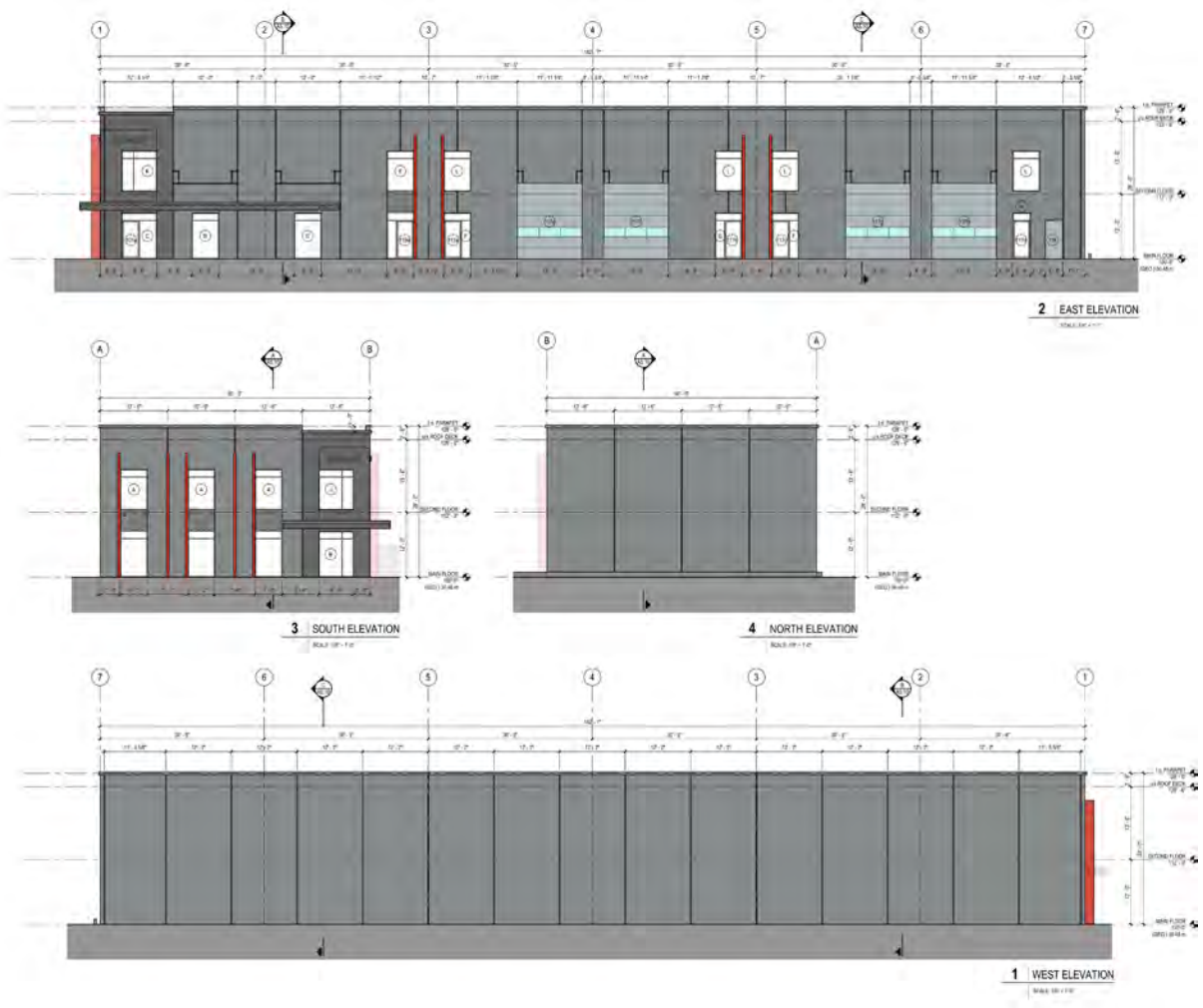


62nd AVENUE

SITE PLAN – SUBMITTED BY APPLICANT



RENDERING – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101357

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

1. Name: Langley Enterprises Ltd.

   Address: 20363 – 62 Avenue
   Langley, BC V3A 5E6

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

   LEGAL DESCRIPTION: Lot 1 District Lot 311 Group 2 New Westminster District Plan 77303

   CIVIC ADDRESS: 20363 – 62 Avenue

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

   a. Building plans being in substantial compliance with Schedule “A”.
   b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
   c. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
   d. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened.
   e. 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).

   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 a Servicing Agreement with the Township to secure ultimate works and services in accordance with the Township’s Subdivision and Development Servicing Bylaw.
   b. On-site landscaping being secured by a letter of credit at the Building Permit stage.
   c. Submission of a site specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw.
   d. Register a restrictive covenant pursuant to Section 219 of the Land Title Act limiting the access to the existing access on 62 Avenue with right in right out only movements.
   e. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding onsite detention, biofiltration and infiltration systems.
   f. Provision of a 3.5 m wide road right of way along the full frontage of 62 Avenue.
   g. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.

h. Payment of applicable building permit administration fees, Development Cost Charges and supplemental Development Permit application 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 Plan
SCHEDULE B	Landscape Plan

KP Architecture Ltd.
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EDMONTON
VANCOUVER
ABBOTSFORD OFFICE
#201-2329 GLADWIN RD., ABBOTSFORD, BC., V2S 3E8
T 604.853.8831 F 604.853.8891 EM: INFO@KPLAN.COM
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WWW.KPLAN.COM

NO	DATE YMD	DESCRIPTION
6	20/09/28	IS SUED FOR CITY COMMENTS
5	20/08/21	IS SUED FOR BUILDING PERMIT
4	20/07/24	IS SUED FOR CITY COMMENTS
3	20/07/03	IS SUED FOR COORDINATION

ISSUES AND REVISIONS

SEAL

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

PROJECT NAME
GANDY WAREHOUSE

PROJECT ADDRESS
20363 62 AVENUE
LANGLEY, BC

DRAWING TITLE
SITE PLAN, CONTEXT PLAN & PROJECT INFORMATION

SCALE:	3/32" = 1'-0"
DRAWN:	
REVIEWED:	
PROJECT NO:	22/007
DRAWING NO:	A1.01

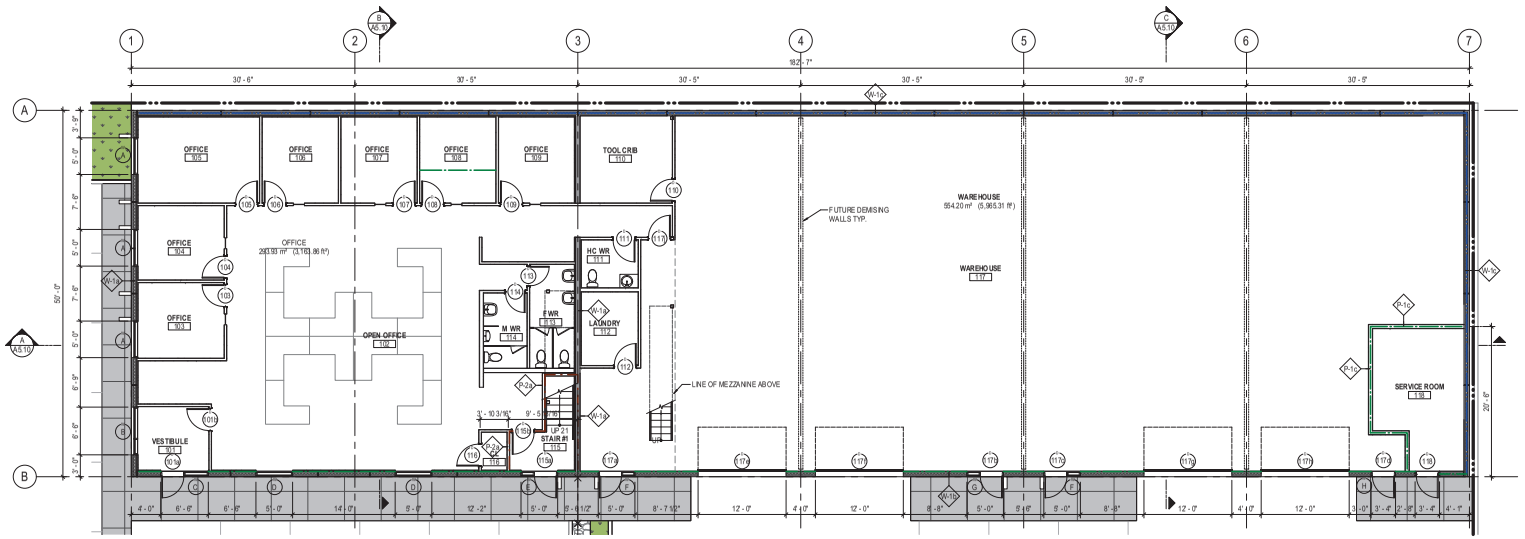
E.4

SCHEDULE A

PROJECT NORTH

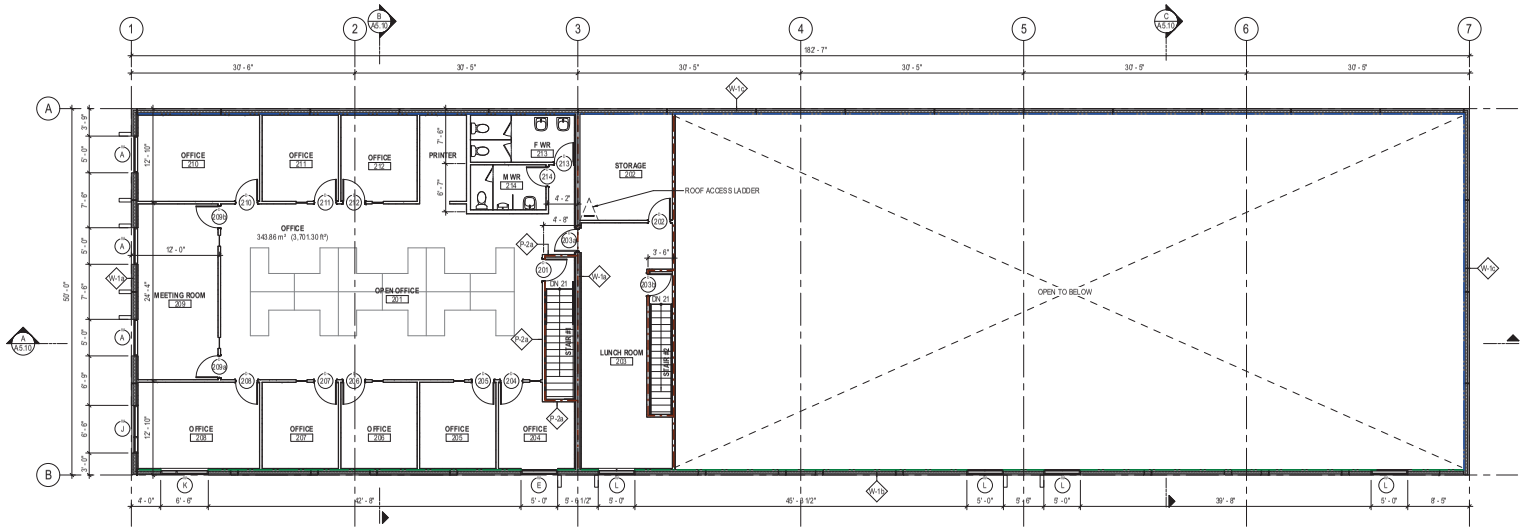
1 SITE PLAN
SCALE: 3/32" = 1'-0"





1 MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT NORTH

FIRE RATING

	0 HR F.S.R
	45 MIN F.R.R.
	1 HR F.R.R.
	1.5 HR F.R.R.
	2 HR F.R.R.
	3 HR F.R.R.
	4 HR F.R.R.

##m (## ft) PATH OF TRAVEL / TRAVEL DISTANCE

EXIT EXIT SIGN

F.D. FIRE DOOR SIGN (ON VISIBLE SIDE OF DOOR WHEN OPEN)

WALL CONSTRUCTION

ALL FIRE-RATED WALLS MUST BE CONSTRUCTED TO u/s STRUCTURE ABOVE.

ALL SOUND ATTENUATION WALLS TO BE CONSTRUCTED TO u/s STRUCTURE ABOVE.

ALL WALLS, NOT NOTED ABOVE, TO CONTINUE TO U/S CEILING.

WET WALLS

JANITOR ROOM, CHANGE ROOMS, LOCKER ROOMS AND WASHROOMS - REPLACE GYPSUM BOARD w GREEN BOARD at ALL WET WALLS.

GENERAL NOTES

SEE SCHEDULES FOR ALL FLOOR, WALL, CEILING, AND ROOF ASSEMBLIES. GENERAL CONTRACTOR TO CONFORM ALL FIRE / SMOKE RATED ASSEMBLIES WITH ULC LISTINGS AND/OR LOCAL BUILDING CODES AS NOTED IN SPECIFIC CONSTRUCTION ASSEMBLY.

REFER TO LARGEST SCALE PLANS FOR DETAILED INFORMATION.

EXIT SIGNAGE
EXIT SIGNAGE TO BE PROVIDED PER ELECTRICAL DRAWINGS.

FIRESTOPPING
FIRESTOPPING SHALL COMPLY TO CAN/ULC-S115-M STANDARDS.

FINISHES
FINISHES MAY NOT BE SHOWN ON THESE DRAWINGS.

FINISHES ARE TO BE SPECIFIED BY OWNER, OR INTERIOR DESIGNER AT THE OWNER'S REQUEST. INCLUDES ALL INTERIOR FINISHES INCLUDING MILLWORK, CEILING TYPES AND INTERIOR SIGNAGE.

UNLESS SPECIFICALLY IDENTIFIED IN THE OWNER/ARCHITECT CONTRACT, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR:
- DESIGN INTERIOR FINISHES,
- MILLWORK OR
- INTERIOR SIGNAGE

ALL FINISHES MUST COMPLY WITH CURRENT PROVINCIAL BUILDING CODE, CURRENT EDITION AND MUST MEET THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS CONTAINED WITHIN.

DOOR SIGNAGE
ALL DOORS NOT SPECIFIED IN DOOR SCHEDULE OR DOOR HARDWARE SCHEDULE SHALL BE BY THE OWNER OR OTHERS.

FIRE SAFETY PLAN
FIRE SAFETY PLAN TO BE PROVIDED BY FIRE PROTECTION CONSULTANT, INSTALLED TO THEIR REQUIREMENTS AND TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.

PORTABLE FIRE EXTINGUISHERS
FIRE EXTINGUISHERS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE APPROPRIATE PROVINCIAL FIRE CODE AND TO THE SATISFACTION OF THE FIRE PROTECTION CONSULTANT.

SPRINKLERED BUILDING
BUILDING IS FULLY SPRINKLERED PER CODE ANALYSIS. DRAWINGS AND PERMIT APPLICATION FOR SPRINKLER SYSTEM IS THE RESPONSIBILITY OF OTHERS. DESIGN PARAMETERS ARE PER THE MECHANICAL CONSULTANTS DRAWINGS. PULL STATIONS AND FIRE ALARM SPECIFICATIONS FOR INSTALLATION AND MONITORING ARE PER THE ELECTRICAL DRAWINGS.

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VANCOUVER
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NO.	DATE Y/M/D	DESCRIPTION
6	2024/09/28	ISSUED FOR CITY COMMENTS
5	2024/03/21	ISSUED FOR BUILDING PERMIT
4	2024/02/15	ISSUED for COORDINATION
3	2024/01/03	ISSUED for COORDINATION

ISSUES AND REVISIONS

SEAL

REGISTERED ARCHITECT — LARRY PODOLSKY — BRITISH COLUMBIA

2024-09-30

PROJECT NAME
GANDY WAREHOUSE

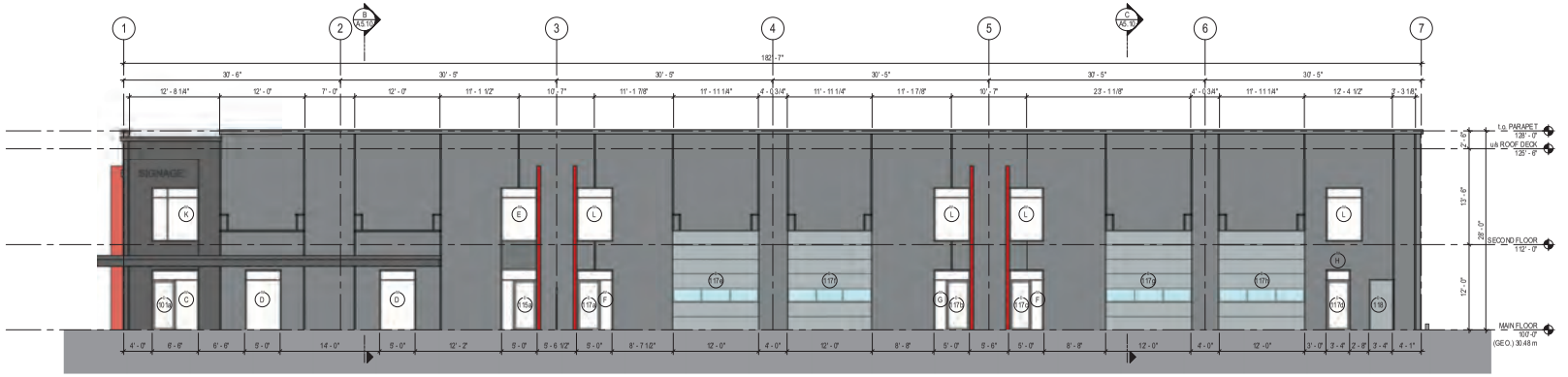
PROJECT ADDRESS
20363 62 AVENUE
LANGLEY, BC

DRAWING TITLE
FLOOR PLANS

SCALE	As indicated
DRAWN	
REVIEWED	
PROJECT NO.	22-0267
DRAWING NO.	A2.01

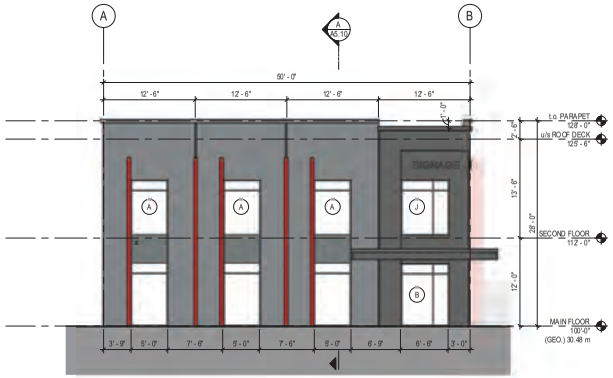
E.4

ARCH-D-Title Block (Metric)_-_Gord Yr Copyright 2016
2024-09-30 11:21:45 PM
C:\Users\Gordon\Documents\22-0267 - Gandy Warehouse Rev 3.rvt



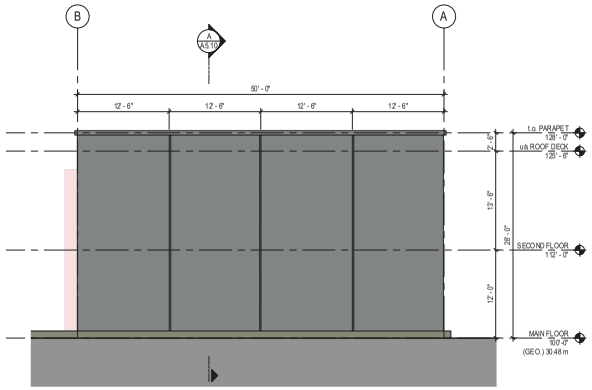
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



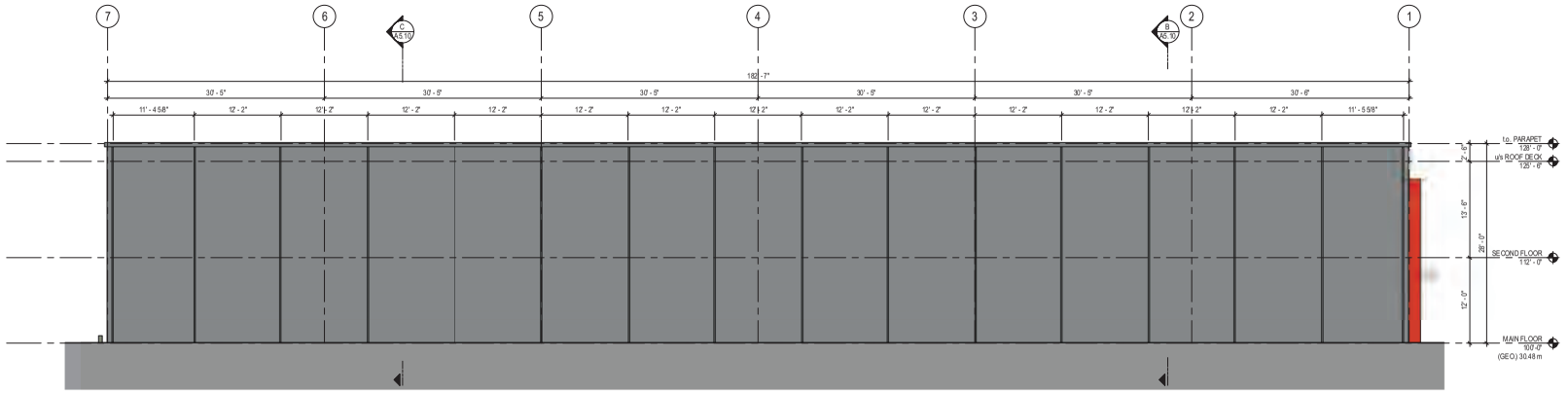
3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

TYPE	DESCRIPTION
A	PRECAST CONCRETE WALL PANEL PAINTED: C1
B	PARAPET CAP FLASHING PREFINISHED TO MATCH C1
C	METAL CLADDING PREFINISHED: C2
D	FABRIC CANOPY PREFINISHED: C3
E	STEEL OVERHEAD DOOR PAINTED: C4
F	STOREFRONT GLAZING VISION GLASS
G	STOREFRONT GLAZING SPANDREL GLASS VITRUM STONEHENGE GRAY #838
H	STOREFRONT FRAMING CLEAR ANODIZED ALUMINUM

PROJECT COLOURS

C1 WHALE GRAY - 2134-40

C2 T.B.C. (TO MATCH EXISTING BUILDING)

C3 T.B.C. (TO MATCH EXISTING BUILDING

C4 GULL WING GRAY - 2134-50

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NO.	DATE Y/M/D	DESCRIPTION
6	2024/09/26	ISSUED FOR CITY COMMENTS
5	2024/03/21	ISSUED FOR BUILDING PERMIT
4	2024/02/15	ISSUED for COORDINATION
3	2024/01/03	ISSUED for COORDINATION

ISSUES AND REVISIONS

SEAL

REGISTERED ARCHITECT
CAMEY PROVINCE OF BRITISH COLUMBIA
2024-09-30

PROJECT NAME
GANDY WAREHOUSE

PROJECT ADDRESS
20363 62 AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING ELEVATIONS

SCALE	As indicated
DRAWN	
REVIEWED	
PROJECT NO.	22.0267
DRAWING NO.	A4.10

E.4

PRINTED: 2024-09-30 2:19:58 PM
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2024-09-30 2:19:58 PM



- IMAGE FOR ILLUSTRATION PURPOSES ONLY -

GANDY WAREHOUSE

20363 62 AVENUE
LANGLEY, BC

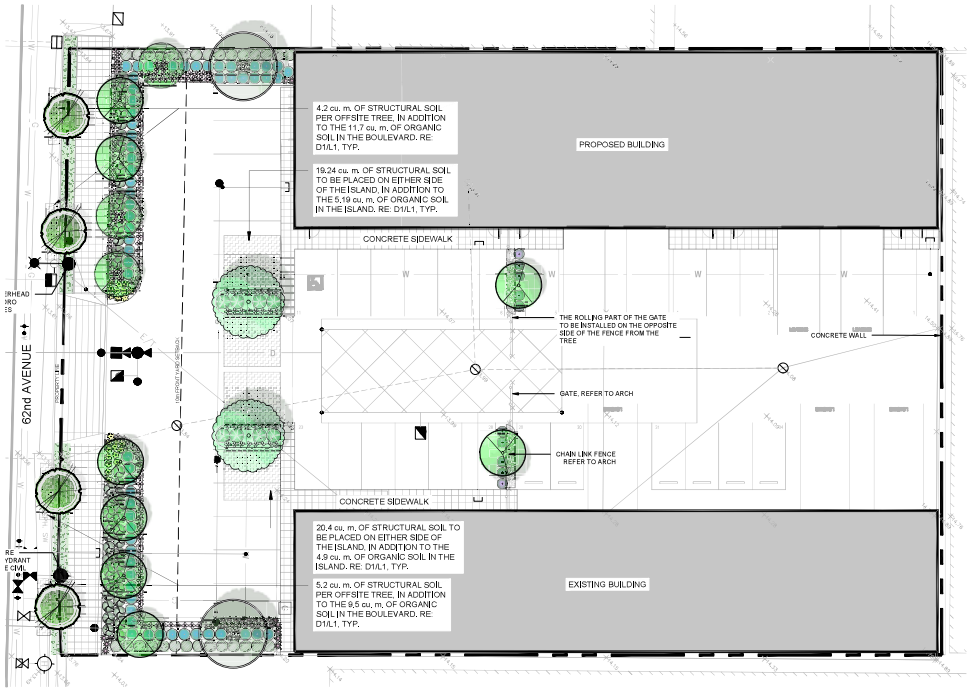
ISSUE DATE: JUNE 28, 2022

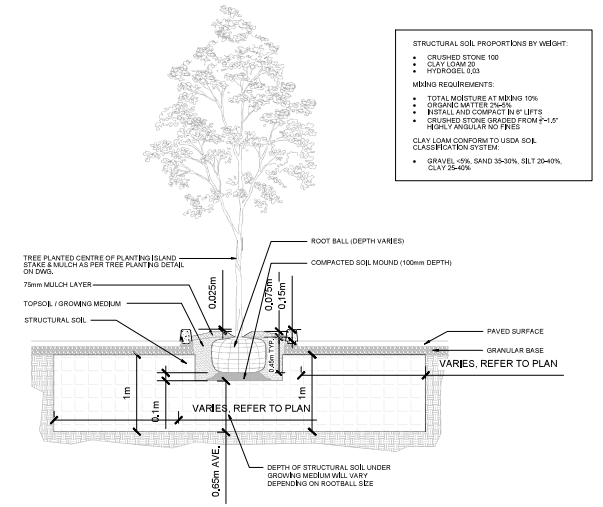
KRAHN PROJECT No. 220267

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VANCOUVER

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STRUCTURAL SOIL PROPORTIONS BY WEIGHT:

- CRUSHED STONE 100
- CLAY LOAM 20
- HYDROGEL 0.03

MIXING REQUIREMENTS:

- TOTAL MOISTURE AT MIXING 10%
- ORGANIC MATTER 2%-5%
- INSTALL AND COMPACT IN 6" LIFTS
- CRUSHED STONE GRADED FROM 2"-1.5" HIGHLY ANGULAR NO FINES

CLAY LOAM CONFORM TO USDA SOIL CLASSIFICATION SYSTEM:

- GRAVEL <5%, SAND 35-30%, SILT 20-40%, CLAY 25-40%

D1 STRUCTURAL SOIL N.T.S.

LEGEND

- CONCRETE SIDEWALK PAVING
- ASPHALT SIDEWALK
- TURF GRASS
- STRUCTURAL SOIL
- RIVER ROCK

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	2	Fraxinus americana	White ash	6cm cal.	As per plan	W.B.
	2	Acer x freemanii	Freeman maple	6cm cal.	As per plan	W.B.
	11	Arbutus unedo	Strawberry tree	6cm cal.	As per plan	W.B.
	4	Japanese Snowbell	Japonicus Styrax	6cm cal.	As per plan	W.B.
SHRUBS						
	63	Vaccinium corymbosum	Blueberry	#3 Pot	1m O.C.	
	42	Potentilla fruticosa	Shrubby cinquefoil	#2 Pot	1m O.C.	
	29	Cornus sericea	Dwarf Red Osier Dogwood	#3 Pot	1m O.C.	
PERENNIALS, GROUND COVERS, AND GRASSES						
	38	Fragaria chiloensis	Beach strawberry	#1 Pot	45cm O.C.	
	180	Echinacea purpurea	Purple coneflower	#1 Pot	45cm O.C.	
	23	Thymus pseudolanuginosus	Woolly thyme	#1 Pot	45cm O.C.	

KD Planning & Design Ltd
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NO.	DATE (yr/m/d)	DESCRIPTION:
5	24/08/22	ISSUED FOR REVIEW
4	24/04/25	ISSUED FOR BP
3	24/01/08	ISSUED FOR RS-DP
2	23/12/14	ISSUED FOR COORDINATION
1	22/07/19	ISSUED FOR DP

ISSUED & REVISIONS:
TOL #: 08-11-0073
SEAL:

NORTH ARROW:
NORTH

PROJECT NAME:
GANDY WAREHOUSE

PROJECT ADDRESS:
20363 62 AVENUE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
LANDSCAPE PLAN

SCALE:	1:200
DRAWN:	RMK
CHECKED:	JT
PROJECT NO:	220267-L

DRAWING NO: L1

SCHEDULE B E.4

0 5 10 15 20 m

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Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-194
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	0530-03
SUBJECT:	ELECTION CANDIDATE - FINANCIAL DISCLOSURE		

RECOMMENDATION:

That Council consider and endorse one of the following:

1) That Council hereby petition the Province of British Columbia to pass or amend legislation to establish rules regarding blind trusts or to require additional financial disclosure for candidates for mayor or council.

OR

2) That Council establish a select committee pursuant to section 134 of the Community Charter which would allow the mayor to summon witnesses for examination under oath.

EXECUTIVE SUMMARY:

At the June 10, 2024 Regular Meeting, Council passed the following motion:

> *Be it resolved that Council direct staff to review and report to Council on the potential for requiring candidates in local government and school district elections to lawfully and fully disclose assets at the time of nomination, as required by Provincial legislation, and that staff consider and seek legal review to ascertain if the Chief Election Officer can disqualify or take other action if a candidate refuses to do so.*

Local government election candidates must complete a statement of financial disclosures in accordance with the *Financial Disclosure Act* (the "Act") at the time their nomination papers are filed with the local government. The statement must disclose the candidate's financial details as prescribed by sections 3 and 4 of the Act. There is no exemption or exception in the Act for a blind trust.

As per Council direction, staff sought an external legal opinion, included as Attachment A. The opinion concluded that there is no valid and enforceable mechanism to require a candidate to disclose assets held in a blind trust or to seek additional clarification regarding information provided on a financial disclosure form. The Chief Election Officer for the Township of Langley cannot, by bylaw, be authorized to disqualify or take other action if a candidate refuses to make full financial disclosure.

PURPOSE:

The purpose of this report is in response to Council direction from the June 10, 2024 Regular Meeting on the potential for requiring candidates in local government and school district elections to lawfully and fully disclose assets at the time of nomination.

DISCUSSION/ANALYSIS:

A candidate for a local government election is required by the *Financial Disclosure Act* to disclose assets owned by the candidate, including assets held by a trustee for the benefit of the candidate. There are no exceptions to this requirement, such as in the case of a blind trust where the beneficiary will not be aware of the assets held by the trustee. As a practical matter, to be effective as a blind trust the beneficiary cannot be made aware of the assets held by the trustee. The trust deed may state that the trustee will act at the trustee's complete discretion and will not be under any duty to consult with any beneficiary or give effect to the wishes of any beneficiary. It is also possible that the trustee of a blind trust is prohibited, by the terms of the trust deed, from disclosing trust assets to a beneficiary.

In the case of a blind trust, a requirement for the beneficiary to disclose assets held in trust defeats the very nature, and ultimate purpose, of the trust. Therefore, the effect of requiring candidates in local government elections to disclose all assets, including those held by a trustee in a blind trust, is to preclude such individuals from participating in local government elections as candidates or risk being found liable for a fine of up to $10,000 as there is no exemption or exception in the Act for a blind trust.

In response to the direction from Council with respect to requiring candidates in local government and school district elections to fully disclose assets, staff sought an external legal opinion, included as Attachment A. The opinion concluded that there was no valid and enforceable mechanism for a municipal council to require a candidate to disclose assets held in a blind trust or to seek additional clarification regarding information provided on a financial disclosure form. Only Elections BC is responsible for the administration of campaign financing and disclosure under the *Local Elections Campaign Financing Act*.

Local governments do not have delegated authority from the Province of British Columbia to enact bylaws which would supersede or augment the existing disclosure regime. Therefore, Council is unable to adopt a valid bylaw which would regulate financial disclosure of candidates for mayor or council.

The Chief Election Officer for the Township of Langley cannot, by bylaw, be authorized to disqualify or take other action if a candidate refuses to make full financial disclosure. Rather, to enforce the *Local Elections Campaign Financing Act* a person may file a complaint with the RCMP or Elections BC. If the RCMP, in consultation with Elections BC, recommend a charge then the Crown prosecutor may proceed if there is a reasonable likelihood of conviction. However, under section 3 of the *Offence Act*, proceedings must not be instituted more than six months after the time when the subject matter arose which means that the limitation period has expired for any alleged offences committed during the 2022 local government election.

Respectfully submitted,

Christopher D. Konrad
SOLICITOR
for
CORPORATE ADMINISTRATION DIVISION

ATTACHMENT A August 22, 2024 Letter from Lidstone & Company

LIDSTONE & COMPANY
BARRISTERS AND SOLICITORS

PRIVILEGED & CONFIDENTIAL

August 22, 2024

BY EMAIL

Wendy Bauer
Township Clerk - Legislative Services
Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

Dear Wendy:

Re: Enactments Governing Blind Trusts for Local Elected Officials
File 10028-080

YOUR REQUEST

Council has adopted the following resolution:

> **Lawful and Full Disclosure of Assets for Local Elections**
>
> Be it resolved that Council direct staff to review and report to Council on the potential for requiring candidates in local government and school district elections to lawfully and fully disclose assets at the time of nomination, as required by Provincial legislation, and that staff consider and seek legal review to ascertain if the Chief Election Officer can disqualify or take other action if a candidate refuses to do so.

Accordingly, we have reviewed and commented on the applicable legislation and regulations in the context of case law and best practices.

APPLICABLE LAW

(a) The Legislation

We have researched the legislation and case law to ascertain if there is a way the Chief Electoral Officer or Council can require a candidate to disclose their assets in a blind trust or to seek additional clarification on the content of required financial disclosure forms.

Every local government election candidate must complete a statement of financial disclosure in accordance with the *Financial Disclosure Act* at the time their nomination documents are filed with the local government [see section 87(1)(d) of the *Local Government Act* and section 2(1) of the *Financial Disclosure Act*].

> **2** (1)A person who accepts a nomination for election to office as a Provincial or municipal official must make a written disclosure and file it with the person's nomination papers.

For the purposes of that section, a "municipal official" includes a person for whom nomination papers for election to office as a municipal official have been filed.

The statement must set out the individual's corporate and personal holdings and must be available for public inspection. In particular, a written disclosure by a municipal official must under section 4 specify:

- the name of each corporation in which the person or a trustee for the person holds one or more shares;
- the name of each business situated or carrying on business in the municipality and financially remunerating the nominee as an owner, part owner, trustee or partner;
- the name of each business located or carrying on business in the municipality and financially remunerating the nominee or public employee for services performed by the person as an employee;
- the name of each organization located in the municipality and financially remunerating the nominee or public employee for an office held by the person that is not disclosed in the previous two paragraphs;

- the name of the creditor for each debt of the nominee or public employee;

- a description and location of land located in the municipality in which the nominee or public employee, or a trustee for that person, owns an interest or has an agreement entitling the nominee, public employee or trustee to acquire an interest.

The statement must be delivered before the close of nominations and be available for public inspection in the local government offices from the date of receipt by the Chief Election Officer until 30 days after the declaration of election results [sections 89(1) and (7) of the *Local Government Act*].

The disclosure form required under the applicable Regulation (BC Reg 235/96) requires the candidate to list the name of each corporation in which "you hold one or more shares, including shares held by a trustee on your behalf". There are numerous circumstances in respect of which a trustee can hold assets for a beneficiary without this being a blind trust, but oddly this regulatory language also captures a blind trust which may not be blind if the assets are publicly disclosed and updated under the enactments.

A candidate who, as a municipal official, fails to make or file a written disclosure under the *Financial Disclosure Act*, commits an offence. A person who commits an offence is liable on conviction to a fine of not more than $10 000.

BLIND TRUSTS

Financial disclosure under the statute requires the municipal nominee to specify in the prescribed form "the name of each corporation in which the person or a trustee for the person holds one or more shares". In our view, this requires express disclosure of the name of each corporation in which the candidate holds shares or in which the "blind trust" trustee for the candidate holds shares. There is no exemption or exception in the legislation for a blind trust.

Also, financial disclosure under the statute requires the municipal nominee to specify in the prescribed form "a description and location of land located in [the municipality per section 4] in which the nominee, or a trustee for that person, owns an interest" or has an agreement entitling them to acquire

an interest. In our view, this requires express disclosure of the description and location of such land in which the in which the nominee holds an interest or in which the trustee owns an interest. There is no exemption or exception in the legislation for a blind trust.

The nominee must also specify "the name of the creditor for each debt of the nominee". In our view, this cannot be masked by a blind trust.

Finally, it strikes us that the local government statutes governing conflict of interest lose efficacy or relevance if there is no person in authority or member of the public who can allege a direct or indirect pecuniary interest in cases where a disclosure is empty.

ENFORCEMENT

Elections BC is responsible for the administration of the campaign financing and disclosure under the *Local Elections Campaign Financing Act*. A person interested may file a complaint with the RCMP or Elections BC. This would be investigated and prosecuted in the same manner as other provincial statutes, such as the *Local Government Act*. If the RCMP in consultation with Elections BC recommend a charge, then the Crown prosecutors would be able to proceed – they may prosecute or in some cases not proceed on the basis that there would not be a reasonable likelihood of conviction. Under section 3(2) and (3) of the *Offence Act*, proceedings must not be instituted more than 6 months after the time when the subject matter arose.

Municipalities, Councils, and Chief Election Officers do not have delegated authority from the Province to enforce the *Financial Disclosure Act* or to enact bylaws or make rules to supersede the existing disclosure regime.

BEST PRACTICES

In Canada and the USA there are public concerns about the lack of accountability and transparency regarding declarations of "blind trust" when nothing more is disclosed.

In federal and state elections in the USA and in relation to elected officials in that country, blind trusts are common, and we are not aware of laws there to require opening such blind trust declarations to public exposure.

Regarding the option of seeking additional disclosure guidance, legislation, or directives, we are aware of the Canadian Treasury Board DIRECTIVE ON CONFLICT OF INTEREST dated April 1, 2020, which contains a directive on blind trusts for federal officials. Section B.2.2.7 entitled "Blind Trust Arrangements" contains the federal directives on this subject, although these provisions are not a law. These can be found here: https://www.tbs-sct.canada.ca/pol/doc-eng.aspx?id=32627&section=html

To be clear, this Directive applies to federal officials, but not to nominees for local government council or board, or school trustee, elected positions. It does, however, provide constructive guidance to promote accountability and transparency.

Section 27(4) of the federal *Conflict of Interest Act* articulates ten conditions that must be satisfied by blind trusts, including that the public official must not have any power of management or control over the trust assets and that the trustee must not provide information about the trust and its composition to the public official.

REQUIRING DISCLOSURE AND AMPLIFYING CEO AUTHORITY

In addition to seeking our legal opinion regarding the requirement of candidates in local government and school district elections to lawfully and fully disclose assets at the time of nomination as required by Provincial legislation, Council has asked us to ascertain if the Chief Election Officer can disqualify or take other action if a candidate refuses to disclose assets lawfully.

As stated, in our opinion municipalities, councils, and Chief Election Officers do not have delegated authority from the Province to enforce the *Financial Disclosure Act* or to enact bylaws or make rules to supersede the existing disclosure regime.

That said, Council may:

1. pass a resolution to seek an amendment to the legislation or regulations to establish rules around blind trusts or to require additional disclosure,

2. consider a motion to establish a select committee (or the mayor may establish a standing committee) in respect of which the mayor may summon witnesses for examination on oath under section 134 of the *Community Charter*, in accordance with the rules and practice of the

Supreme Court in civil cases.

Sincerely,

LIDSTONE & COMPANY

DLidstone

Don Lidstone, K.C.
Managing Partner
lidstone@lidstone.ca

c. Chanpreet Kooner

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-184
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2024/25 DISASTER RISK REDUCTION – CLIMATE ADAPTATION FUNDING PROGRAM		

RECOMMENDATIONS:

That Council authorize an application to the 2024/2025 Union of British Columbia Municipalities Disaster Risk Reduction – Climate Adaptation Funding program for $150,000 of funding to complete design for Slope Stability in the 23700 block of 56 Avenue.

That Council authorize an application to the 2024/2025 Union of British Columbia Municipalities Disaster Risk Reduction – Climate Adaptation Funding program for $150,000 to implement a Slope Stability Monitoring Program.

ANALYSIS:

The Union of British Columbia Municipalities (UBCM) offers the Disaster Risk Reduction – Climate Adaptation (DRRCA) program for projects which reduce risks from future disasters due to natural hazards and climate related risk by supporting planning and small-scale structural activities. Grant submissions for the fall intake of the program are due by October 4, 2024.

Municipalities may submit one planning project and one monitoring project per intake. Projects must demonstrate that they will reduce or eliminate long-term risk and the potential impact of future disasters. This funding is intended to assist communities in rebuilding in a better, stronger, and safer way to become more resilient overall.

Staff are proposing two projects under the DRRCA.

Reoccurring asphalt cracking on 56 Avenue around the 23700 block indicate slope movement. This project will implement slope monitoring measures and complete a detailed design for slope stabilization. Funds will be used to retain a geotechnical consultant to carry out slope monitoring of the roadway, provide recommendations, and conduct a cost analysis of various stabilization options. The total cost is anticipated to be $150,000.

Additionally, staff are proposing to implement a slope monitoring program at various locations which may be subject to slope movement. This program includes the installation of geotechnical slope monitoring equipment at approximately ten (10) locations to monitor the stability of various roadways throughout the Township. The total cost is anticipated to be $150,000.

Financial Implications:

Should the Township be successful in the funding application, the Township will receive $300,000 in funding covering 100% of the works.

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATION & BUSINESS SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 23, 2024 - REGULAR MEETING
REPORT: 24-183
FROM: ENGINEERING DIVISION
FILE: 1855-50
SUBJECT: 2024 ICBC ROAD IMPROVEMENT GRANTS

RECOMMENDATION:

That Council direct staff to apply for additional funding from Insurance Corporation of British Columbia's Road Improvement Grant Program and apply to projects listed in the report totalling $177,000.

ANALYSIS:

Annually, the Insurance Corporation of British Columbia (ICBC) offers grant funding to municipalities to implement road improvements that can reduce the risk of crashes. For the 2024 intake of the Program, staff are proposing nine projects which have been reviewed with ICBC for program eligibility.

Project	Description	Locations	ICBC Contribution	Capital/ Operating Project	Status
1	Multi-use path installation	40 Ave: 200 St to 204 St	$12,000	Capital	Completed
2	Multi-use path installation	80 Ave: 201 St to 202A St	$15,000	Capital	Completed
3	Traffic calming, rectangular rapid flash beacons, and speed reader board installations	1. 78 Ave: 204B St to 206 St 2. 270/270A St: 29 Ave to Fraser Hwy 3. 42 Ave: 206 St to 208 St & 206 St: 42 Ave to 44 Ave 4. 221 St: 49 Ave to Fraser Hwy 5. 222 St: 44 Ave to Old Yale Rd 6. 35 Ave: 200 St to School Boundary 7. 212 St: 93A Ave to 95 Ave 8. St Andrews Ave: Nash St to Glover Rd 9. 213 St: 95 Ave to 96 Ave 10. Near 1088 - 208 St 11. Springfield Dr & Davis Cres 12. 196B St: 73A Ave to 72B Ave 13. 5370 248 St 14. 50 Ave: 218A St to 220 St 15. Intersection: 70 Ave and 198A St 16. 52 Ave: 218 St to 219 St 17. 82B Ave: 202B St to 203A St	$37,500	Capital	In progress
4	Traffic calming installation	Telegraph Trail at 86A Ave	$21,000	Capital	In progress
5	Raised crosswalks and traffic calming installation	Billy Brown Rd	$15,000	Capital	In progress

Project	Description	Locations	ICBC Contribution	Capital/ Operating Project	Status
6	Anti-skid pavement treatment installation	1. 201 St: 68 Ave to 6900 Blk 2. 96 Ave: 21800 Blk to 21900 Blk 3. Mufford Cres Overpass	$11,000	Operating	To be completed
7	Speed reader board installations	1. 232 St: 4500 blk n/b 2. 232 St: 4700 blk s/b 3. 56 Ave: 27400 blk & 275 St e/b 4. 60 Ave: 26000 blk & 26100 blk w/b 5. 64 Ave: 26000 blk & 26100 blk w/b 6. 202 St: 9000 blk and 91 Ave n/b 7. 72 Ave: 24900 blk e/b	$21,000	Operating	To be completed
8	Extend westbound left turn lane onto 64 Ave	200 St at 64 Ave	$34,000	Capital	In progress
9	Rectangular rapid flashing beacon installations	1. 68 Ave at 201 St 2. 211 St at 81A Ave 3. 209B St at 78B Ave	$10,500	Operating	To be completed
		Total ICBC Contribution:	**$177,000**		

208 Street from 64 Avenue to 72 Avenue was also considered by staff, however, due to the expected completion date, it will be presented as part of a future application to ICBC.

Financial Implications:

In all cases, required cost sharing is available within existing approved operating and capital budgets.

ICBC Grants for	Amount
Operating & Maintenance Program	$42,500
Capital Program	$134,500
Total:	$177,000

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-189
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	CRICKET PITCH OPTIONS		

RECOMMENDATION:

That Council approve $31,000 from Capital Projects Reserve for the development and installation of the base for a cricket bowling pitch at Bell Park.

EXECUTVE SUMMARY:

Demand for cricket pitches and fields is increasing in the region.

At the July 15, 2024 Regular Council Meeting, Council carried the following resolution (further to a previous resolution) providing further direction to staff regarding Cricket Pitch Options:

> *"That Council confirms Yorkson Community Park, Brown Park, and Bell Park as the three options for staff to consider and review further."*

A review of cricket uses, existing facilities, and options for increasing availability of facilities was completed. This report seeks Council confirmation of recommendations to install the required base and establish an additional pitch in the Township, to be located at Bell Park, as reviewed and approved by the Langley Eagles and the British Columbia Mainland Cricket League so as to provide them a home pitch and field.

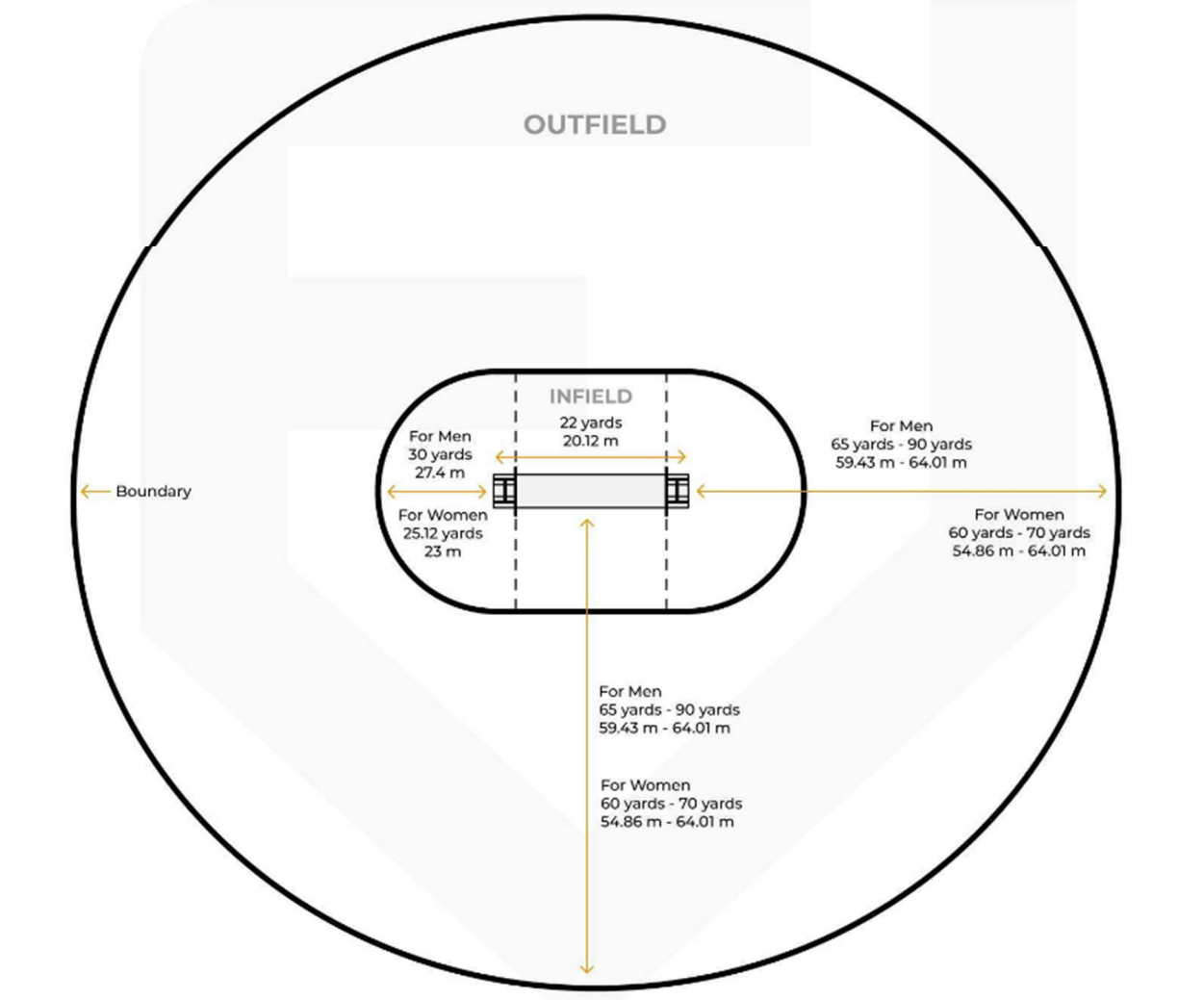
PURPOSE:

To report back to Council with options to address demand for cricket and to provide information for consideration for both current needs and future opportunities.

BACKGROUND/HISTORY:

Community participation in cricket is growing rapidly within the Township. Currently the Township provides one cricket pitch and field located at Brown Park, 51 Avenue and 2450 Street.

Cricket requires a bowling pitch that is paved with either asphalt or concrete and covered with synthetic turf. This bowling pitch is then surrounded by a grass oval playing field. Play can be adjusted to reduce the required size of the grass field if necessary. On shared-use fields that host multiple sports, the dimensions of cricket require two soccer sized playfields.



Current cricket users playing at Brown Park include the following groups;

- Langley Lightning Cricket Club
- BC Mainland Cricket league
- Maple Cricket Club
- Team to be named.

Staff have been approached by The Langley Eagles, another local cricket group, requesting an additional pitch be installed in a Township park. This new pitch would provide the Eagles with a home field, which is a requirement for each club to join the Mainland Cricket League and host other teams in competition. Staff have reviewed the proposed locations as requested by Council.

DISCUSSION/ANALYSIS:

Staff have reviewed opportunities in the Township, including those specifically as directed by Council:

Yorkson Community Park

The existing grass oval field at Yorkson Community Park (south of 82 Avenue) is dimensionally suitable to accommodate regulation size cricket without significant alterations to the fields. Utilizing the oval for cricket, would displace the current users of both soccer fields contained within the oval. The majority of these users are Langley youth and without alternate locations to play, use of these fields for cricket is not preferred, therefore staff have not further pursued any options at this location.

Brown Park

Brown Park fields are currently shared for use by cricket and adult slo-pitch user groups. During the overlapping slo-pitch and cricket seasons (April – September), the fields are used for cricket on Saturdays and Sundays and slow pitch on the remaining days of the week. Slo-pitch occasionally displaces cricket to host weekend tournaments but the field sharing arrangement is currently agreeable to all parties.

The cricket field at Brown Park is currently restricted in length and play would benefit from expansion to the north and south. This is a significant undertaking that would require clearing of vegetation, excavation of banks, construction of retaining walls, and relocation of field lights that are used for slo-pitch. Updating the existing field lights to LED fixtures would be required to achieve current lighting standards for softball with relocating the light poles further from the ball fields to accommodate.

Bell Park

The existing field at Bell Park historically was heavily used, especially by girls' soccer. The soil-based field includes irrigation but lacks drainage infrastructure. Additional amenities at Bell Park include a children's play area that was upgraded with new equipment in 2017 and a pit latrine.

Since the merger of the soccer associations, and construction of improved sand based and synthetic fields elsewhere in the Township, this park has minimal programmed use by local sport groups and the grass field is a good candidate for new sport development. Installation of a cricket pitch within the existing grass field would meet the minimum requirements for The Langley Eagles, allow them to establish a home field of play, and join the local cricket league.

The Langley Eagles indicate that this park will work well for them, and their intended use is on Saturdays and Sundays, with their 22 players and limited spectators arriving around 11:00am and their single match using the park throughout the day until approximately 6:00pm. Their season of league play is approximately mid March through the end of September.

Bell Park does not currently offer on-site parking, but the Langley Eagles have suggested that there is enough on street parking for their use as they will carpool. There are seven (7) street parking stalls along the 38 Avenue park frontage and additional street parking along 205A Street as shown in photos on the next page.

Although the long time location of a programmed park and sports field, the programming and user group events has been greatly reduced since covid in 2020, and the addition of cricket at Bell Park could increase parking pressure in the adjacent residential neighbourhood.



38 Avenue park frontage with seven (7) street parking stalls



Gravel shoulder parking along 205A Street

This parking pressure could be reduced by negotiating an agreement with the adjacent church for shared use of their parking lot, in particular on Saturdays. To facilitate this shared parking, a park trail could be constructed in a future phase to connect the parking area and developed park. Future expansion of Bell Park into the currently undeveloped portions of the site could allow the cricket field to be extended to full regulation dimensions and a second field could also be constructed to the south. Further development of Bell Park is anticipated to occur as residential development occurs in the Brookswood and Fernridge community.

The attached site plans indicate both the short term and longer term opportunities at Bell Park, and Brown Park.**Financial Implications:**

BELL PARK

PHASE 1 - recommended:
Installation of Cricket Bowling Pitch Base (synthetic turf supplied and installed by Cricket Club and League) at Bell Park.
Estimated Budget: $31,000
See Attachment A layout

PHASE 2 – for future consideration:
Installation of multi-use trail south to connect 36 Avenue to the park field.
Estimated Budget: $120,000
See Attachment A layout

FUTURE ALTERNATE A:
Expansion of the existing field to provide one (1) regulation sized cricket pitch and field.
Estimate Budget: $644,000
See Attachment B layout

FUTURE ALTERNATE B:
Complete development of Bell Park with two (2) regulation cricket fields, and other park amenities.
Estimated Budget: $9.2M based on average park development costs of 11.6 acres at $800K per acre. Further site analysis and design will be required to determine scope and accurate budget.
See Attachment B layout

BROWN PARK

FUTURE OPTION:
Expansion of the existing field at Brown Park to provide one (1) regulation sized cricket pitch and field. Relocation of light poles and upgrade to LED Field Lights.
Estimated Budget: $1,500,000
See Attachment C layout

Respectfully submitted,

Chris Marshall
MANAGER, PARKS DESIGN AND DEVELOPMENT
for
CORPORATE PROJECTS DIVISION

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

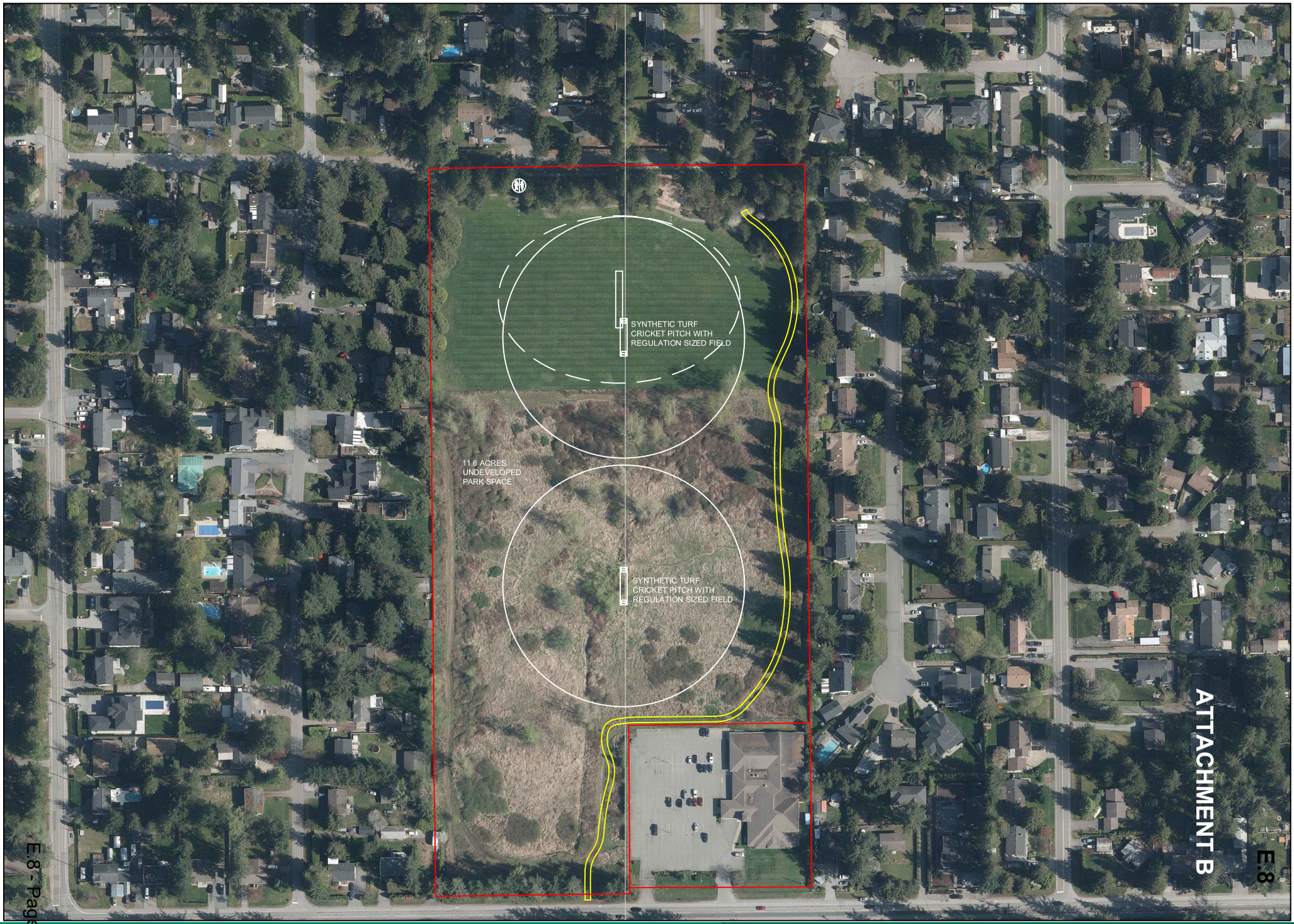
CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Nam
PUBLIC WORKS DIVISION	T. Buckner

ATTACHMENT A – Bell Park phase 1 and 2 layout
ATTACHMENT B – Bell Park alternate for future development layout
ATTACHMENT C – Brown Park future option layout

ATTACHMENT A

BELL PARK CRICKET PHASE 1 & 2

Township of Langley



ATTACHMENT B

E.8

Township of Langley

BELL PARK CRICKET
FUTURE ALTERNATES 1 & 2

ATTACHMENT C

BROWN PARK CRICKET
FUTURE OPTION

Township of Langley

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-192
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0237
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100286 AND DEVELOPMENT PERMIT APPLICATION NO. 101391 (LANGLEY PROPERTIES / 20615, 20643 AND 20663 – 67 AVENUE; 20636, 20657, 20658, 20685, 20714 AND 20738 – 68 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan and rezone approximately 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6055 and 6056 subject to 17 development prerequisites being satisfied prior to final reading of Bylaw No. 6056 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 Northeast Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Properties) Bylaw No. 6056 rezoning 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zone CD-206 and CD-207 to facilitate the development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of 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 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 along 206 Street (including amenity feature), 207 Street (including enhanced sidewalks), 67 Avenue (including greenway), 68 Avenue (including enhanced sidewalk)

and roundabouts at the intersections of 68 Avenue and 206 Street and at 68 Avenue 207 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and Northeast Gordon Estate Neighbourhood Plan.

3. Dedication and construction of a 4.5 m wide street greenway on the north side of 67 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Completion of a road closure bylaw for the portion of 67 Avenue cul-de-sac bulb between 206 Street and 207 Street.
5. Registration of a statutory right-of-way over the portion of the 67 Avenue cul-de-sac bulb that is subject to a road closure bylaw until such time as 67 Avenue and associated greenway are constructed to the full standard.
6. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
7. Consolidation of the lands to facilitate the townhouse and apartment properties, including completion of a lot line adjustment between 20738 and 20750 – 68 Avenue to facilitate the full future Blue Link.
8. Design and construction of the west half of the Blue Link on proposed Lot 6 including interim pedestrian route via statutory right-of-way to connect the Blue Link to 207 Street.
9. Registration of a statutory right-of-way on proposed Lot 6 for the purpose of accommodating the Blue Link.
10. 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).
11. Registration of restrictive covenants acceptable to the Township:
    a. restricting development of the townhouse portion of the site until a Development Permit is issued
    b. prohibiting access to 206 Street
    c. prohibiting clearing of the proposed townhouse lot (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)
    d. identifying the units (5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    f. 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.
12. Registration of statutory rights-of-ways for the purpose of a public pedestrian corridor over the townhouse portion of the site and proposed Lot 5 connecting 206 Street to 207 Street.
13. Registration of a cross access easement between the townhouse site and proposed Lot 5 for the purpose of providing joint access to 68 Avenue.
14. Dedication and construction of a 0.25 ac Urban Green between 67 and 68 Avenue.
15. Finalization of the architectural and landscape plans.

16. Compliance with the Community Amenity Contributions Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
17. 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 (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055 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 at time of final reading of Rezoning Bylaw No. 6056 authorize issuance of Development Permit No. 101391 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans included in Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments.
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. Landscaping and boulevard treatment to be secured by letter of credit at the building permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6055 and 6056.

EXECUTIVE SUMMARY:

Langley Properties has applied on behalf of the owners to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of 509 apartments (in five 6-storey mixed use buildings and one 4-storey residential building), 99 townhouses and 929 m^2 (10,000 ft^2) of commercial space. A Development Permit (Attachment A) for the apartments and mixed-use buildings is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development. A delegated Development Permit for form and character for the proposed townhouses is being processed concurrently and will be considered by the delegated official should Council elect to advance the application.

The site is currently designated Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) in the Northeast Gordon Estate Neighbourhood Plan. Within the Willoughby Community Plan the site is designated Residential, Multi Family and Neighbourhood Commercial.

To accommodate the proposed development, the applicant has applied to amend the Willoughby Community Plan by redesignating the westerly portion of the site along 206 Street from Residential to Multi Family to be consistent with the provisions of the Northeast Gordon Estate Neighbourhood Plan. The applicant has further applied to amend the Northeast Gordon Estate Neighbourhood Plan to increase the permitted density on proposed Lots 4, 5 and 6 and permit a maximum height of 6-storeys in the Medium Density Apartment (1.9 FSR) land use designation. Additionally, the application proposes to rezone the site to Comprehensive Development Zones CD-206 and CD-207.

As the proposed development generally supports objectives in the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan including locating higher densities around commercial nodes, staff recommend that Council consider the community and neighbourhood plan amendments and rezoning request, subject to the completion of 17 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6055 and Rezoning Bylaw No. 6056.

REFERENCE:

Agent:	Langley Properties 201, 27617 Fraser Highway Abbotsford BC V4X 1M3
Owner:	1320581 / 412903 / 412906 BC Ltd. J Reimer Investments Ltd. Cara and Peter Reimer Reimer Pacific Holdings Ltd. 201, 27617 Fraser Highway Abbotsford BC V4X 1M3
Legal Description:	Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913 Lot 81 Except Firstly: Plan 63808 and Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953 Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504 Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543 Lots 1, 2 and 3 District Lot 311 Group 2 New Westminster District Plan 68306
Location:	20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue
Area:	4.64 ha (11.47 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zones CD-206 and CD-207
Willoughby Community Plan (existing):	Multi Family, Neighbourhood Commercial and Residential
Willoughby Community Plan (proposed):	Multi Family and Neighbourhood Commercial
Northeast Gordon Estate Neighbourhood Plan (existing):	Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)

Northeast Gordon Estate Neighbourhood Plan (proposed):	Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential Zone SR-2, designated Multi Family and Residential in the Willoughby Community Plan (Attachment B) and designated Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) in the Northeast Gordon Estate Neighbourhood Plan (Attachment B).

DISCUSSION/ANALYSIS:

- Langley Properties has applied to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan and rezone the site to Comprehensive Development Zones CD-206 and CD-207.
- The proposal will facilitate development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of ground-floor commercial space.
- The proposal includes provision of a neighbourhood commercial centre, greenways and enhanced sidewalks, completion of the north half of 67 Avenue, widening of 68 Avenue, extension of 207 Street, completion of 206 Street fronting the site, Blue Link, accommodation of an amenity feature and a portion of Urban Green.

Adjacent Uses:

	Existing Use	Northeast / Southwest Gordon Neighbourhood Plan Designation	Existing Zoning
North:	68 Avenue and residential properties designated Institutional, Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)	Institutional, Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)	Comprehensive Development Zone CD-160 and Suburban Residential Zone SR-2
South:	67 Avenue and residential properties (as well as a stormwater detention facility) some of which are currently under application (ToL Project No. 08-14-0166)	Single Family Mixed Residential (10 UPA), Townhouse (22 UPA) and Townhouse Live Work (22 UPA)	Residential Compact Lot Zone R-CL(A) and Suburban Residential Zone SR-2
East:	Residential properties, some of which are currently under application (ToL Project No. 08-14-0166)	Townhouse (22 UPA) and Townhouse Live Work (22 UPA)	Suburban Residential Zone SR-2
West:	206 Street, beyond which are single family residential properties	Single Family (6 UPA)	Residential Zone R-1A

Willoughby Community Plan Amendment:

- The westerly portion of the site fronting 206 Street is currently designated Residential in the Willoughby Community Plan. Section 3.1.7 of the Willoughby Community Plan indicates a permitted density of 15 UPH (6 UPA) for lands designated Residential.
- The proposed amendment to the Willoughby Community Plan to designate this portion of the site as Multi Family is consistent with the land use designation and associated density (10 UPA) permitted in the Northeast Gordon Estate Neighbourhood Plan.
- Staff do not object to the proposed amendment as it brings the Community Plan in alignment with the Neighbourhood Plan.

Northeast Gordon Estate Neighbourhood Plan Amendments:

- The subject site consists of the following land use designations in the Northeast Gordon Estate Neighbourhood Plan: Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR). The subject site includes two Significant Tree Areas.
- The Northeast Gordon Estate Neighbourhood Plan further indicates permitted densities of 40 – 80 UPA in the Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) land use designations as well as a maximum height of 4-storeys in the Medium Density Apartment (1.9 FSR).
- Consistent with the intent of Bylaw No. 5887 (Willoughby Omnibus Bylaw) which received final reading on June 26, 2023 and proposed that "all apartment densities be calculated as FSR," staff recommend removing the "40 – 80 UPA" provision from the Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) designations and calculating the density only on an FSR basis as part of the amendments to the Northeast Gordon Estate Neighbourhood Plan.
- The proponent has applied to amend the Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) designations on a site-specific basis to permit up to 2.02 FSR, as well as permitting heights up to 6-storeys in the Medium Density Apartment (1.9 FSR) land use designation noting a maximum height of 6-storeys is already permitted in the Medium Density Mixed Use (1.9 FSR) designation.
- The application proposes 73.34 UPA based on a gross developable area of 6.94 ac for the apartment / mixed use portion of the site.
- Section 3.1 of the Northeast Gordon Estate Neighbourhood Plan indicates that a plan objective is "Design higher density development around commercial nodes and near major roads."
- Section 4.1 of the Northeast Gordon Estate Neighbourhood Plan further states that "The highest density residential units are located in clusters around two walkable mixed use commercial centres located at the intersections of 72 Avenue and 208 Street and 68 Avenue and 207 Street. The 68 Avenue node is intended to provide a highly urbanized node…"
- Staff do not object to the proposed amendments to the Northeast Gordon Estate Neighbourhood Plan given the location of the commercial node, objectives of the Plan and the construction and improvements to the local road network, including full dedication of 207 Street.

Zoning Amendment:

- Bylaw No. 6056 proposes to rezone the site to new Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space.
- Proposed Comprehensive Development Zone CD-206 permits apartments with a density of up to 2.02 FSR and maximum height of 6-storeys as well as ground-floor commercial areas that align with the specified overall commercial space requirements of the Northeast Gordon Estate Neighbourhood Plan.
- Proposed Comprehensive Development Zone CD-207 permits townhouses with a density of up to 22 UPA and a 3-storey height limit.
- The project complies with the provisions of the site's proposed Comprehensive Development Zones CD-206 and CD-207 zoning in terms of siting, site coverage, height, use and density.
- Securing items specified in the Northeast Gordon Estate Neighbourhood Plan (Blue Link, Urban Green, greenways, enhanced sidewalks) have been included as development prerequisites of Rezoning Bylaw No. 6056. Funds for the Amenity Feature identified at 68 Avenue and 207 Street is included in the Willoughby Greenway Amenity Policy.
- On April 29, 2024, Council adopted Bylaw No. 5994 which requires new apartment developments with ten or more residential units to include a minimum 15% of the units as at least two-bedrooms and a minimum of 10% of the units as at least three-bedrooms, as well as an average project unit size of no less than 725 ft² (67.36 m²). As the subject application was submitted prior to April 29, 2024 it is granted an eighteen month grace period, meaning the rezoning bylaw must receive final reading by October 29, 2025 in order to be exempt from the requirements of Bylaw No. 5994.

Development Permits:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- Development Permit No. 101391, attached to this report, includes conceptual renderings, site plans, building elevations and tree and landscaping plans for the apartment and mixed-use portion of the site.
- The subject site slopes from the north to the south and includes a mixed use neighbourhood commercial node that requires design considerations with respect to grading and architectural integration within the neighbourhood at time of finalization of the Development Permit. A condition of final reading is finalization of the architectural and landscape plans.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed townhouse portion of the development is less than 25 UPA (19.34 UPA proposed), the associated Development Permit application is being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

- The Community Amenity Contribution (CAC) Policy applies to the subject application and specifies target contribution amounts based on unit types.
- Section 5.2.(g) of the Community Amenity Policy indicates that for an application that includes an increase in the residential density beyond that established in the plan, an additional $25 / ft² target contribution for apartment uses (6-storeys or less) is applicable, in addition to the base contribution.
- The proposed plan amendment results in an additional 25,406.06 ft² of floor space provided in the Northeast Gordon Estate Neighbourhood Plan. Based on current target rates, this results in a total contribution of $7,659,751.50 as outlined below:

	Unit Count	Rate per unit	Total
Townhouses	99	$14,400	$1,425,600
Low Rise Apartments (6-storeys or less)	509	$11,000	$5,599,000
ft² exceeding Northeast Gordon Estate Neighbourhood Plan	25,406.06 ft²	$25 / ft²	$635,151.50
Total			**$7,659,751.50**

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
185	13	304	304	49	353

Three of the significant trees proposed to be retained are located in the Significant Tree Area that overlaps the Blue Link on the easterly portion of the site.

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.

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

Policy Considerations:

The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendments and rezoning application facilitate the development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space.

In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby

Community Plan and Northeast Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6055 and 6056 (subject to 17 development prerequisites) and authorize staff to schedule the required Public Hearing for Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6055 and Rezoning Bylaw No. 6056.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101391

ATTACHMENT B Maps and Graphics

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT A

Development Permit No. 101391

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

1. Name: 1320581 / 412903 / 412906 BC Ltd.
   J Reimer Investments Ltd.
   Cara and Peter Reimer
   Reimer Pacific Holdings Ltd.

   Address: 201, 27617 Fraser Highway
   Abbotsford BC V4X 1M3

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 32 Section 14 Township 8 New Westminster District Plan 43913;

   Lot 81 Except Firstly: Plan 63808 And Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953;

   Lot 1 District Lot 311 Group 2 New Westminster District Plan 68504;

   Lot 31 Section 14 Township 8 New Westminster District Plan 43913;

   Lot 2 District Lot 311 Group 2 New Westminster District Plan 68504;

   Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543; and

   Lots 1, 2 and 3 District Lot 311 Group 2 New Westminster District Plan 68306

   CIVIC ADDRESS: 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

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

b. Landscape plans included in Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments.
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. Landscaping and boulevard treatment to be secured by letter of credit at the building permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. 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



NORTHEAST GORDON

LOOKING SOUTHWEST AT LOT 4, 5, AND 6 FROM 207TH STREET AND 68TH AVENUE

SCHEDULE A

F.1 Page 13

COVER SHEET

NORTH EAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO. 20109

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

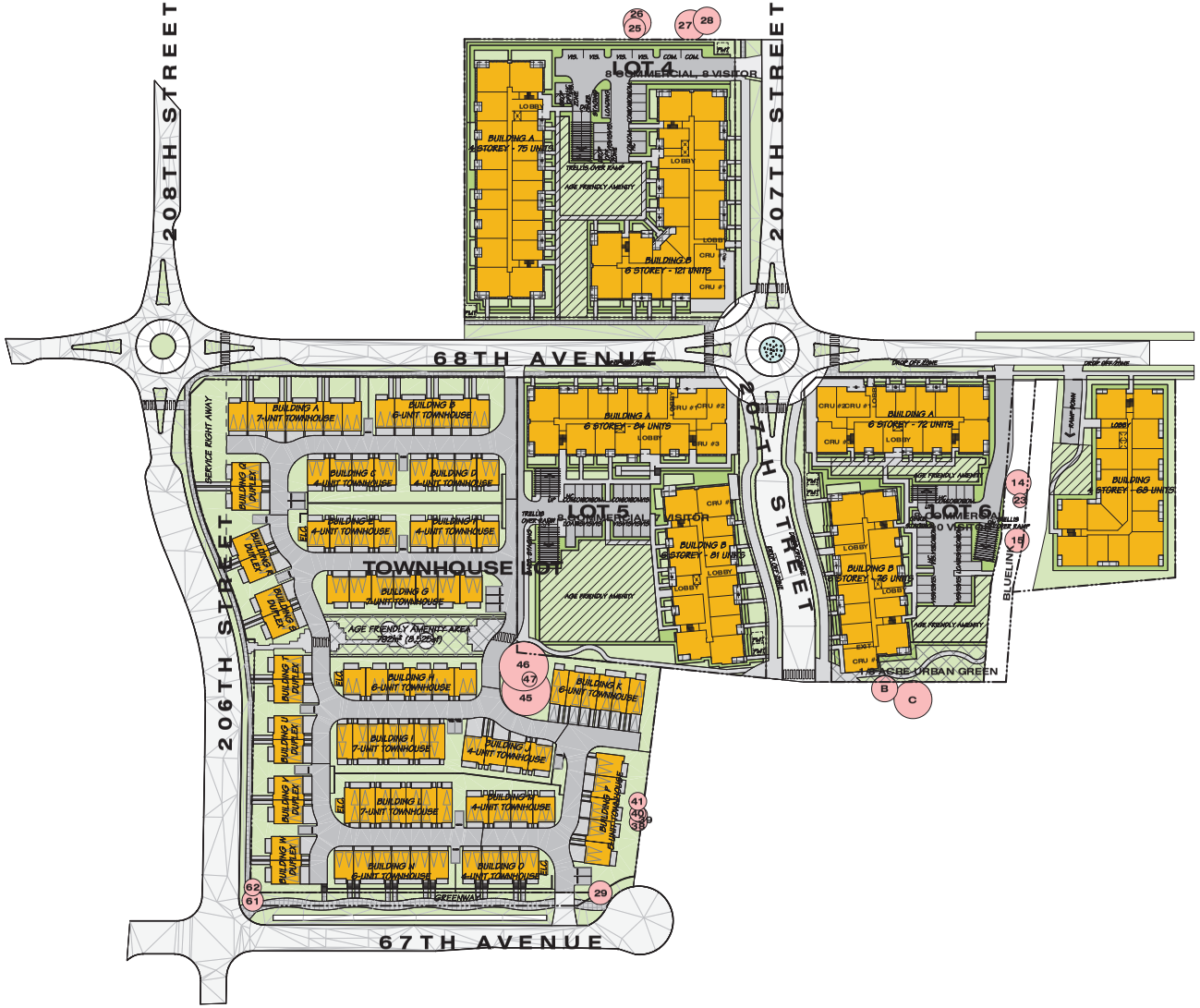
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V2S 2E2

station one architects

DP0.0



NORTH

OVERALL SITE PLAN

NORTH EAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1" = 60'-0"
JOB NO. 20109

DP0.4

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LOT 4

LOOKING NORTHWEST AT LOT 4 FROM 68TH AVENUE AND 207TH STREET

COVER SHEET

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

REGISTERED ARCHITECT JUSTIN R. GRICK BRITISH COLUMBIA

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LOOKING SOUTHWEST AT BLDG B FROM 207TH STREET



LOOKING NORTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHWEST AT BLDG A FROM ABOVE GRADE PARKING



LOOKING SOUTHEAST AT BLDG B FROM ABOVE GRADE PARKING

F.1 Page 16

RENDERINGS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

REGISTERED ARCHITECT JUSTIN N. CHUCK BRITISH COLUMBIA

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F.1



LOOKING SOUTH AT TYPICAL TRELLIS ENTRY FEATURE FROM 207TH STREET



LOOKING SOUTH AT LANDSCAPE FEATURE

F.1 Page 17

RENDERINGS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

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REGISTERED ARCHITECT JUSTIN R. GRECK BRITISH COLUMBIA

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PROJECT INFORMATION

CIVIC ADDRESS 20657 and 20685 68 AVENUE, LANGLEY, BC
LEGAL DESCRIPTION LOTS 31 AND 32, PLAN 40913; BOTH OF SECTION 14, TOWNSHIP 8
STANDARD 2018 BC Building Code / Division B Part 3
DESCRIPTION 6 STOREY APARTMENT/COMMERCIAL DEVELOPMENT

ZONE
EXISTING SR-2 SUBURBAN RESIDENTIAL
PROPOSED CD

LOT AREA
GROSS 8,653.1 SM
ROAD DEDICATION 0 SM
NET **8,653.1 SM**

ZONING BYLAW REVIEW

COMPREHENSIVE DEVELOPMENT ZONE (CD)

AMENITY AREAS
Amenity areas shall be provided in accordance with the provisions of the Development Permit.

AGE FRIENDLY AMENITY 4.0 SM PER UNIT * 194 UNITS = 776.0 SM REQUIRED, 776.0 SM PROVIDED

RESIDENTIAL DENSITY
GROSS FLOOR AREA 17,437.9 SM
RESIDENTIAL AREA 15,255.9 SM
UNITS PER ACREA 80 UPA ALLOWED, 171 UNITS ALLOWED (based on Gross Lot Area)
91 UPA PROVIDED, 194 UNITS PROVIDED (based on Gross Lot Area)

FLOOR SPACE RATIO (FSR)
RESIDENTIAL 1.76 FSR

LOT COVERAGE
Buildings and structures shall not cover more than 40% of the lot area.

Proposed: **40.4%** (3,494.4 SM / 8,653.1 SM)

SITING OF BUILDINGS AND STRUCTURES
Buildings and structures shall be sited in accordance with the provisions of the Development Permit

Front: **3.0m (68th Avenue)**
Front: **3.0m (207th Street)**
Side 1: **3.0m**
Side 2: **3.0m**

HEIGHT OF BUILDINGS AND STRUCTURES
The height of buildings and structures shall not exceed 6 storeys.

Proposed Building Height:
6 Storeys

107 - PARKING AND LOADING REQUIREMENTS

PARKING REQUIREMENTS:
Apartments: **1.5 spaces for each dwelling unit**
10% of required apartment parking spaces shall be provided for visitor parking
(1 EV charging space per dwelling unit having one or more bedrooms (included as part of the total Parking Requirements specified))

Total Spaces Required:
RESIDENTIAL 194 UNITS x 1.5 = 291 - 29 = 262 STALLS
VISITOR 291 x 0.1 = 29 STALLS
COMMERCIAL 8 STALLS
299 STALLS REQUIRED

Total Provided: **299 STALLS PROVIDED**

107.11 PARKING STALLS FOR PERSONS WITH DISABILITIES
For buildings required to be accessible by persons with disabilities, where more than 50 parking stalls are provided, parking stalls for persons with disabilities shall be provided in the ratio of 1 every 100 or part thereof.

(1 space is required for each adaptable unit (as per Schedule 2 Adaptable Housing Requirements 2.2.1.))

Total Spaces Required:
RESIDENTIAL 20 ADAPTABLE UNITS x 1 = 20 STALLS
VISITOR 1 STALL
COMMERCIAL 1 STALL
22 STALLS REQUIRED

Total Provided: **22 STALLS PROVIDED**

BUILDING A INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	32
A2	1	676	4
A3	1	662	0
B1	2	963	0
C1	2	1,111	16
C2	2	1,097	0
D1	2	1,076	0
D2	2	1,064	0
E1	1	573	0
F1	1	833	0
G1	2	1019	16
G2	2	1077	0
H1	1	803	0
J1	1	736	4
K1	1	592	0
K2	1	629	3
L1	1	570	0
M1	2	1,196	0
TOTAL			
FLOOR AREA - SF (SM)			**75**

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
1	0	17,648	17,648
2	0	17,648	17,648
3	0	17,648	17,648
4	0	17,452	17,452
TOTAL	**0.0** (0.0)	**70,396** (6,540.0)	**70,396** (6,540.0)

BUILDING B INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	18
A2	1	676	0
A3	1	662	12
B1	2	963	35
C1	2	1,111	22
C2	2	1,097	0
D1	2	1,076	0
D2	2	1,064	0
E1	1	573	0
F1	1	833	0
G1	2	1019	0
G2	2	1077	0
H1	1	803	6
J1	1	736	0
K1	1	592	11
K2	1	629	0
L1	1	570	12
M1	2	1,196	5
TOTAL			**121**
FLOOR AREA - SF (SM)			

STOREY	CRU	INSULATED AREA	TOTAL AREA
1	0	19,966	19,966
2	0	19,966	19,966
3	0	19,966	19,966
4	0	19,966	19,966
5	0	19,966	19,966
6	0	17,474	17,474
TOTAL	**0.0** (0.0)	**117,304** (10,897.9)	**117,304** (10,897.9)

DRAWING INDEX - DP

DP-4-0.0 COVER SHEET
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DP-4-0.2 RENDERINGS
DP-4-0.3 PROJECT DATA & ZONING ANALYSIS
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DP-4-1.2 SITE SECTIONS
DP-4-1.3 UNDERGROUND PARKING A - LVL P1
DP-4-2.1a 1ST FLOOR PLAN
DP-4-2.2a 2ND FLOOR PLAN
DP-4-2.3a 3RD FLOOR PLAN
DP-4-2.4a 4TH FLOOR PLAN
DP-4-3.1a ELEVATIONS
DP-4-3.2a ELEVATIONS
DP-4-2.1b 1ST FLOOR PLAN
DP-4-2.2b 2ND FLOOR PLAN
DP-4-2.3b 3RD FLOOR PLAN
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DP-4-2.6b 6TH FLOOR PLAN
DP-4-3.1b ELEVATIONS
DP-4-3.2b ELEVATIONS

LEGEND

AD - AREA DRAIN
CB - CATCH BASIN
DD - DECK DRAIN
PD - PATIO DRAIN
RD - ROOF DRAIN
TBC - TO BE CONFIRMED
SRW - SERVICE RIGHT OF WAY
UNO - UNLESS NOTED OTHERWISE
RWL - RAIN WATER LEADER
RV - ROOF VENT
FG - FIXED GLASS
H/C - HANDICAPPED PARKING STALL
S/C - SMALL CAR PARKING STALL
SU - SUPPLY AIR
EX - EXHAUST AIR
EVC - ELECTRIC VEHICLE CHARGER
EVR - ELECTRIC VEHICLE CHARGER ROUGH-IN
TA - TOP OF ASPHALT
TC - TOP OF FINISHED CONCRETE
TG - TOP OF GRADE
TS - TOP OF STRUCTURAL SLAB
TSF - TOP OF SUBFLOOR
BW - BOTTOM OF WALL
TW - TOP OF WALL

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PROJECT DATA & ZONING ANALYSIS

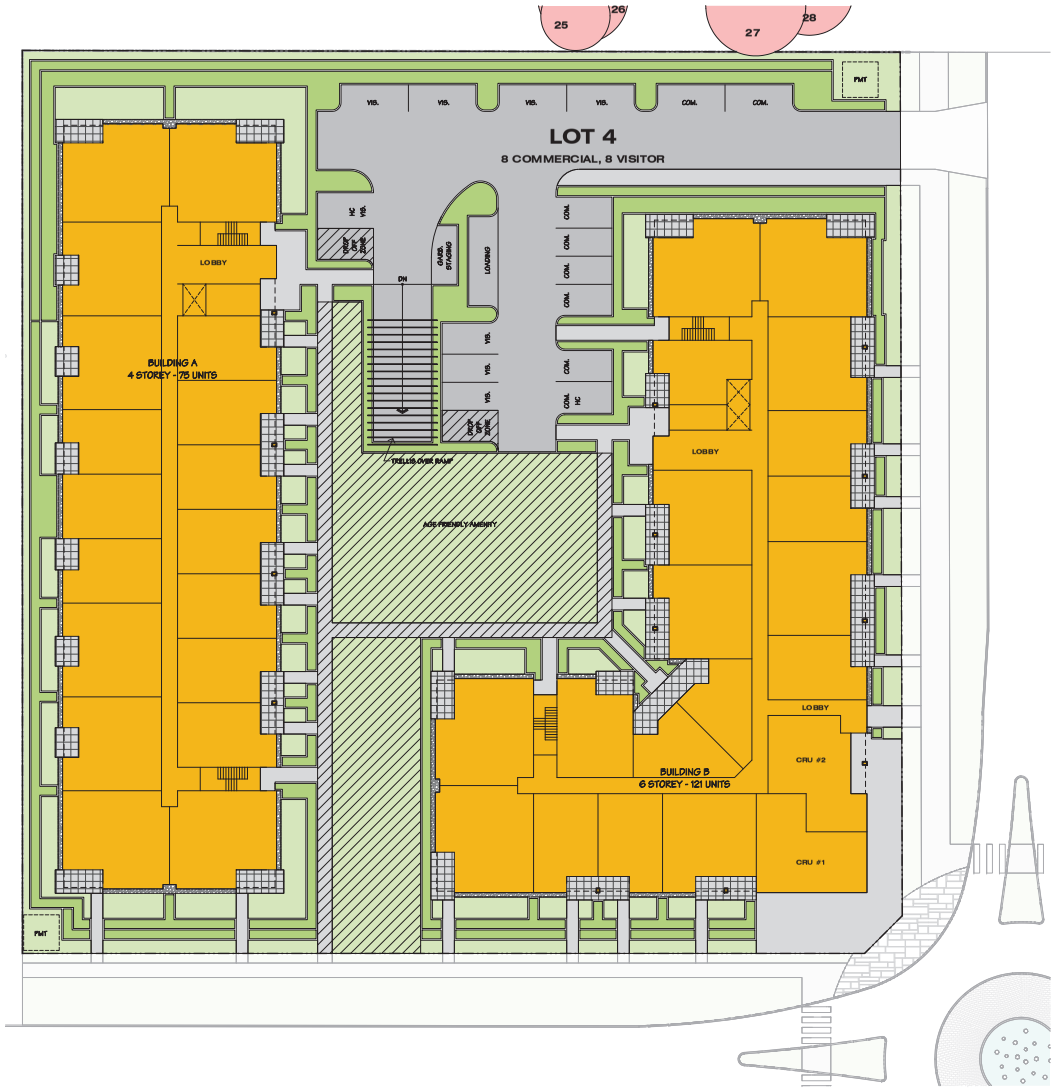
NORTHEAST GORDON
WALOUGHBY NEIGHBORHOOD

SCALE 1/4" = 1'-0"
JOB NO.

REGISTERED ARCHITECT JUSTIN R. CHUCK BRITISH COLUMBIA

DP-4-0.3 F1

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SITE PLAN
1" = 20'-0"

LEGEND

= SIGNIFICANT TREES RETAINED, SEE ARBORIST REPORT

NORTH

SITE PLAN LOT 4

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

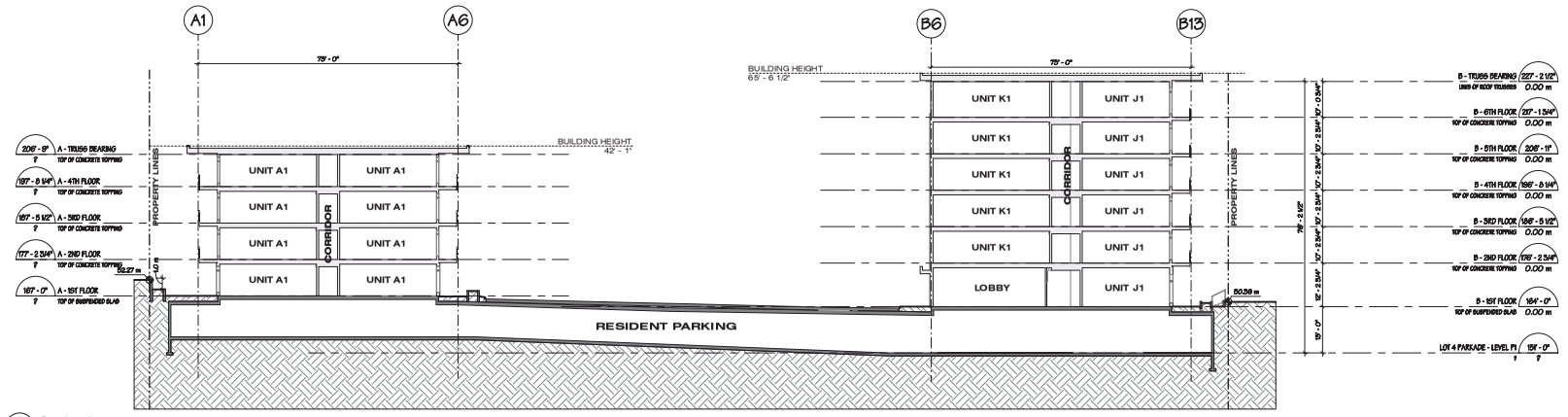
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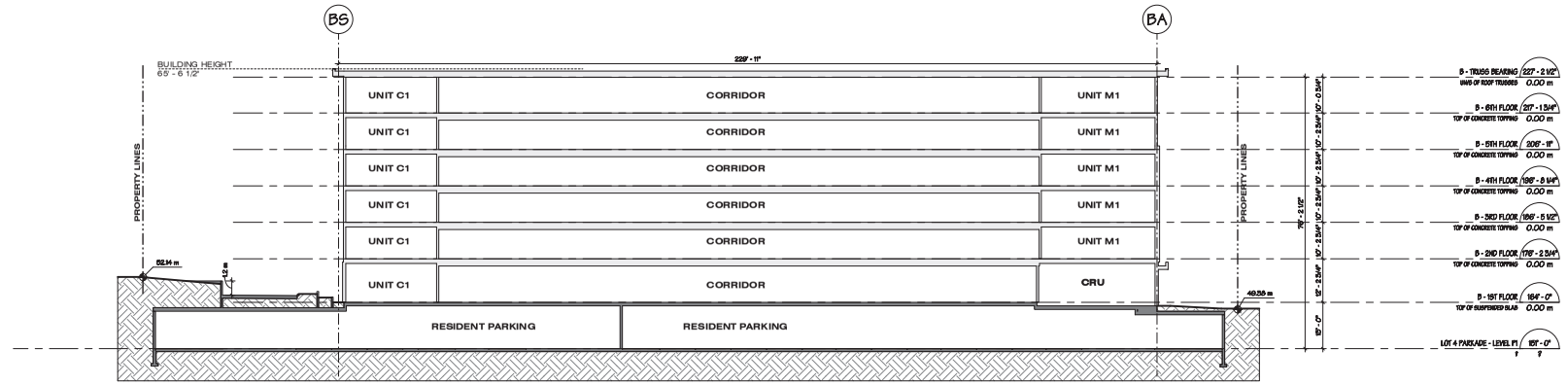
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DP-4.1.1



1 Section A
DP-4-1.2 1/16" = 1'-0"



2 Section B
DP-4-1.2 1/16" = 1'-0"

SITE SECTIONS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"

JOB NO.

REGISTERED ARCHITECT JUSTIN A. GRAY BRITISH COLUMBIA

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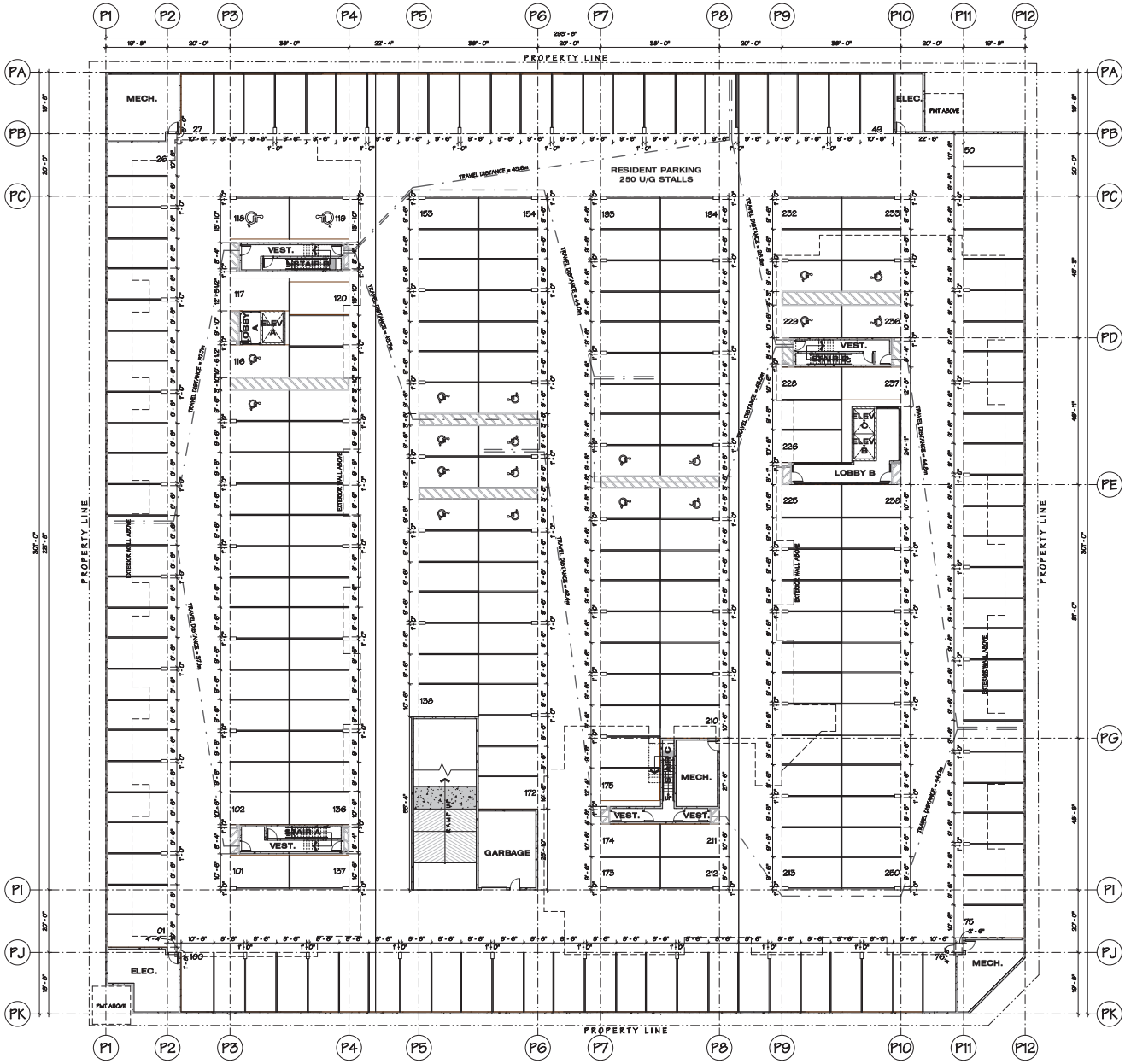
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F. 1 Page 20



LOT 4 PARKADE - LEVEL P1
1/16" = 1'-0"

NORTH

UNDERGROUND PARKING A - LVL P1

NORTHEAST GORDON
WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"
JOB NO.

REGISTERED ARCHITECT
JUSTIN A. CHEK
BRITISH COLUMBIA

DP-4.1.3

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Abbotsford
203-2190 W. Railway St
V2S 2E2



A - EAST ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER MUTUAL MATERIALS;

2 - WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;

3 - WALL - JAMES HARDIE HARDIEPLANK LAP SIDING BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM CENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM CENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM CENTEK ALUMINUM;

9 - GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS

10 - TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;

11 - TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;

12 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME

14 - METAL SOFFIT - FACTORY BLACK

15 - METAL SOFFIT - WOOD TEXTURE MATERIAL;

16 - STEEL CANOPY - FACTORY BLACK

17 - PRIVACY SCREEN - PREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS

18 - TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION



A - NORTH ELEVATION

1/8" = 1'-0"

ELEVATIONS

NORTHEAST GORDON, BUILDING A

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated

JOB NO.

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F.1

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A - WEST ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER MUTUAL MATERIALS;

2 - WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;

3 - WALL - JAMES HARDIE HARDIEPLANK LAP SIDING BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM GENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;

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10 - TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;

11 - TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;

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15 - METAL SOFFIT - WOOD TEXTURE MATERIAL;

16 - STEEL CANOPY - FACTORY BLACK

17 - PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS

18 - TRANSLUCIENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY

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A - SOUTH ELEVATION

1/8" = 1'-0"

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ELEVATIONS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated

JOB NO.

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B - EAST ELEVATION

1/8" = 1'-0"



B - NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1	- WALL - BRICK VENEER MUTUAL MATERIALS;	12	- GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2	- WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;	13	- GLAZING - CURTAIN WALL - FACTORY BLACK FRAME
3	- WALL - JAMES HARDIE HARDIEPLANK LAP SIDING BENJAMIN MOORE;	14	- METAL SOFFIT - FACTORY BLACK
4	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	15	- METAL SOFFIT - WOOD TEXTURE MATERIAL;
5	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	16	- STEEL CANOPY - FACTORY BLACK
6	- PARAPET CAP/FLASHING - ALUMINUM CENTEK ALUMINUM;	17	- PRIVACY SCREEN - PREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
7	- GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM CENTEK ALUMINUM;	18	- TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY
8	- GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM CENTEK ALUMINUM;		
9	- GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS		
10	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		
11	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		

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ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated

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F.1

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



B - SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER MUTUAL MATERIALS;
2 - WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;
3 - WALL - JAMES HARDIE HARDIEPLANK LAP SIDING BENJAMIN MOORE;
4 - WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;
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15 - METAL SOFFIT - WOOD TEXTURE MATERIAL;
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ELEVATIONS

NORTHEAST GORDON, BUILDING B

WOLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

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LOT 5

LOOKING SOUTHWEST AT LOT 5 FROM 68TH AVENUE AND 207TH STREET

COVER SHEET

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

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LOOKING SOUTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTH AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHWEST AT BLDG A FROM 207TH STREET



LOOKING NORTHWEST AT BLDG B FROM 207TH STREET

F.1 Page 27

RENDERINGS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

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PROJECT INFORMATION

CIVIC ADDRESS 20658 68 AVENUE, LANGLEY, BC
LEGAL DESCRIPTION LOT 81 EXCEPT FIRSTLY: PLAN 69808 AND SECONDLY: PLAN 68306; PLAN 27953
STANDARD 2018 BC Building Code / Division B Part 3
DESCRIPTION 6 STOREY APARTMENT/COMMERCIAL DEVELOPMENT

ZONE
EXISTING SR-2 SUBURBAN RESIDENTIAL
PROPOSED CD

LOT AREA
GROSS 8,742.4 SM
ROAD DEDICATION 1,142.4 SM
NET **7,600.0 SM**

ZONING BYLAW REVIEW

COMPREHENSIVE DEVELOPMENT ZONE (CD)

AMENITY AREAS
Amenity areas shall be provided in accordance with the provisions of the Development Permit.

AGE FRIENDLY AMENITY 4.0 SM PER UNIT * 165 UNITS = 660.0 SM REQUIRED, 660.0 SM PROVIDED

RESIDENTIAL DENSITY
GROSS FLOOR AREA 15,258.7 SM
RESIDENTIAL AREA 13,234.4 SM
UNITS PER ACREA 80 UPA ALLOWED, 173 UNITS ALLOWED (based on Gross Lot Area)
76 UPA PROVIDED, 165 UNITS PROVIDED (based on Gross Lot Area)

FLOOR SPACE RATIO (FSR)
RESIDENTIAL 1.52 FSR if based on Gross Lot Area
1.72 FSR if based on Net Lot Area

LOT COVERAGE
Buildings and structures shall not cover more than 40% of the lot area.

Proposed: **29.6%** (2,585.3 SM / 8,742.4 SM) if based on Gross Lot Area
34.0% (2,585.3 SM / 7,600.0 SM) if based on Net Lot Area

SITING OF BUILDINGS AND STRUCTURES
Buildings and structures shall be sited in accordance with the provisions of the Development Permit

Front: **3.0m (68th Avenue)**
Front: **3.0m (207th Street)**
Side 1: **3.0m**
Side 2: **2.0m**

HEIGHT OF BUILDINGS AND STRUCTURES
The height of buildings and structures shall not exceed 6 storeys.

Proposed Building Height:
6 Storeys

107 - PARKING AND LOADING REQUIREMENTS

PARKING REQUIREMENTS:
Apartments: **1.5 spaces for each dwelling unit**
10% of required apartment parking spaces shall be provided for visitor parking
(1 EV charging space per dwelling unit having one or more bedrooms (included as part of the total Parking Requirements specified))

Total Spaces Required:
RESIDENTIAL 165 UNITS x 1.5 = 248 - 25 = 223 STALLS
VISITOR 248 x 0.1 = 25 STALLS
COMMERCIAL 8 STALLS
256 STALLS REQUIRED

Total Provided: **256 STALLS PROVIDED**

107.11 PARKING STALLS FOR PERSONS WITH DISABILITIES

For buildings required to be accessible by persons with disabilities, where more than 50 parking stalls are provided, parking stalls for persons with disabilities shall be provided in the ratio of 1 every 100 or part thereof.

(1 space is required for each adaptable unit (as per Schedule 2 Adaptable Housing Requirements 2.2.1.))

Total Spaces Required:
RESIDENTIAL 17 ADAPTABLE UNITS x 1 = 17 STALLS
VISITOR 1 STALL
COMMERCIAL 1 STALL
19 STALLS REQUIRED

Total Provided: **19 STALLS PROVIDED**

BUILDING A INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	29
A2	1	676	6
A3	1	662	0
B1	2	963	11
C1	2	1,111	20
C2	2	1,097	0
D1	2	1,076	0
D2	2	1,064	0
E1	1	573	0
F1	1	833	6
G1	2	1019	12
G2	2	1077	0
H1	1	803	0
J1	1	736	0
K1	1	592	0
K2	1	629	0
L1	1	570	0
M1	2	1,196	0
TOTAL			**84**

FLOOR AREA - SF (SM)

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
1	0	14,748	14,748
2	0	14,748	14,748
3	0	14,748	14,748
4	0	14,748	14,748
5	0	14,748	14,748
6	0	12,256	12,256
TOTAL	**0.0** (0.0)	**85,996** (7,989.3)	**85,996** (7,989.3)

BUILDING B INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	35
A2	1	676	6
A3	1	662	0
B1	2	963	0
C1	2	1,111	11
C2	2	1,097	6
D1	2	1,076	6
D2	2	1,064	0
E1	1	573	5
F1	1	833	0
G1	2	1019	12
G2	2	1077	0
H1	1	803	0
J1	1	736	0
K1	1	592	0
K2	1	629	0
L1	1	570	0
M1	2	1,196	0
TOTAL			**81**

FLOOR AREA - SF (SM)

STOREY	CRU	INSULATED AREA	TOTAL AREA
1	0	13,080	13,080
2	0	13,080	13,080
3	0	13,080	13,080
4	0	13,080	13,080
5	0	13,080	13,080
6	0	12,848	12,848
TOTAL	**0.0** (0.0)	**78,248** (7,269.4)	**78,248** (7,269.4)

DRAWING INDEX - DP

DP-5-0.0 COVER SHEET
DP-5-0.1 RENDERINGS
DP-5-0.2 PROJECT DATA & ZONING ANALYSIS
DP-5-1.1 SITE PLAN LOT 5
DP-5-1.2 SITE SECTIONS
DP-5-1.3 UNDERGROUND PARKING A - LVL P1
DP-5-2.1a 1ST FLOOR PLAN
DP-5-2.2a 2ND FLOOR PLAN
DP-5-2.3a 3RD FLOOR PLAN
DP-5-2.4a 4TH FLOOR PLAN
DP-5-2.5a 5TH FLOOR PLAN
DP-5-2.6a 6TH FLOOR PLAN
DP-5-3.1a ELEVATIONS
DP-5-3.2a ELEVATIONS
DP-5-2.1b 1ST FLOOR PLAN
DP-5-2.2b 2ND FLOOR PLAN
DP-5-2.3b 3RD FLOOR PLAN
DP-5-2.4b 4TH FLOOR PLAN
DP-5-2.5b 5TH FLOOR PLAN
DP-5-2.6b 6TH FLOOR PLAN
DP-5-3.1b ELEVATIONS
DP-5-3.2b ELEVATIONS

LEGEND

AD - AREA DRAIN
CB - CATCH BASIN
DD - DECK DRAIN
PD - PATIO DRAIN
RD - ROOF DRAIN
TBC - TO BE CONFIRMED
SRW - SERVICE RIGHT OF WAY
UNO - UNLESS NOTED OTHERWISE
RWL - RAIN WATER LEADER
RV - ROOF VENT
FG - FIXED GLASS
H/C - HANDICAPPED PARKING STALL
S/C - SMALL CAR PARKING STALL
SU - SUPPLY AIR
EX - EXHAUST AIR
EVC - ELECTRIC VEHICLE CHARGER
EVR - ELECTRIC VEHICLE CHARGER ROUGH-IN
TA - TOP OF ASPHALT
TC - TOP OF FINISHED CONCRETE
TG - TOP OF GRADE
TS - TOP OF STRUCTURAL SLAB
TSF - TOP OF SUBFLOOR
BW - BOTTOM OF WALL
TW - TOP OF WALL

PROJECT DATA & ZONING ANALYSIS

NORTHEAST GORDON
WILLOUGHBY NEIGHBORHOOD

SCALE 1/4" = 1'-0"
JOB NO.

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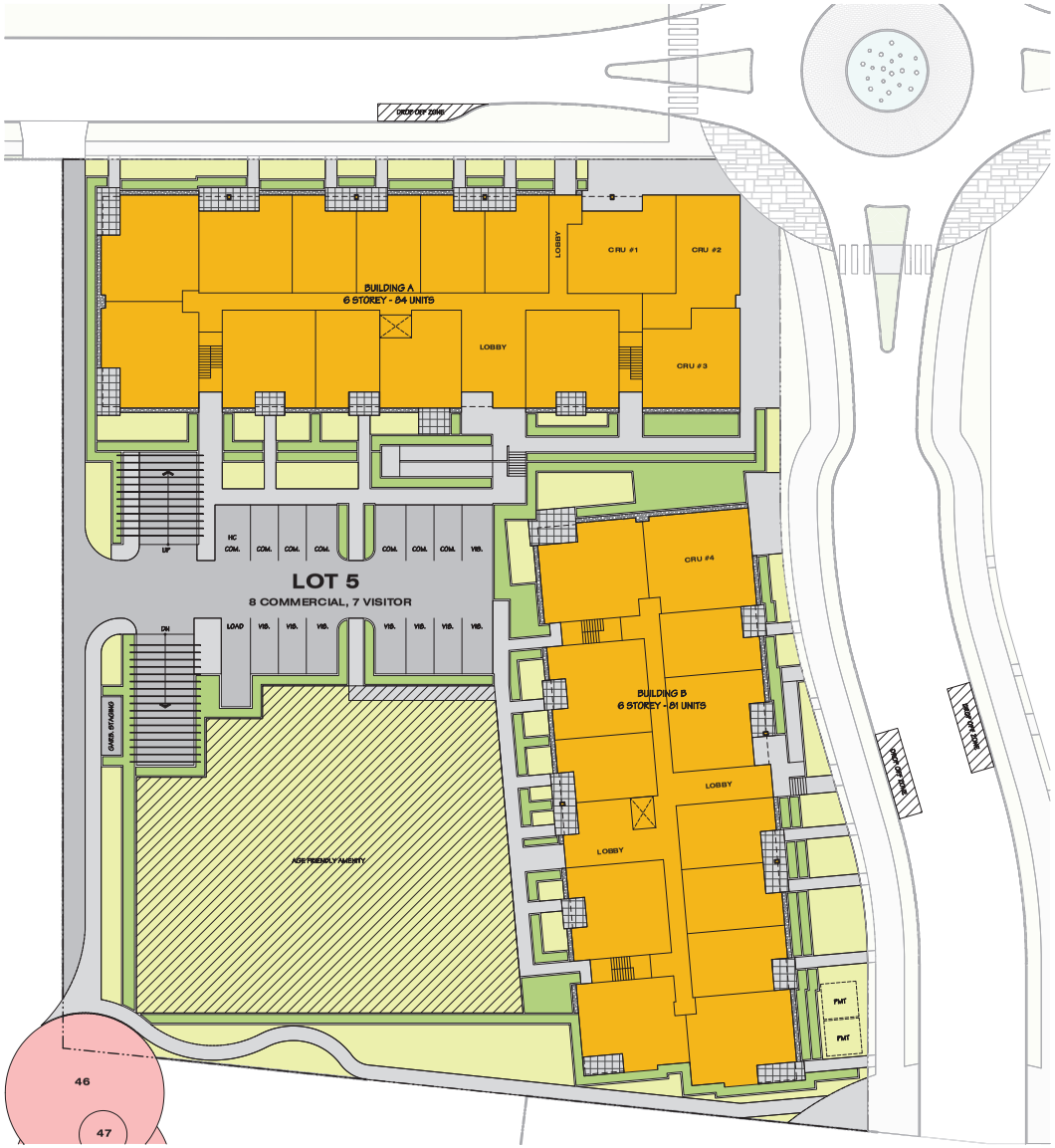
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F. 1 PPR 28



SITE PLAN
1" = 20'-0"

LEGEND
= SIGNIFICANT TREES RETAINED, SEE ARBORIST REPORT

SITE PLAN LOT 5

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

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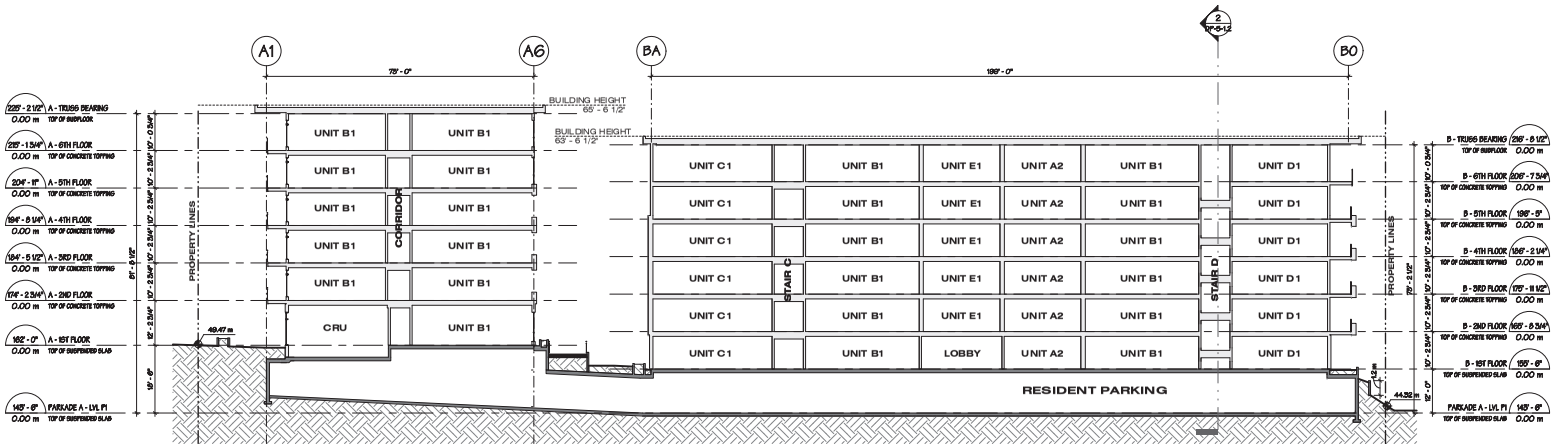
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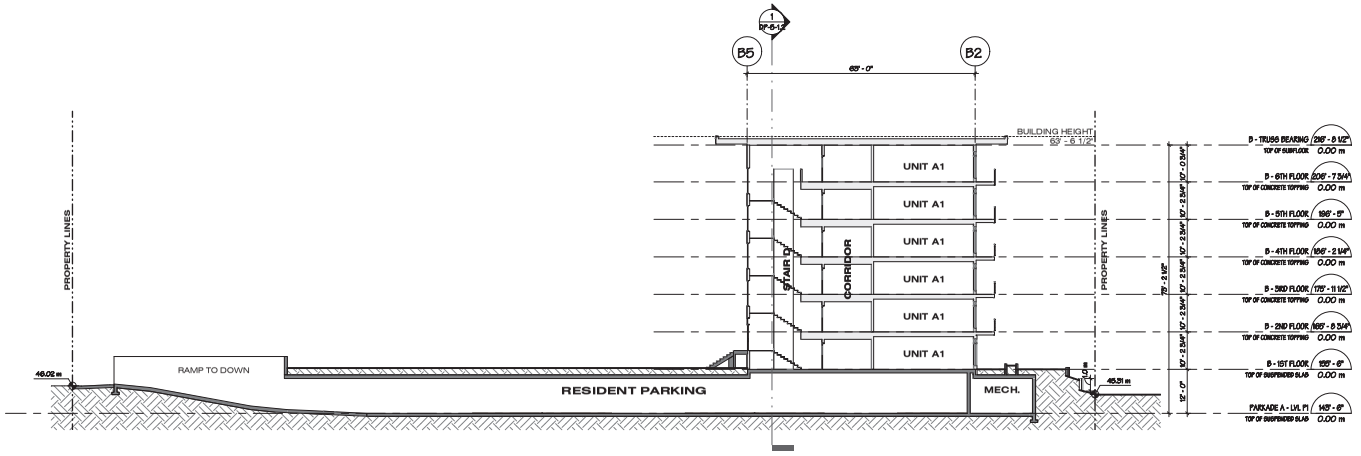
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SITE SECTION A

1/16" = 1'-0"



SITE SECTION B

1/16" = 1'-0"

F. 1 Page 30

SITE SECTIONS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"

JOB NO.

REGISTERED ARCHITECT JUSTIN R. CHEK BRITISH COLUMBIA

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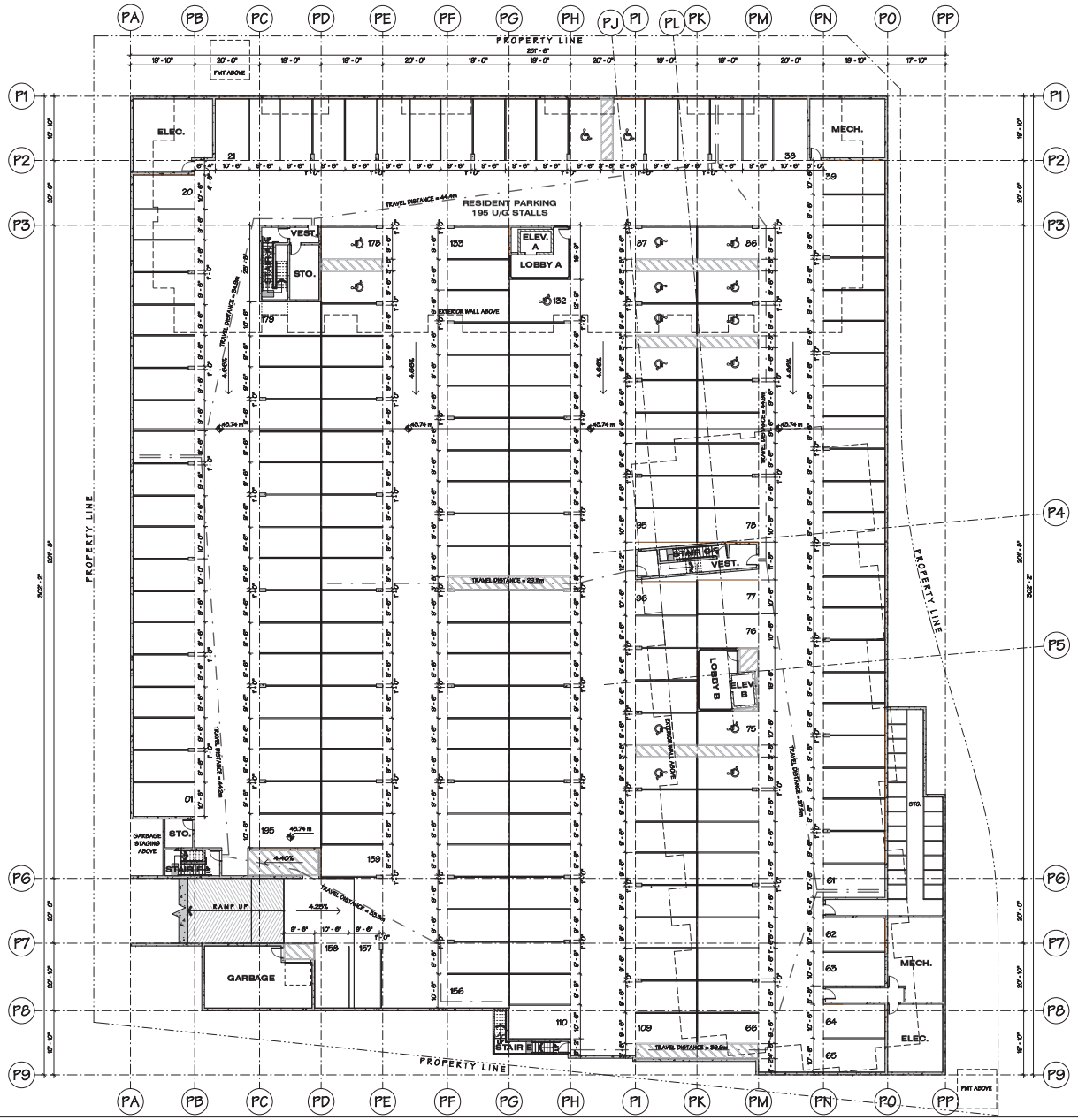
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F. 1



PARKADE A - LVL P1
1/16" = 1'-0"

NORTH

UNDERGROUND PARKING A - LVL P1

NORTHEAST GORDON
WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"
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A - NORTH ELEVATION

1/8" = 1'-0"



A - EAST ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER
MUTUAL MATERIALS;

2 - WALL - MAC METAL HARDYBOARD TEAK

3 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTEN
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM
GENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM
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BENJAMIN MOORE;

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BENJAMIN MOORE;

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13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME

14 - METAL SOFFIT - FACTORY BLACK

15 - METAL SOFFIT - WOOD TEXTURE
MATERIAL;

16 - STEEL CANOPY - FACTORY BLACK

17 - PRIVACY SCREEN - PREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS

18 - TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS
ACCENT COLOUR; BURGUNDY

NOTES

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ELEVATIONS

NORTHEAST GORDON, BUILDING A

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

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A - SOUTH ELEVATION

1/8" = 1'-0"



A - WEST ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER
MUTUAL MATERIALS;

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ELEVATIONS

NORTHEAST GORDON, BUILDING A

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated

JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

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DP-5-812a

F.1



B - EAST ELEVATION

1/8" = 1'-0"



B - NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1	- WALL - BRICK VENEER MUTUAL MATERIALS;	12	- GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2	- WALL - MAC METAL HARRYBOARD TEAK	13	- GLAZING - CURTAIN WALL - FACTORY BLACK FRAME
3	- WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTEN JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE BENJAMIN MOORE;	14	- METAL SOFFIT - FACTORY BLACK
4	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	15	- METAL SOFFIT - WOOD TEXTURE MATERIAL;
5	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	16	- STEEL CANOPY - FACTORY BLACK
6	- PARAPET CAP/FLASHING - ALUMINUM GENTEK ALUMINUM;	17	- PRIVACY SCREEN - PREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
7	- GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;	18	- TRANSLUCIENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY
8	- GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;		
9	- GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS		
10	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		
11	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated

JOB NO.

REGISTERED ARCHITECT JUSTIN A. GRAY BRITISH COLUMBIA

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F. 1 Page 34



B - WEST ELEVATION

1/8" = 1'-0"



B - SOUTH ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER
MUTUAL MATERIALS;

2 - WALL - MAC METAL HARRYBOARD TEAK

3 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTEN
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM
GENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

9 - GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS

10 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

11 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

12 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME

14 - METAL SOFFIT - FACTORY BLACK

15 - METAL SOFFIT - WOOD TEXTURE
MATERIAL;

16 - STEEL CANOPY - FACTORY BLACK

17 - PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS

18 - TRANSLUCIENT POLYCARBONATE PANEL ON STANDOFFS
ACCENT COLOUR; BURGUNDY

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
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3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

F. 1 Page 35

ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN A. GRAY BRITISH COLUMBIA

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F1

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LOT 6

LOOKING SOUTHEAST AT LOT 6 FROM 68TH AVENUE AND 207TH STREET

F.1 Page 36

COVER SHEET

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

REGISTERED ARCHITECT JUSTIN R. CHUCK BRITISH COLUMBIA

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LOOKING SOUTHWEST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING NORTHEAST AT BLDG B FROM 207TH STREET

F.1 Page 37

RENDERINGS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

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PROJECT INFORMATION

CIVIC ADDRESS 20714 AND 20738 68 AVENUE, LANGLEY, BC
LEGAL DESCRIPTION LOTS 1 AND 2, PLAN 68904
STANDARD 2018 BC Building Code / Division B Part 3
DESCRIPTION 6 STOREY APARTMENT/COMMERCIAL DEVELOPMENT

ZONE
EXISTING SR-2 SUBURBAN RESIDENTIAL
PROPOSED CD

LOT AREA
GROSS 8,273.3 SM
ROAD DEDICATION 1,159.0 SM
NET **7,114.3 SM**

ZONING BYLAW REVIEW

COMPREHENSIVE DEVELOPMENT ZONE (CD)

AMENITY AREAS
Amenity areas shall be provided in accordance with the provisions of the Development Permit.

AGE FRIENDLY AMENITY 4.0 SM PER UNIT * 148 UNITS = 592.0 SM REQUIRED, 592.0 SM PROVIDED

RESIDENTIAL DENSITY
GROSS FLOOR AREA 14,001.2 SM
RESIDENTIAL AREA 11,790.0 SM
UNITS PER ACREA 80 UPA ALLOWED, 163 UNITS ALLOWED (based on Gross Lot Area)
73 UPA PROVIDED, 148 UNITS PROVIDED (based on Gross Lot Area)

FLOOR SPACE RATIO (FSR)
RESIDENTIAL 1.43 FSR if based on Gross Lot Area
1.63 FSR if based on Net Lot Area

LOT COVERAGE
Buildings and structures shall not cover more than 40% of the lot area.

Proposed: **28.7%** (2,375.7 SM / 8,273.3 SM) if based on Gross Lot Area
33.9% (2,375.7 SM / 7,114.3 SM) if based on Net Lot Area

SITING OF BUILDINGS AND STRUCTURES
Buildings and structures shall be sited in accordance with the provisions of the Development Permit

Front: **3.0m (68th Avenue)**
Front: **3.0m (207th Street)**
Side 1: **4.0m**
Side 2: **3.0m**

HEIGHT OF BUILDINGS AND STRUCTURES
The height of buildings and structures shall not exceed 6 storeys.

Proposed Building Height:
6 Storeys

107 - PARKING AND LOADING REQUIREMENTS

PARKING REQUIREMENTS:
Apartments: **1.5 spaces for each dwelling unit**
10% of required apartment parking spaces shall be provided for visitor parking
(1 EV charging space per dwelling unit having one or more bedrooms (included as part of the total Parking Requirements specified))

Total Spaces Required:
RESIDENTIAL 148 UNITS x 1.5 = 222 - 22 = 200 STALLS
VISITOR 221 x 0.1 = 22 STALLS
COMMERCIAL 8 STALLS
230 STALLS REQUIRED

Total Provided: **230 STALLS PROVIDED**

107.11 PARKING STALLS FOR PERSONS WITH DISABILITIES
For buildings required to be accessible by persons with disabilities, where more than 50 parking stalls are provided, parking stalls for persons with disabilities shall be provided in the ratio of 1 every 100 or part thereof.

(1 space is required for each adaptable unit (as per Schedule 2 Adaptable Housing Requirements 2.2.1.))

Total Spaces Required:
RESIDENTIAL 15 ADAPTABLE UNITS x 1 = 15 STALLS
VISITOR 1 STALL
COMMERCIAL 1 STALL
17 STALLS REQUIRED

Total Provided: **17 STALLS PROVIDED**

BUILDING A INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	18
A2	1	676	6
A3	1	662	0
B1	2	963	5
C1	2	1,111	20
C2	2	1,097	0
D1	2	1,076	0
D2	2	1,064	0
E1	1	573	5
F1	1	833	0
G1	2	1019	12
G2	2	1077	0
H1	1	803	6
J1	1	736	0
K1	1	592	0
K2	1	629	0
L1	1	570	0
M1	2	1,196	0
TOTAL			**72**

FLOOR AREA - SF (SM)

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
1	0	12,807	12,807
2	0	12,807	12,807
3	0	12,807	12,807
4	0	12,807	12,807
5	0	12,807	12,807
6	0	10,315	10,315
TOTAL	**0.0** (0.0)	**74,350** (6,907.3)	**74,350** (6,907.3)

BUILDING B INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	24
A2	1	676	6
A3	1	662	0
B1	2	963	0
C1	2	1,111	12
C2	2	1,097	6
D1	2	1,076	0
D2	2	1,064	6
E1	1	573	5
F1	1	833	0
G1	2	1019	11
G2	2	1077	6
H1	1	803	0
J1	1	736	0
K1	1	592	0
K2	1	629	0
L1	1	570	0
M1	2	1,196	0
TOTAL			**76**

FLOOR AREA - SF (SM)

STOREY	CRU	INSULATED AREA	TOTAL AREA
1	0	12,765	12,765
2	0	12,765	12,765
3	0	12,765	12,765
4	0	12,765	12,765
5	0	12,765	12,765
6	0	12,533	12,533
TOTAL	**0.0** (0.0)	**76,358** (7,093.9)	**76,358** (7,093.9)

DRAWING INDEX - DP

DP-6-0.0	COVER SHEET
DP-6-0.1	RENDERINGS
DP-6-0.2	PROJECT DATA & ZONING ANALYSIS
DP-6-1.1	SITE PLAN LOT 6
DP-6-1.2	SITE SECTIONS
DP-6-1.3	UNDERGROUND PARKING A - LVL P1
DP-6-2.1a	1ST FLOOR PLAN
DP-6-2.2a	2ND FLOOR PLAN
DP-6-2.3a	3RD FLOOR PLAN
DP-6-2.4a	4TH FLOOR PLAN
DP-6-2.5a	5TH FLOOR PLAN
DP-6-2.6a	6TH FLOOR PLAN
DP-6-3.1a	ELEVATIONS
DP-6-3.2a	ELEVATIONS
DP-6-2.1b	1ST FLOOR PLAN
DP-6-2.2b	2ND FLOOR PLAN
DP-6-2.3b	3RD FLOOR PLAN
DP-6-2.4b	4TH FLOOR PLAN
DP-6-2.5b	5TH FLOOR PLAN
DP-6-2.6b	6TH FLOOR PLAN
DP-6-3.1b	ELEVATIONS
DP-6-3.2b	ELEVATIONS

LEGEND

AD - AREA DRAIN
CB - CATCH BASIN
DD - DECK DRAIN
PD - PATIO DRAIN
RD - ROOF DRAIN
TBC - TO BE CONFIRMED
SRW - SERVICE RIGHT OF WAY
UNO - UNLESS NOTED OTHERWISE
RWL - RAIN WATER LEADER
RV - ROOF VENT
FG - FIXED GLASS
H/C - HANDICAPPED PARKING STALL
S/C - SMALL CAR PARKING STALL
SU - SUPPLY AIR
EX - EXHAUST AIR
EVC - ELECTRIC VEHICLE CHARGER
EVR - ELECTRIC VEHICLE CHARGER ROUGH-IN
TA - TOP OF ASPHALT
TC - TOP OF FINISHED CONCRETE
TG - TOP OF GRADE
TS - TOP OF STRUCTURAL SLAB
TSF - TOP OF SUBFLOOR
BW - BOTTOM OF WALL
TW - TOP OF WALL

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PROJECT DATA & ZONING ANALYSIS

NORTHEAST GORDON
WILLOUGHBY NEIGHBORHOOD

SCALE 1/4" = 1'-0"
JOB NO.

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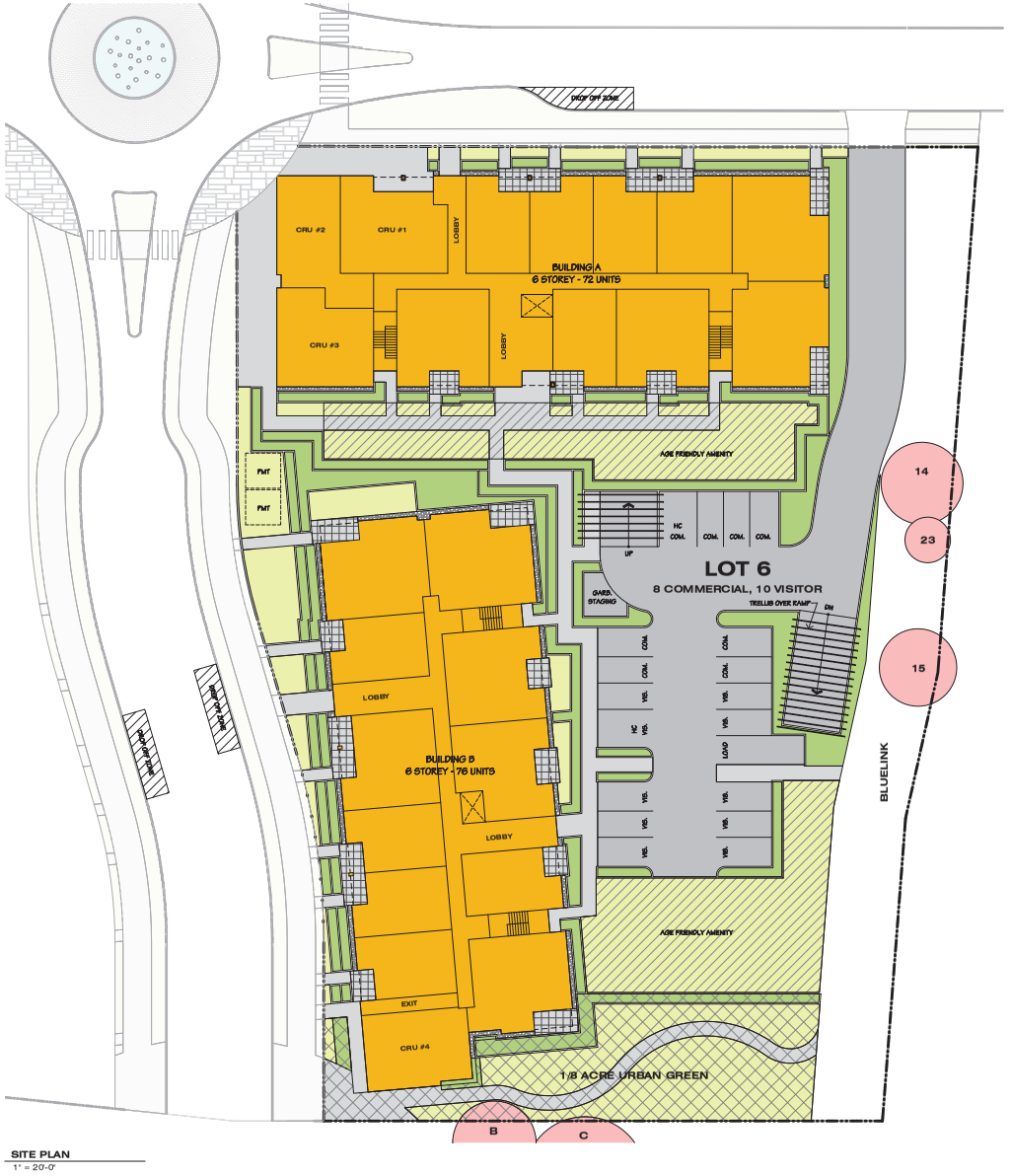
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SITE PLAN
1" = 20'-0"

NORTH

LEGEND

= SIGNIFICANT TREES RETAINED, SEE ARBORIST REPORT

SITE PLAN LOT 6

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated

JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

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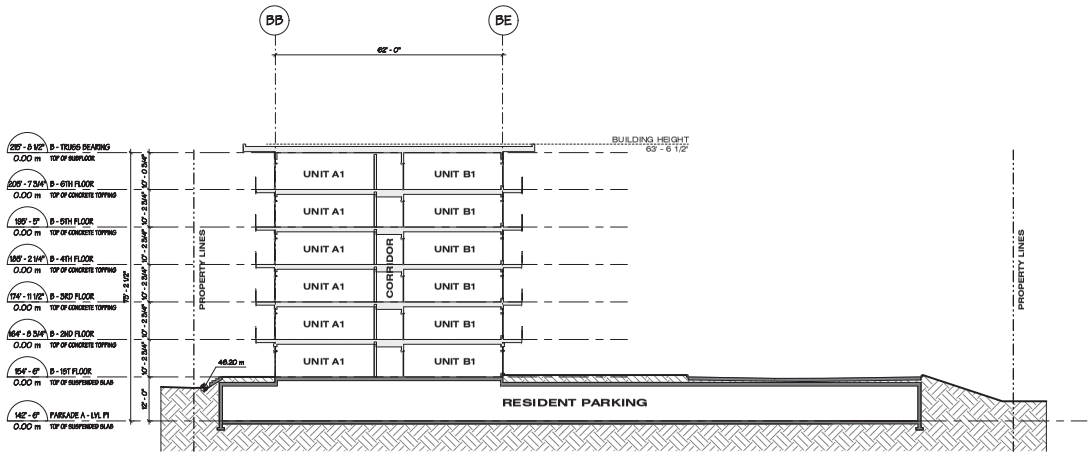
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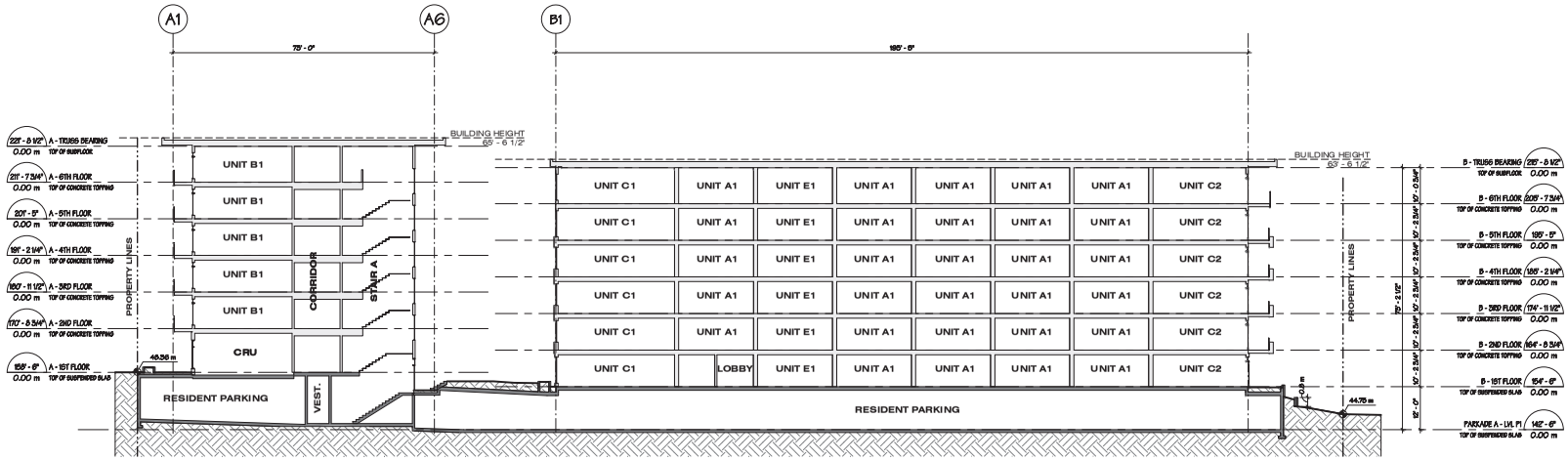
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DP-6-F1.1

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1 Section A
DP-6-1.2 1/16" = 1'-0"



2 Section B
DP-6-1.2 1/16" = 1'-0"

SITE SECTIONS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"

JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

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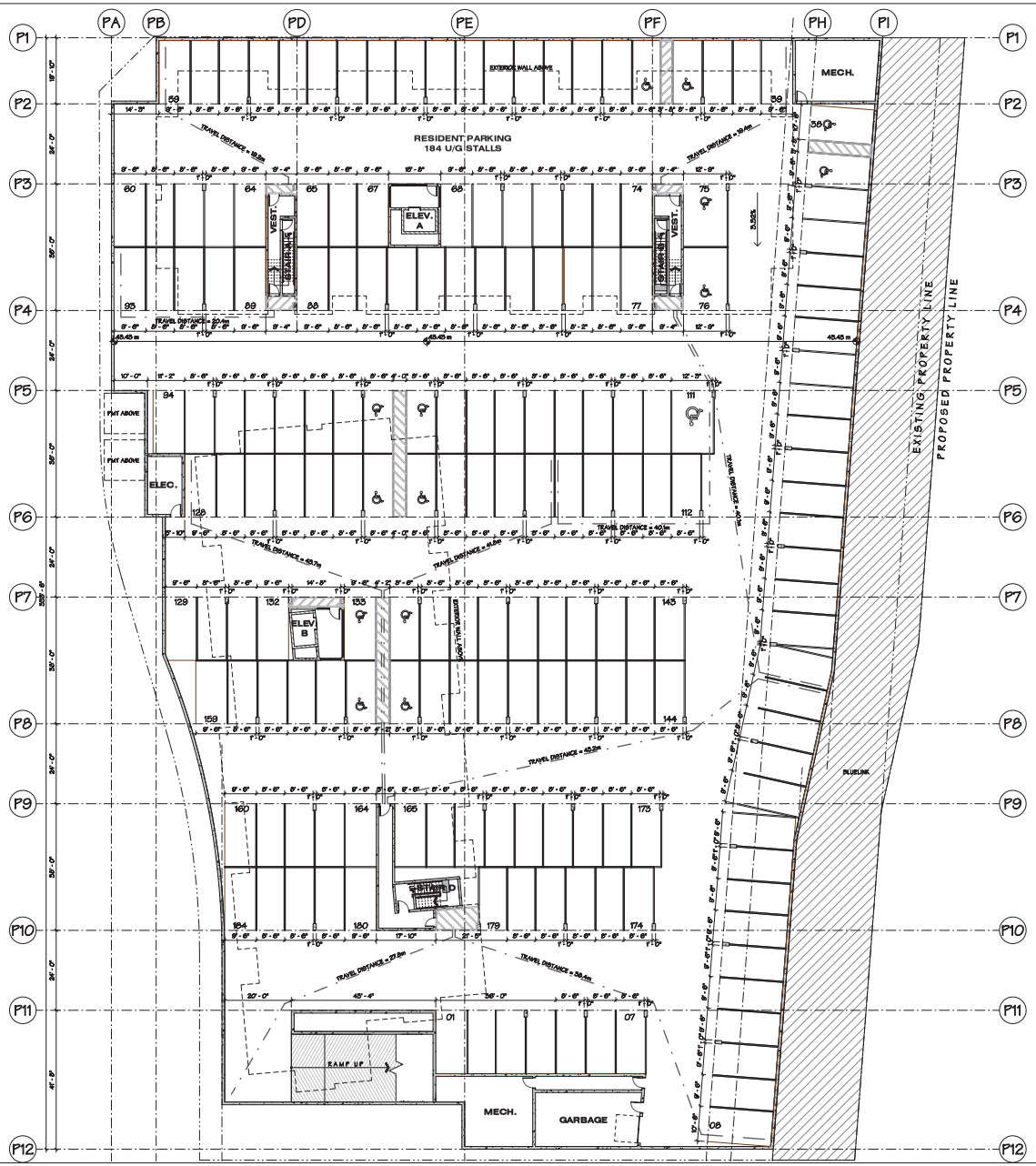
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F. 1.1 Page 40



NORTH

PARKADE A - LVL P1
1/16" = 1'-0"

UNDERGROUND PARKING A - LVL P1

NORTHEAST GORDON
WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"
JOB NO.

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DP-6-13



A - NORTH ELEVATION
1/8" = 1'-0"



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

EXTERIOR FINISH SCHEDULE

1	- WALL - BRICK VENEER MUTUAL MATERIALS;	12	- GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2	- WALL - MAC METAL BLOCK, "METALLIC SILVER" METAL CORNER TRIMS: TO MATCH	13	- GLAZING - CURTAIN WALL - FACTORY BLACK FRAME
3	- WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;	14	- METAL SOFFIT - FACTORY BLACK
4	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	15	- METAL SOFFIT - WOOD TEXTURE MATERIAL;
5	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	16	- STEEL CANOPY - FACTORY BLACK
6	- PARAPET CAP/FLASHING - ALUMINUM GENTEK ALUMINUM;	17	- PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
7	- GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;	18	- TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY
8	- GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;		
9	- GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS		
10	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		
11	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

ELEVATIONS

NORTHEAST GORDON, BUILDING A

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

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DP-6-81

F.1a

F.1 Page 42



A - SOUTH ELEVATION

1/8" = 1'-0"



A - WEST ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER
MUTUAL MATERIALS;

2 - WALL - MAC METAL BLOCK, "METALLIC SILVER"
METAL CORNER TRIMS: TO MATCH

3 - WALL - HARDIE 2.0 CEMENT PANEL
BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM
GENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

9 - GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS

10 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

11 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

12 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME

14 - METAL SOFFIT - FACTORY BLACK

15 - METAL SOFFIT - WOOD TEXTURE
MATERIAL;

16 - STEEL CANOPY - FACTORY BLACK

17 - PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS

18 - TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS
ACCENT COLOUR; BURGUNDY

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ELEVATIONS

NORTHEAST GORDON, BUILDING A

WILLOUGHBY NEIGHBORHOOD

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F.1 Page 43



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



B - NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER
MUTUAL MATERIALS;

2 - WALL - MAC METAL BLOCK, "METALLIC SILVER"
METAL CORNER TRIMS: TO MATCH

3 - WALL - HARDIE 2.0 CEMENT PANEL
BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM
GENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

9 - GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS

10 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

11 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

12 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME

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MATERIAL;

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ACCENT COLOUR; BURGUNDY

NOTES

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ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

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F.1

F.1 Page 44



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



B - SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1	- WALL - BRICK VENEER MUTUAL MATERIALS;	12	- GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
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3	- WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;	14	- METAL SOFFIT - FACTORY BLACK
4	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	15	- METAL SOFFIT - WOOD TEXTURE MATERIAL;
5	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	16	- STEEL CANOPY - FACTORY BLACK
6	- PARAPET CAP/FLASHING - ALUMINUM GENTEK ALUMINUM;	17	- PRIVACY SCREEN - PREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
7	- GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;	18	- TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY
8	- GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;		
9	- GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS		
10	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		
11	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

F. 1 Page 45

ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHUCK BRITISH COLUMBIA

604 793 9445
soarchitects.com

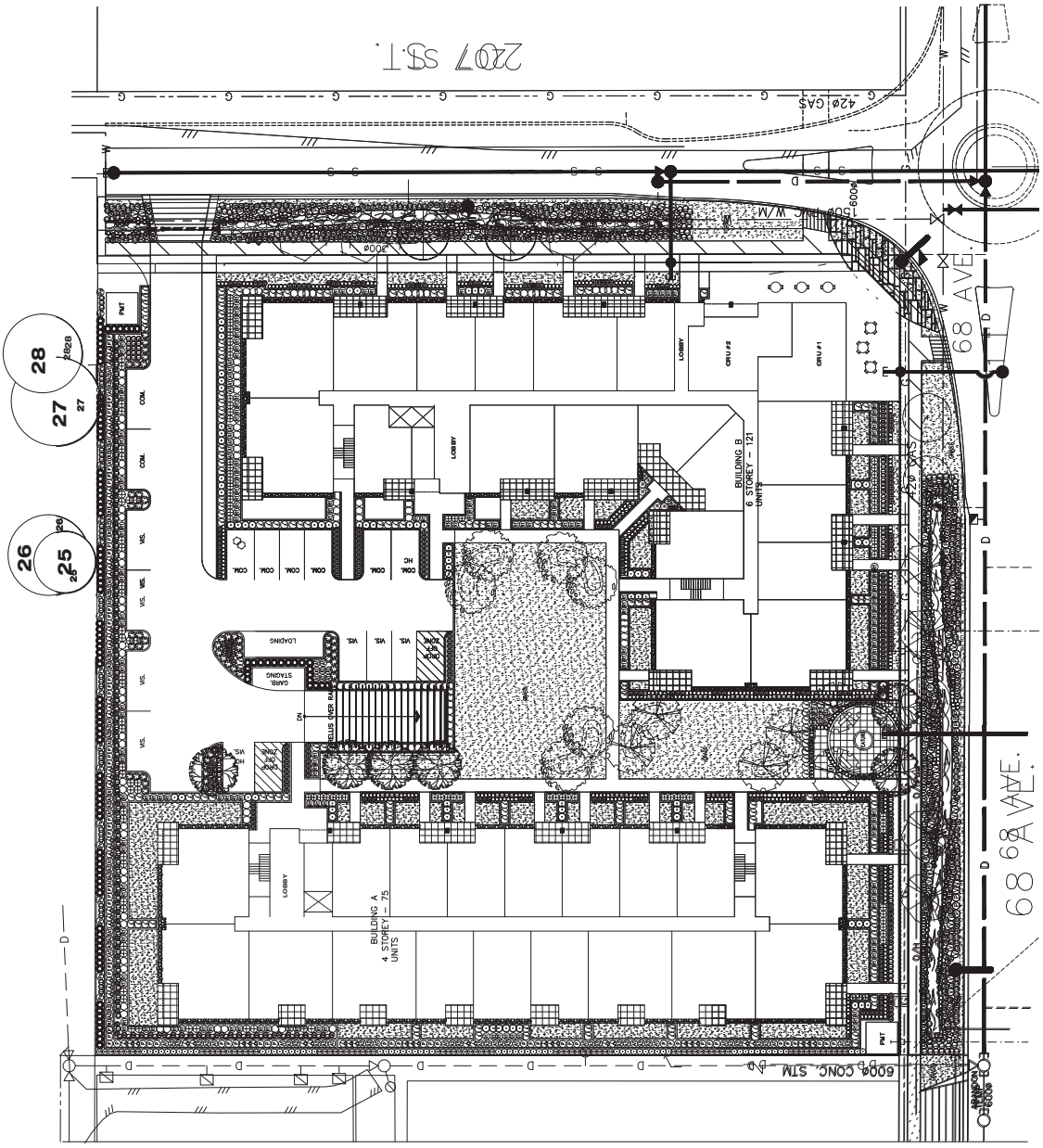
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V2P 4S3

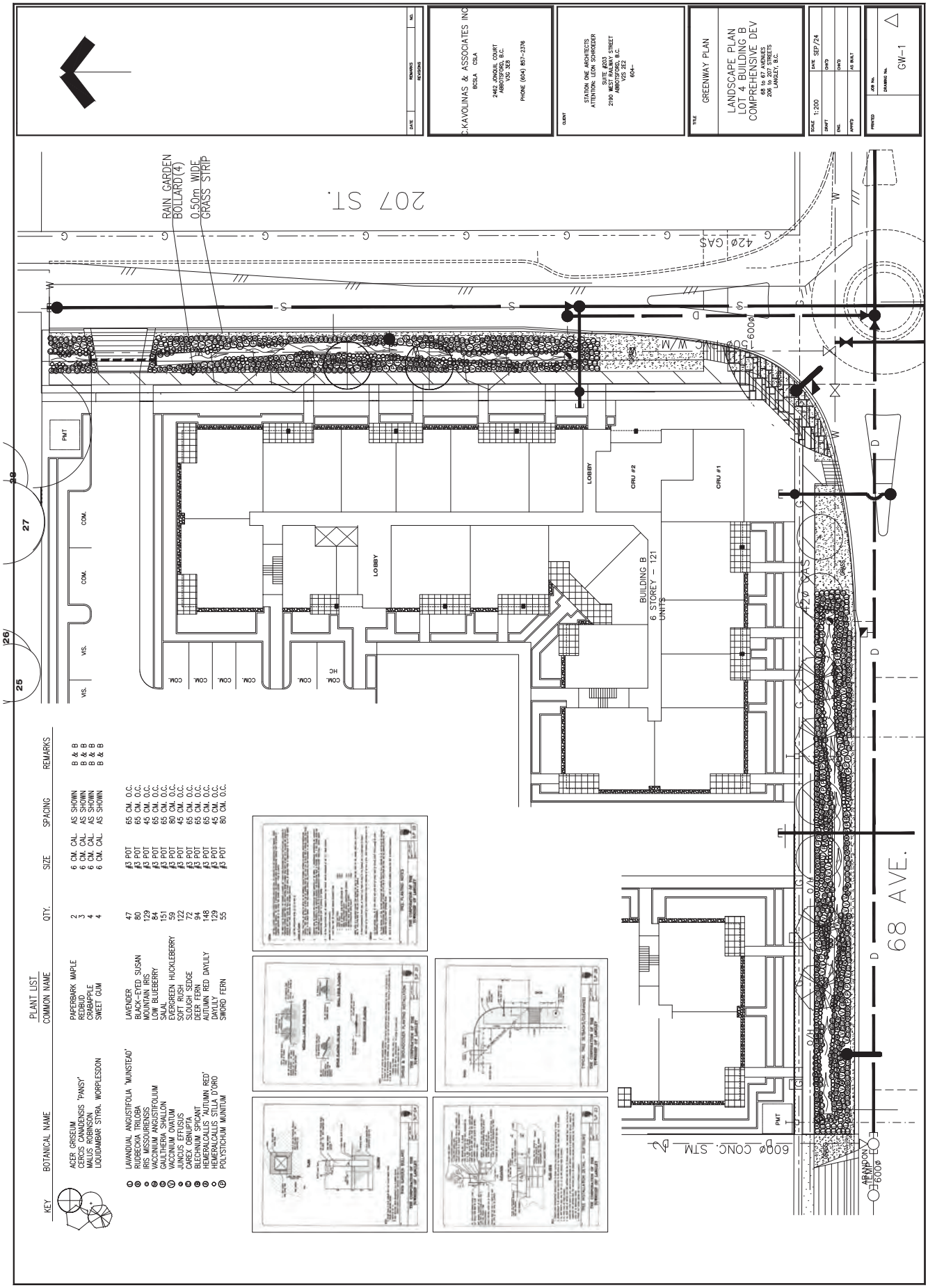
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203-2190 W. Railway St
V2S 2E2

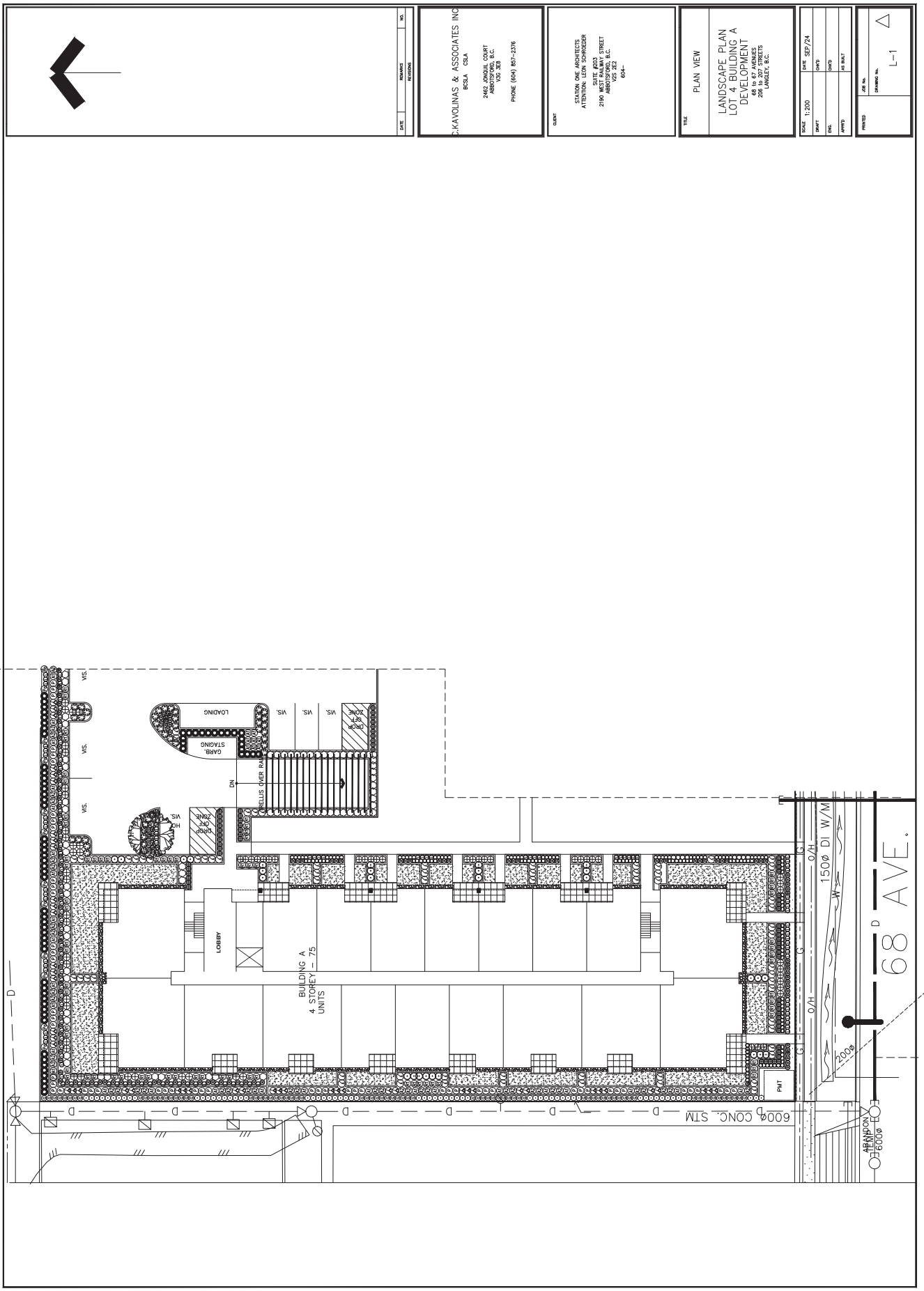
station one architects

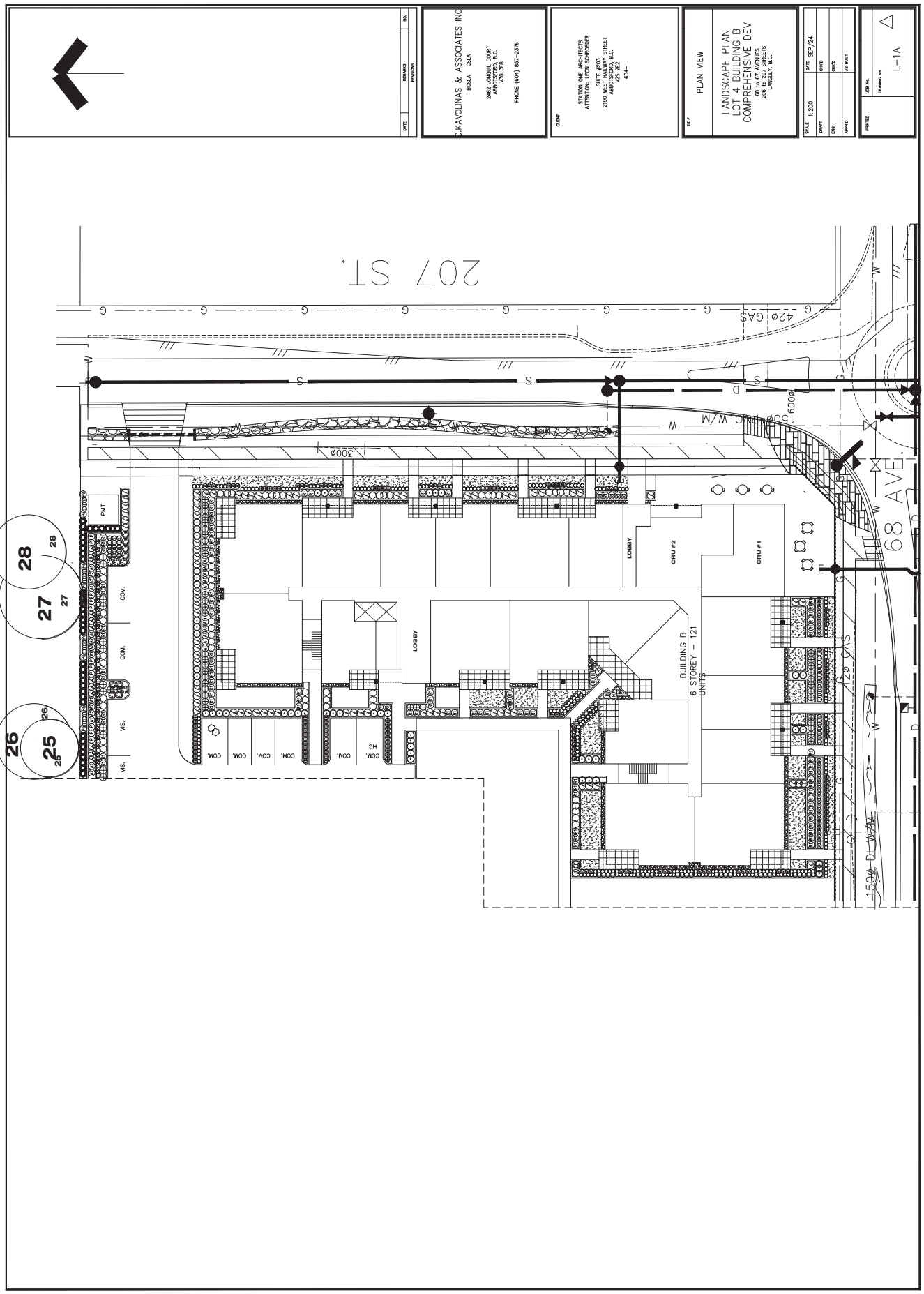
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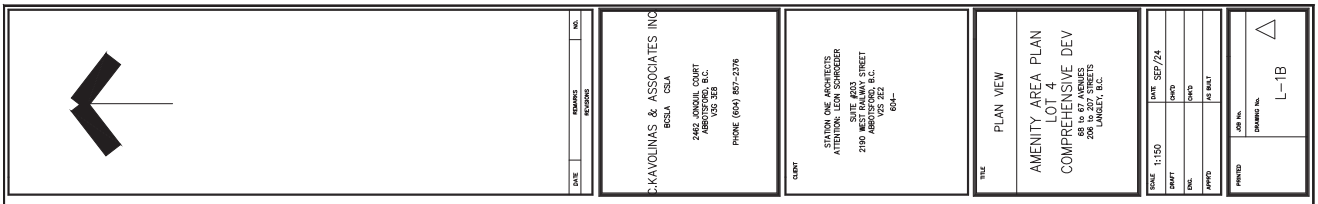
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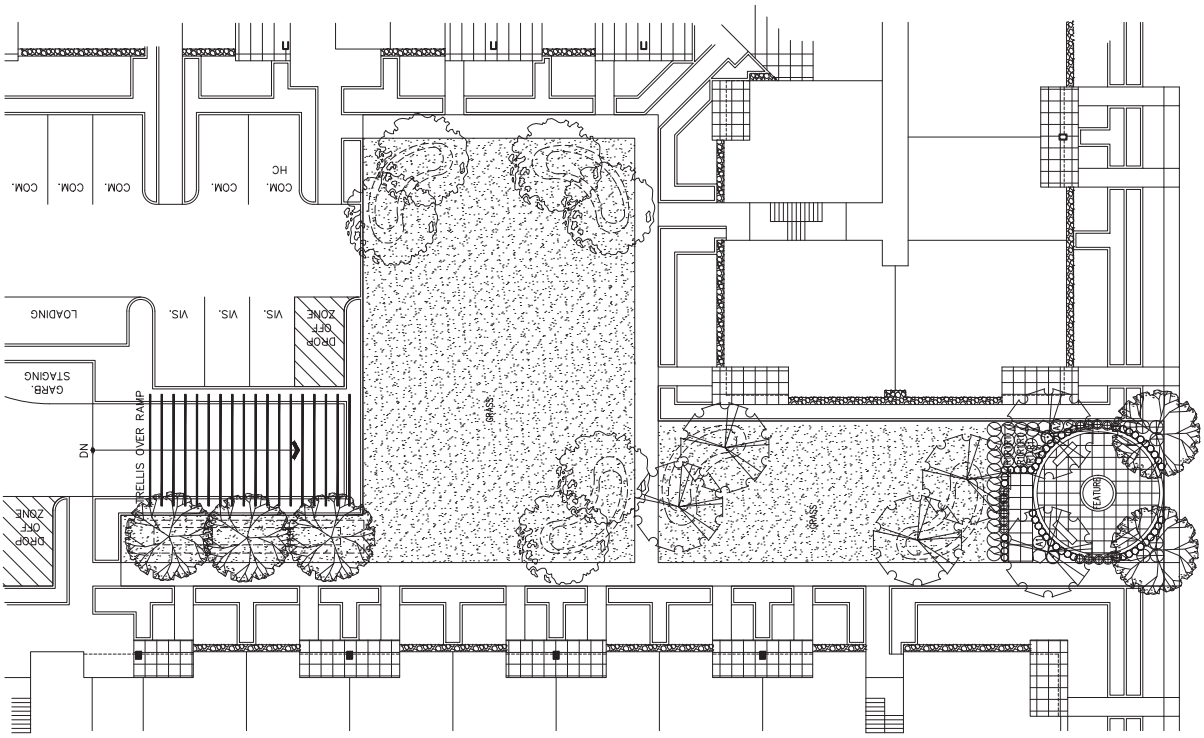

207 ST.
420 GAS
600ø CONC. W/M
68 AVE.
BUILDING B
6 STOREY – 121
UNITS
BUILDING A
4 STOREY – 75
UNITS
LOBBY
LOADING
CARR. STAGING
600ø CONC. STM
68 AVE.


C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
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ABBOTSFORD, B.C.
V2S 3E8
PHONE (604) 857-2376
CLIENT
STATION ONE ARCHITECTS
ATTENTION: LEON SCHRADER
SUITE #203
2190 MCKENZIE ROAD
ABBOTSFORD, B.C.
V2S 2E2
604-
TITLE
GREENWAY PLAN
LANDSCAPE PLAN
LOT 4 BUILDING B
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:200
DRAWN
ENG.
APPRD
DATE SEP/24
CHK'D
CHK'D
AS BUILT
JOB No.
DRAWING No. GW-1
PRINTED
DATE
REVISIONS
NO.
REMARKS
207 ST.
68 AVE.
RAIN GARDEN
BOLLARD(4)
0.50m WIDE
GRASS STRIP
BUILDING B
6 STOREY - 121
UNITS
LOBBY
CRU #2
CRU #1
PMT
600ø CONC. STM
ABANDON
600ø
420 GAS
600 W/M
PLANT LIST
KEY BOTANICAL NAME COMMON NAME QTY. SIZE SPACING REMARKS
ACER GRISEUM PAPERBARK MAPLE 2 6 CM. CAL. AS SHOWN B & B
CERCIS CANADENSIS 'PANSY' REDBUD 3 6 CM. CAL. AS SHOWN B & B
MALUS ROBINSON CRABAPPLE 4 6 CM. CAL. AS SHOWN B & B
LIQUIDAMBAR STYRA. WORPLESDON SWEET GUM 4 6 CM. CAL. AS SHOWN B & B
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' LAVENDER 47 #3 POT 65 CM. O.C.
RUDBECKIA TRILOBA BLACK-EYED SUSAN 80 #3 POT 65 CM. O.C.
IRIS MISSOURIENSIS MOUNTAIN IRIS 129 #3 POT 45 CM. O.C.
VACCINIUM ANGUSTIFOLIUM LOW BLUEBERRY 84 #3 POT 65 CM. O.C.
GAULTHERIA SHALLON SALAL 151 #3 POT 65 CM. O.C.
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY 59 #3 POT 80 CM. O.C.
JUNCUS EFFUSUS SOFT RUSH 122 #3 POT 45 CM. O.C.
CAREX OBNUPTA SLOUGH SEDGE 72 #3 POT 65 CM. O.C.
BLECHNUM SPICANT DEER FERN 94 #3 POT 65 CM. O.C.
HEMERALCALLIS 'AUTUMN RED' AUTUMN RED DAYLILY 148 #3 POT 65 CM. O.C.
HEMERALCALLIS 'STELLA D'ORO DAYLILY 129 #3 POT 45 CM. O.C.
POLYSTICHUM MUNITUM SWORD FERN 55 #3 POT 80 CM. O.C.


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ATTENTION: LEON SCHROEDER
SUITE #203
2190 MEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-
LANDSCAPE PLAN
LOT 4, BUILDING A
DEVELOPMENT
60 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
PLAN VIEW
SCALE 1:200
DATE SEP/24
DRAFT CHK'D
ENG. CHK'D
APPR'D AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1
BUILDING A
4 STOREY - 75
UNITS
LOBBY
LOADING
GARB. STAGING
DROP OFF ZONE
HC DROP OFF ZONE
RETAINING WALL
VIS.
DN
600ø CONC. STM
150ø DI W/M
O/H
200ø
PMT
ABANDON
600ø
68 AVE.


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ATTENTION: LEON SCHROEDER
SUITE #203
2190 160A STREET
ABBOTSFORD, B.C.
V2S 2E2
604-
PLAN VIEW
LANDSCAPE PLAN
LOT 4 BUILDING B
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:200
DATE SEP/24
DRAWN
CHKD
ENG.
CHKD
APPVD
AS BUILT
JOB No.
DRAWING No.
L-1A
PRINTED
207 ST.
68 AVE.
LOBBY
CRU #2
CRU #1
BUILDING B
6 STOREY - 121
UNITS
LOBBY
PMT
COM.
VIS.
HC
28
27
26
25


NO.
REMARKS
REVISIONS
DATE
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BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
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ATTENTION: LEON SCHROEDER
SUITE #203
2190 MCCALLUM ROAD
ABBOTSFORD, B.C.
V2S 2E2
604-
TITLE
PLAN VIEW
AMENITY AREA PLAN
LOT 4
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DRAFT
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APPVD
DATE SEP/24
CHK'D
CHK'D
AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1B


COM.
COM.
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COM.
COM.
HC
LOADING
VIS.
VIS.
VIS.
DROP OFF ZONE
GARB. STAGING
DN
TRELLIS OVER RAMP
DROP OFF ZONE
GRASS
GRASS
FEATURE

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER'	EDDIE'S PACIFIC DOGWOOD		6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD		6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE		6 CM. CAL.	AS SHOWN	B. & B.
	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX		#2 POT	60 CM. O.C.	
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA		#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA		#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	AZALEA		#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA		#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA		#3 POT	90 CM. O.C.	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY		#2 POT	90 CM. O.C.	
	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA		#3 POT	90 CM. O.C.	
	POTENTILLA FRUITICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL		#3 POT	90 CM. O.C.	
	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER		#3 POT	90 CM. O.C.	
	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE		#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON		#3 POT	90 CM. O.C.	
	POLYSTUCHUM MUNITUM	SWARD FERN		#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA		#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC		#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE		1.50 METERS	70 CM. O.C.	
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER		#3 POT	45 CM. O.C.	
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN		#3 POT	45 CM. O.C.	
	GAULTERIA SHALLON	SALAL		#3 POT	45 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS":BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

   ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

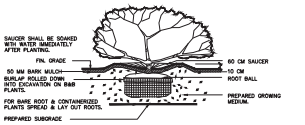
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

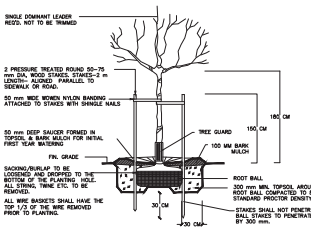
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

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ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-

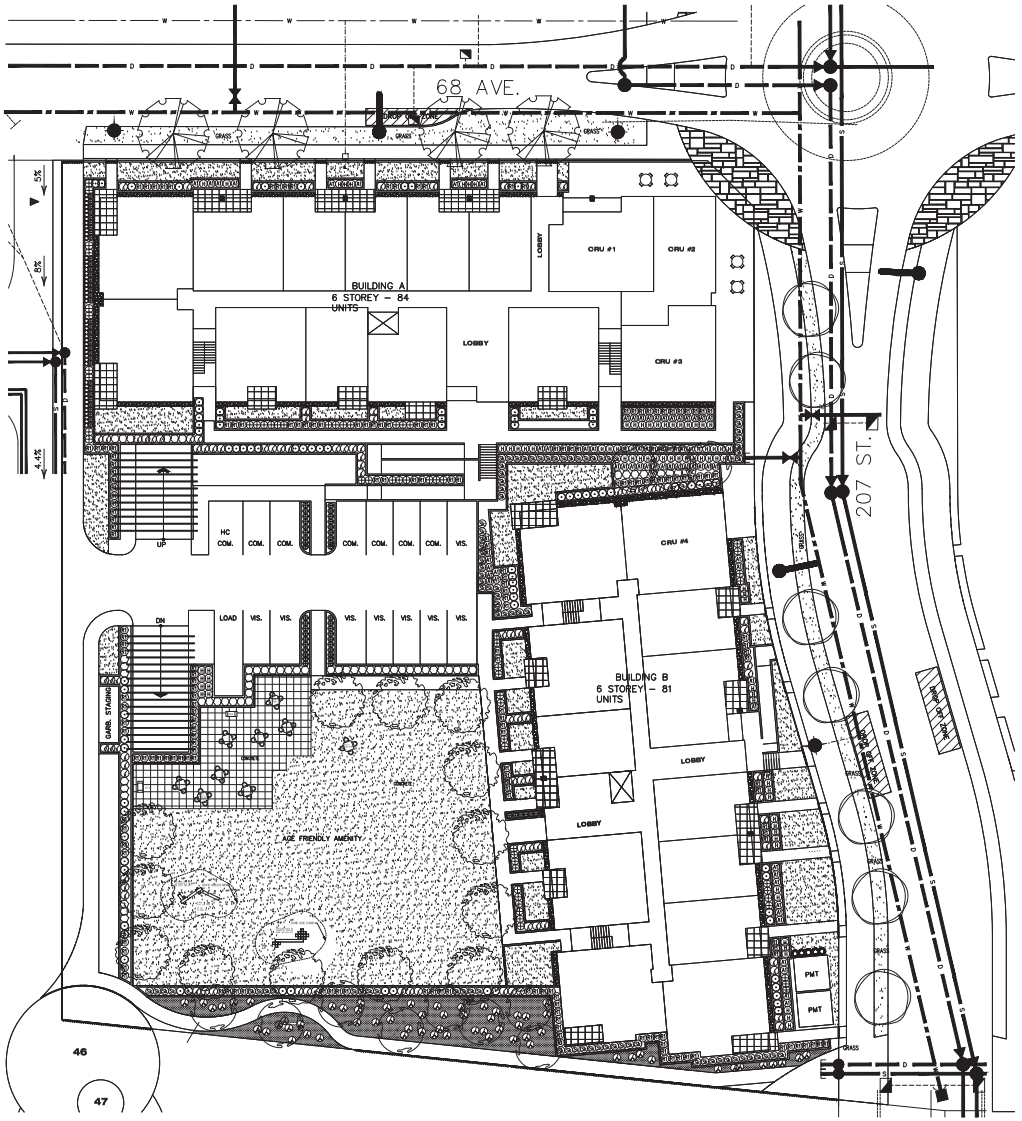
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PLAN VIEW

LANDSCAPE DETAILS
COMPREHENSIVE DEVELOPMENT
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE N.T.S.	DATE SEP/24
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1C



DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

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STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2A 2E2
604--

TITLE

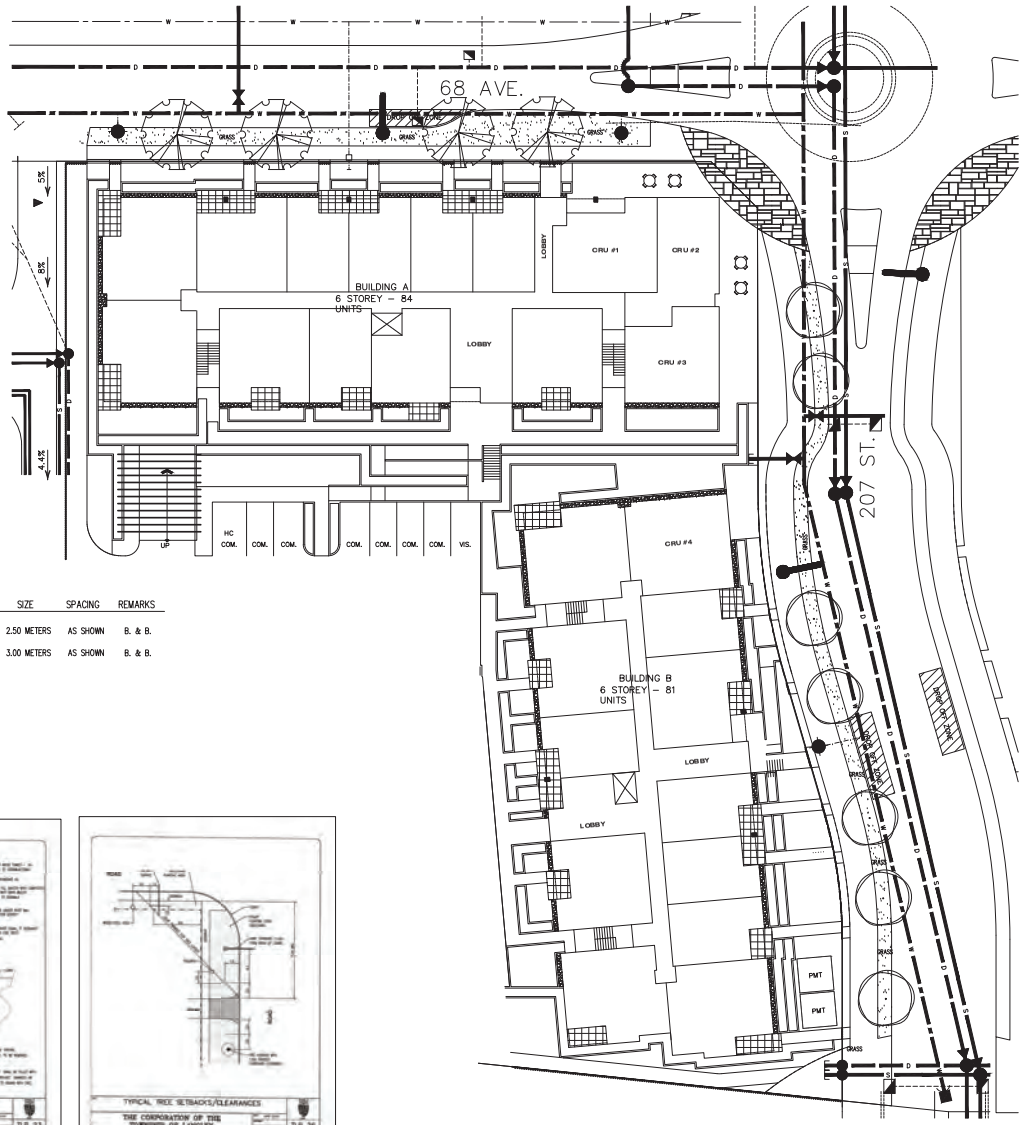
PLAN VIEW

LANDSCAPE CONCEPT
LOT 5
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE	1:250	DATE	SEP/24
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

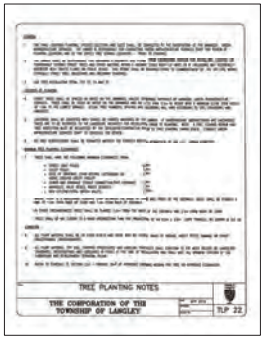
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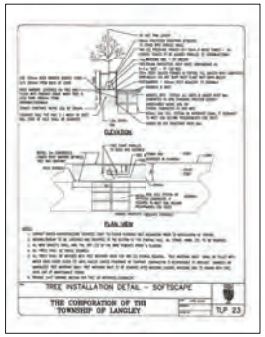
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PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH		2.50 METERS	AS SHOWN	B. & B.
	ACER GRISEUM	PAPERBARK MAPLE		3.00 METERS	AS SHOWN	B. & B.


TREE PLANTING NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 22


TREE INSTALLATION DETAIL - SOFTSCAPE
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 23

TYPICAL TREE SETBACKS/CLEARANCES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 26

DATE	REMARKS	NO.
	REVISIONS	

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BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

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STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2A 2E2
604--

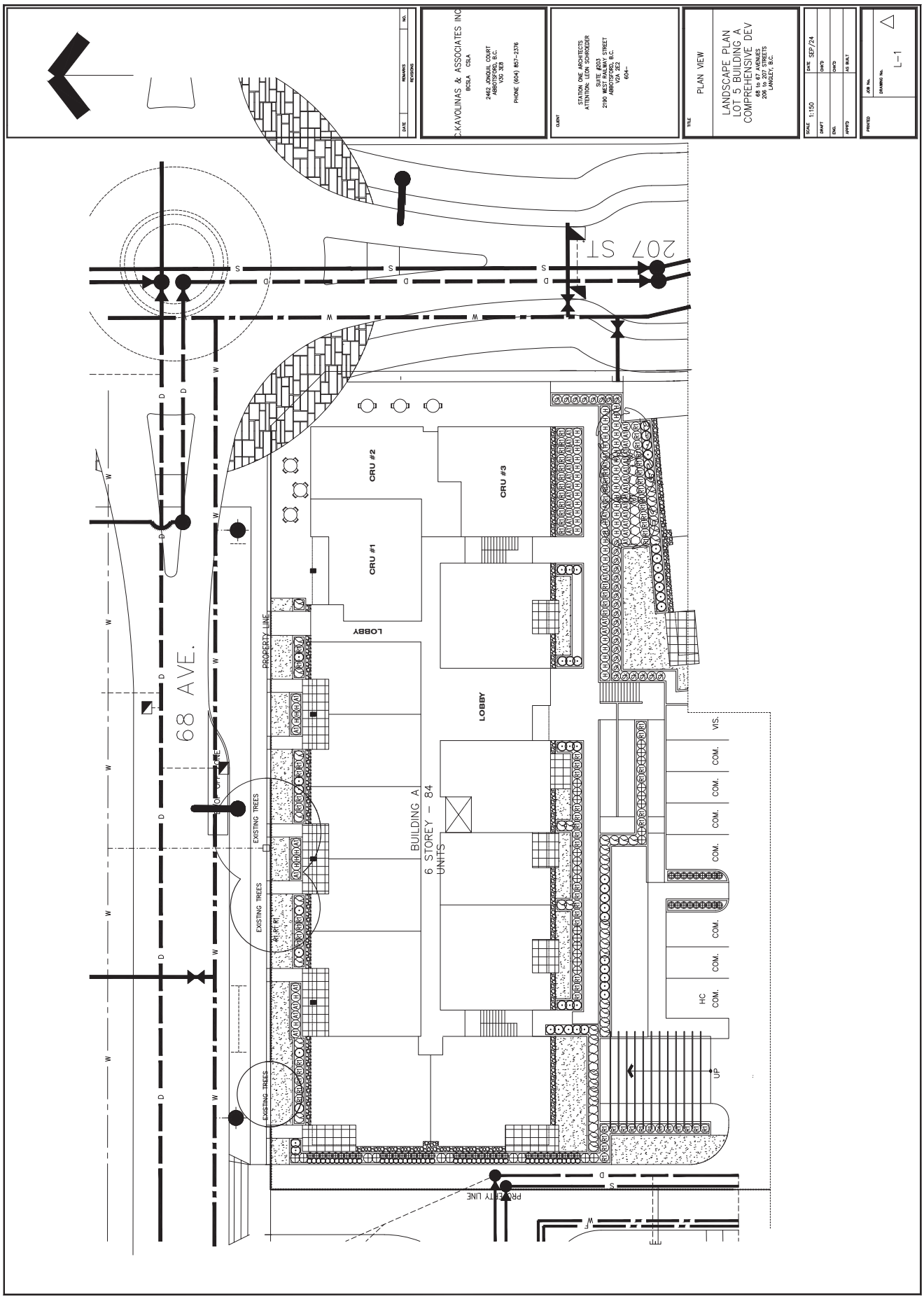
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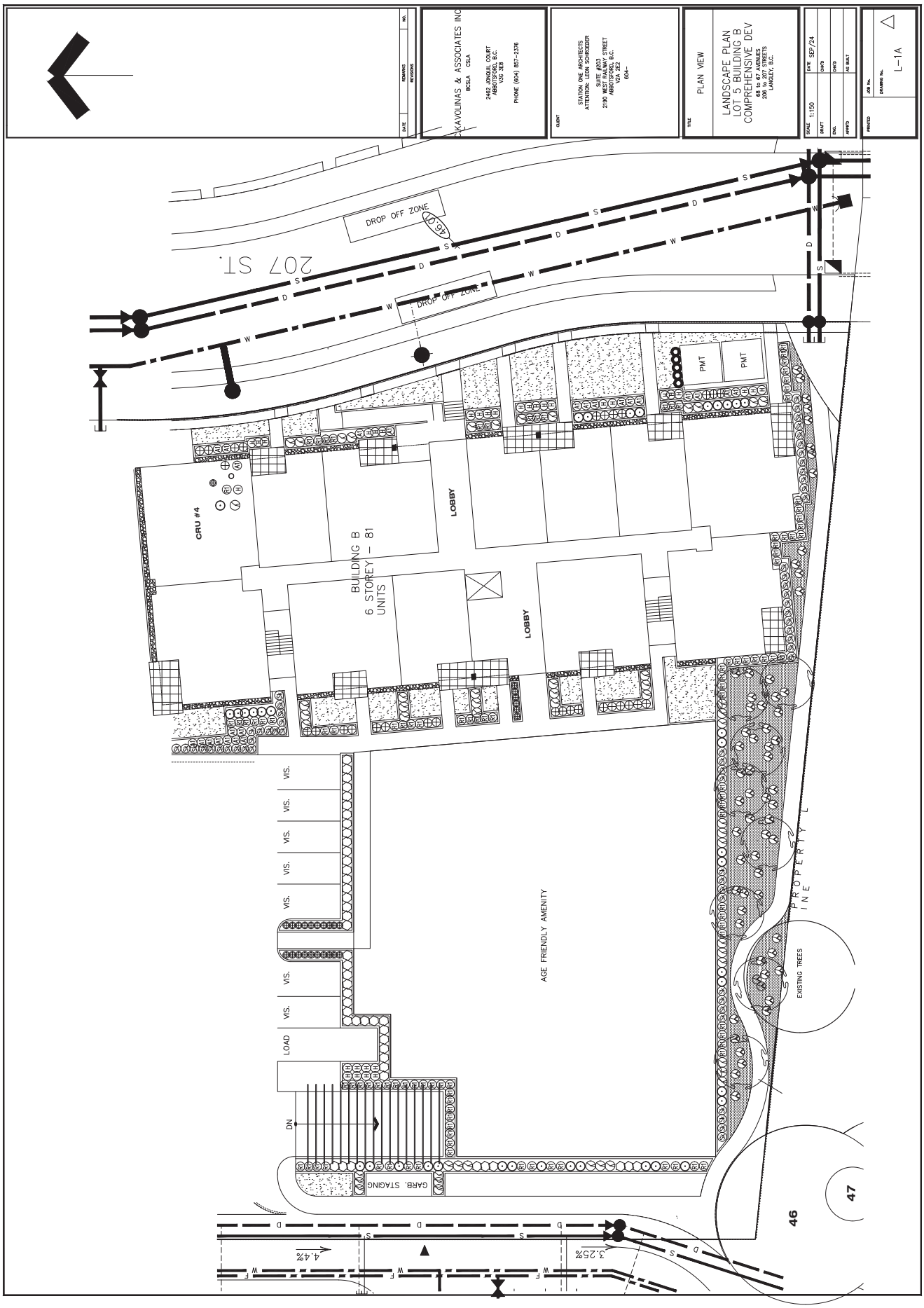
PLAN VIEW

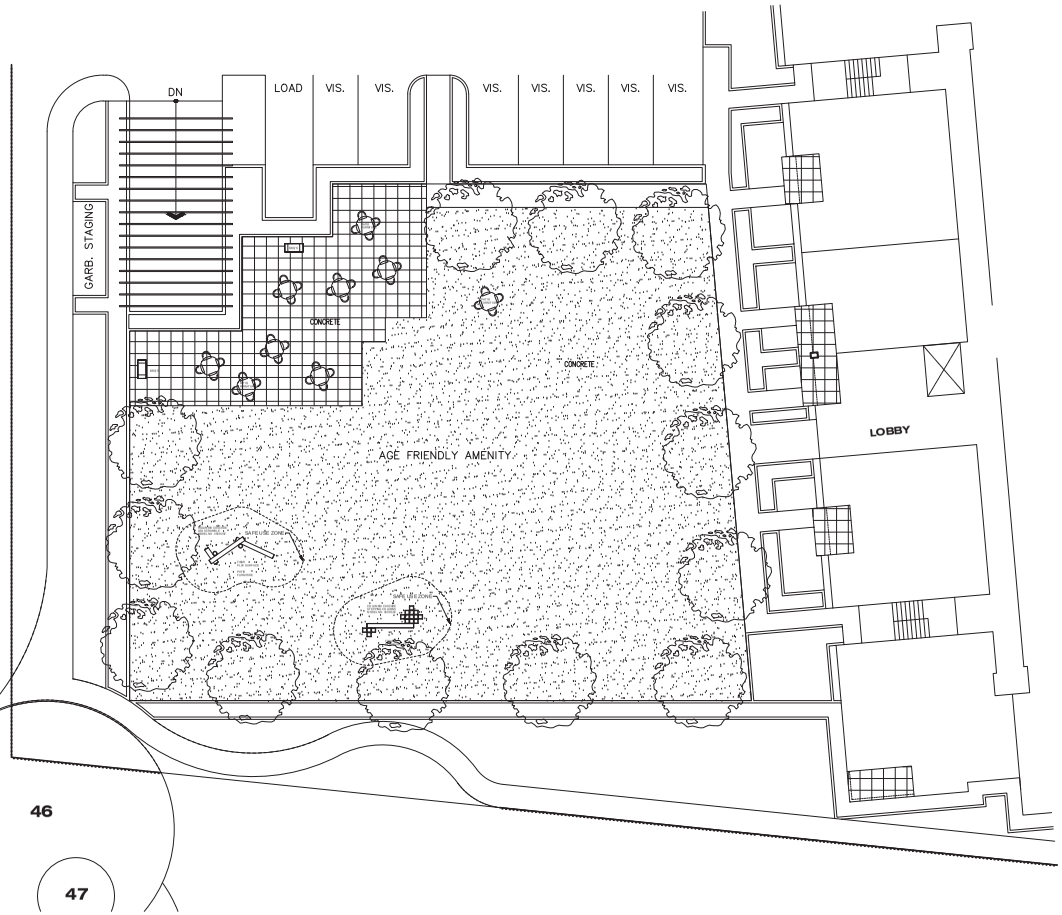
STREET TREE PLAN
LOT 5
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE 1:250	DATE SEP/24
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ENG.	CHK'D
APP'D	AS BUILT

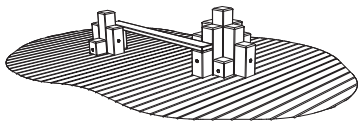
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	DRAWING No. ST-1


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2462 JONQUIL COURT
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V2S 3E9
PHONE (604) 857-2376
CLIENT
STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER
SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-
TITLE
PLAN VIEW
LANDSCAPE PLAN
LOT 5 BUILDING A
COMPREHENSIVE DEV
65 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DATE SEP/24
DRAWN
CHK'D
DWG.
CHK'D
APVD
AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1
DATE
REMARKS
REVISIONS
NO.
207 ST
68 AVE.
PROPERTY LINE
EXISTING TREES
CRU #1
CRU #2
CRU #3
LOBBY
LOBBY
BUILDING A
6 STOREY - 84
UNITS
COM.
COM.
COM.
COM.
COM.
COM.
HC
VIS.
UP
PROPERTY LINE

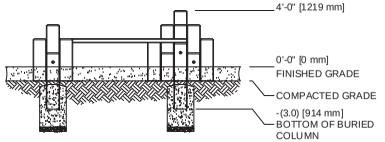

CKAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD B.C.
V2S 3E9
PHONE (604) 857-2378
STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER
SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD B.C.
V2A 2E2
604-
PLAN VIEW
LANDSCAPE PLAN
LOT 5 BUILDING B
COMPREHENSIVE DEV
65 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DRAFT
CHK'D
DES.
APP'D
DATE SEP/24
AS BUILT
JOB No.
DRAWING No.
L-1A
207 ST.
DROP OFF ZONE
DROP OFF ZONE
46.0
PMT
PMT
CRU #4
BUILDING B
6 STOREY - 81
UNITS
LOBBY
LOBBY
VIS.
VIS.
VIS.
VIS.
VIS.
VIS.
VIS.
LOAD
DN
GARB. STAGING
AGE FRIENDLY AMENITY
PROPERTY LINE
EXISTING TREES
46
47
4.4%
3.25%



COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO. 4500-502

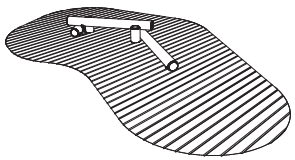


ISOMETRIC VIEW

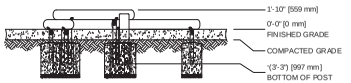


FRONT VIEW

COLUMBIA CASCADE
LOG SCRAMBLE
MODEL NO. 4500-302



ISO VIEW



FRONT VIEW

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2A 2E2
604-

TITLE

PLAN VIEW

AMENITY AREA PLAN
LOT 5
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE	1:150	DATE	SEP/24
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No. L-1B

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER CIRCINATUM	VINE MAPLE		3.00 METERS	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD		6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE		3.00 METERS	AS SHOWN	B. & B.
⊙	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX		#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA		#3 POT	90 CM. O.C.	
A1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA		#3 POT	90 CM. O.C.	
A2	AZALEA JAPONICA (VARIOUS)	AZALEA		#3 POT	90 CM. O.C.	
⬡	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA		#3 POT	90 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		#3 POT	45 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA		#3 POT	90 CM. O.C.	
A	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY		#3 POT	90 CM. O.C.	
Po	POTENTILLA FRUITICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL		#3 POT	90 CM. O.C.	
R1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON		#3 POT	90 CM. O.C.	
H	HOSTA (VARIOUS)	HOSTA		#3 POT	90 CM. O.C.	
S	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC		#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE		1.50 METERS	70 CM. O.C.	
Sk	SKIMMIA JAPONICA MACROPHYLLA (MALE)	SKIMMIA		#3 POT	90 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

   ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

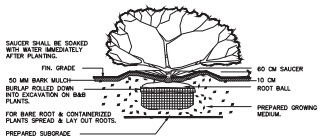
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

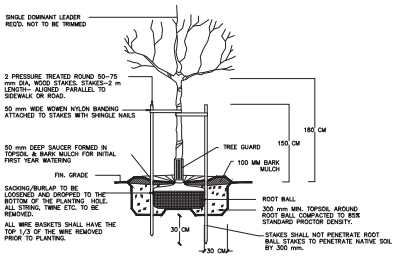
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2A 2E2
604-

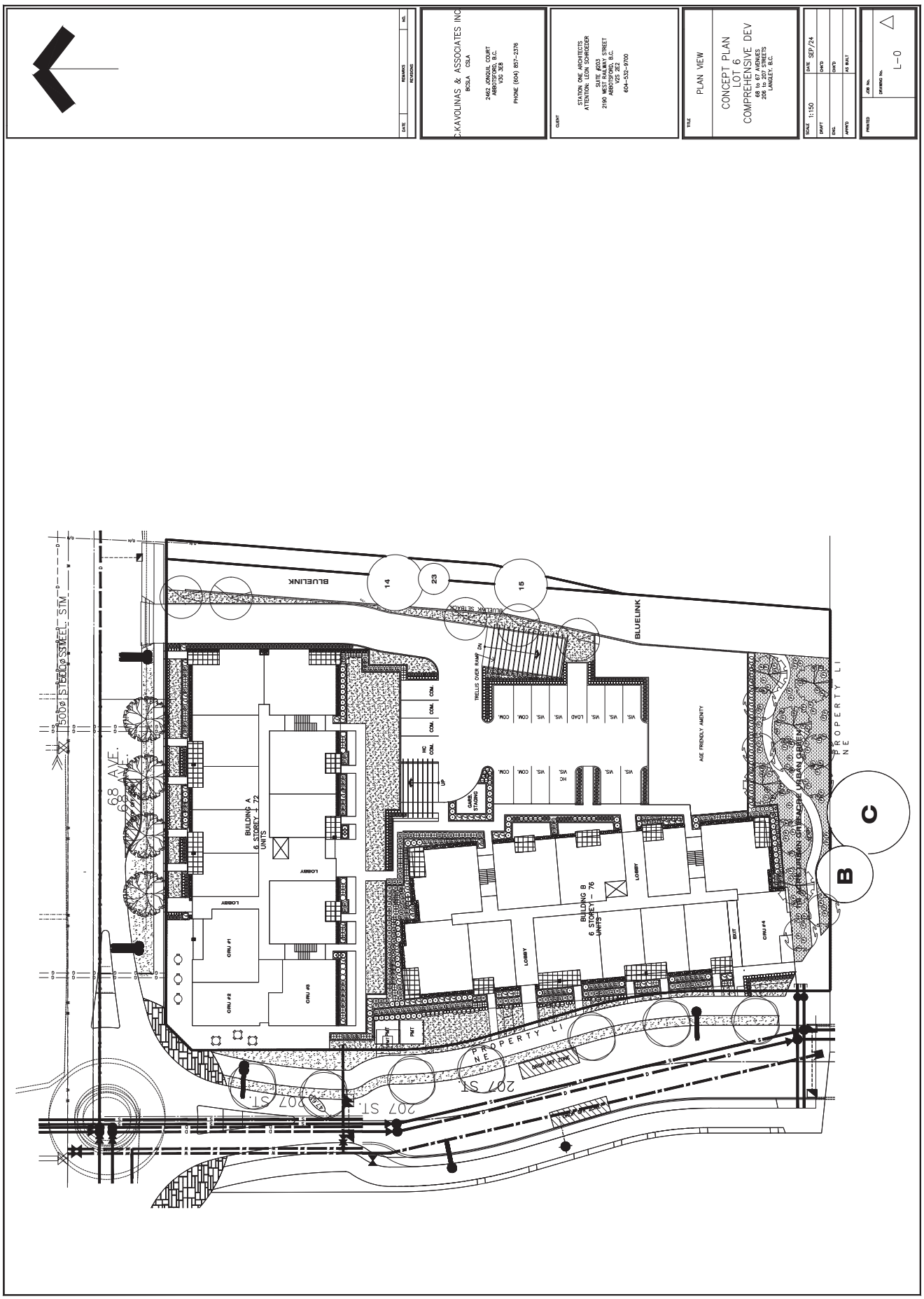
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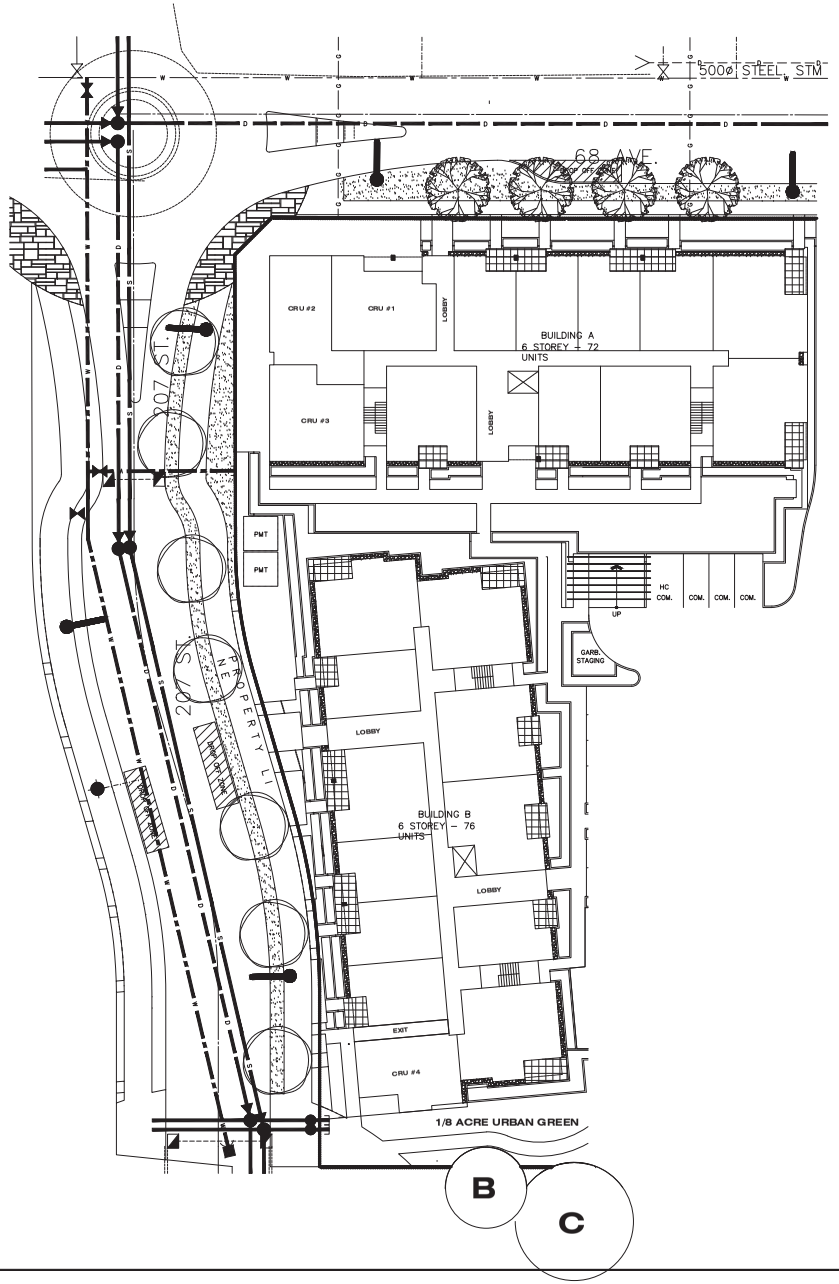
PLAN VIEW

LANDSCAPE DETAILS
LOT 5
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE N.T.S.	DATE SEP/24
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

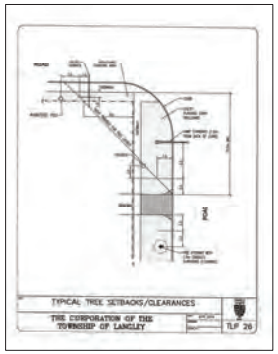
PRINTED	JOB No.
	DRAWING No. L-1C


DATE
REVISIONS
NO.
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3Z8
PHONE (604) 857-2376
CLIENT
STATION ONE ARCHITECTS
ATTENTION: LEON SCHNEIDER
#201 - 2183
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-552-9700
TITLE
PLAN VIEW
CONCEPT PLAN
LOT 6
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DRAFT
DSN.
APPR'D
DATE SEP/24
CHK'D
CHK'D
AS BUILT
PRINTED
JOB No.
DRAWING No.
L-0
68 AVE.
BLUELINK
BUILDING A
6 STOREY ± 72
UNITS
BUILDING B
6 STOREY – 76
UNITS
AGE FRIENDLY AMENITY
207 ST
PROPERTY LI
NE
B
C

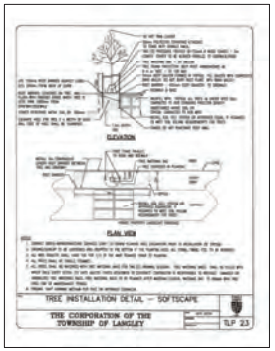


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	GINKGO BILOBA PRINCETON SENTRY	MAIDENHAIR TREE	7	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	4	6 CM. CAL.	AS SHOWN	B. & B.







DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-532-9700

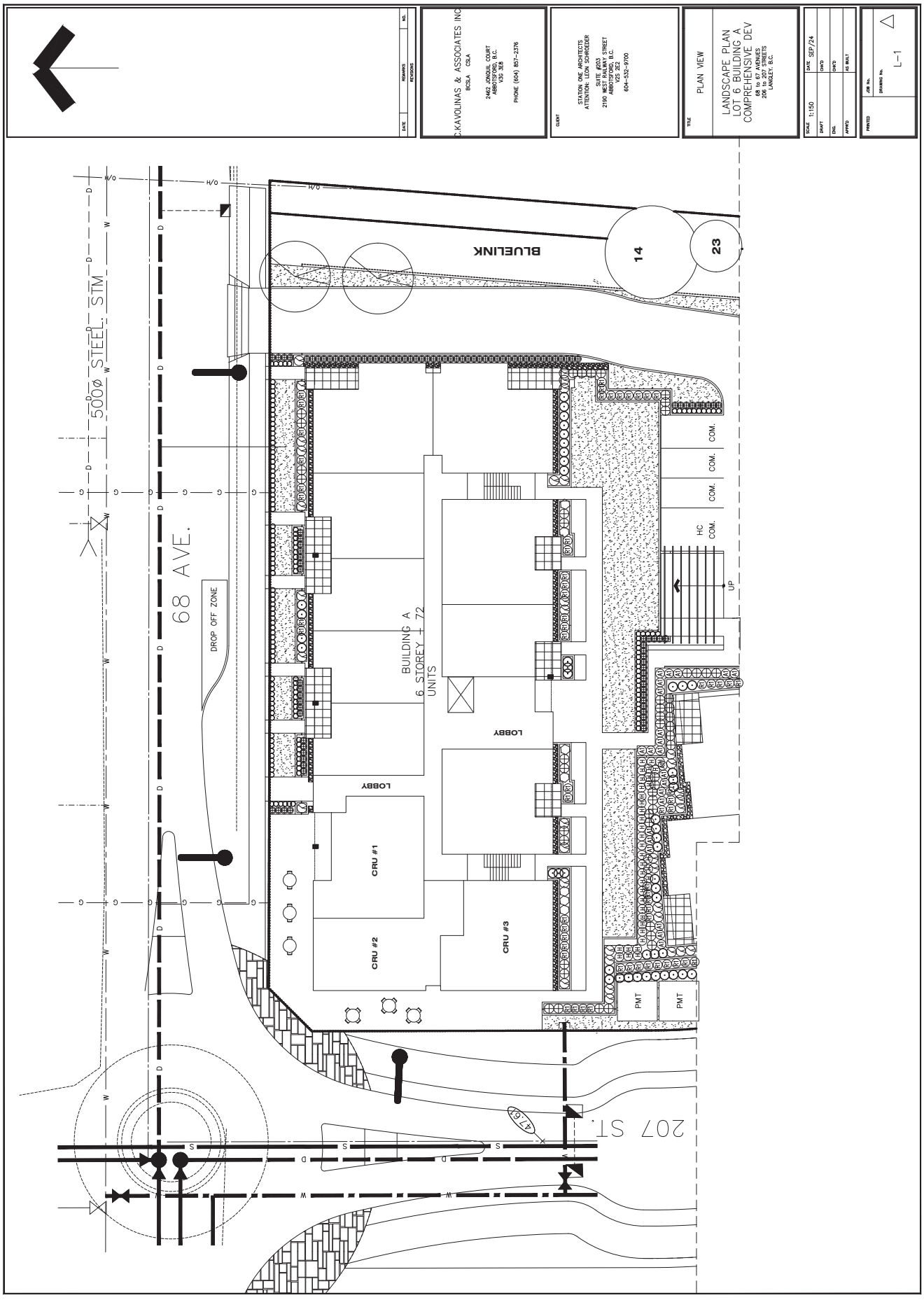
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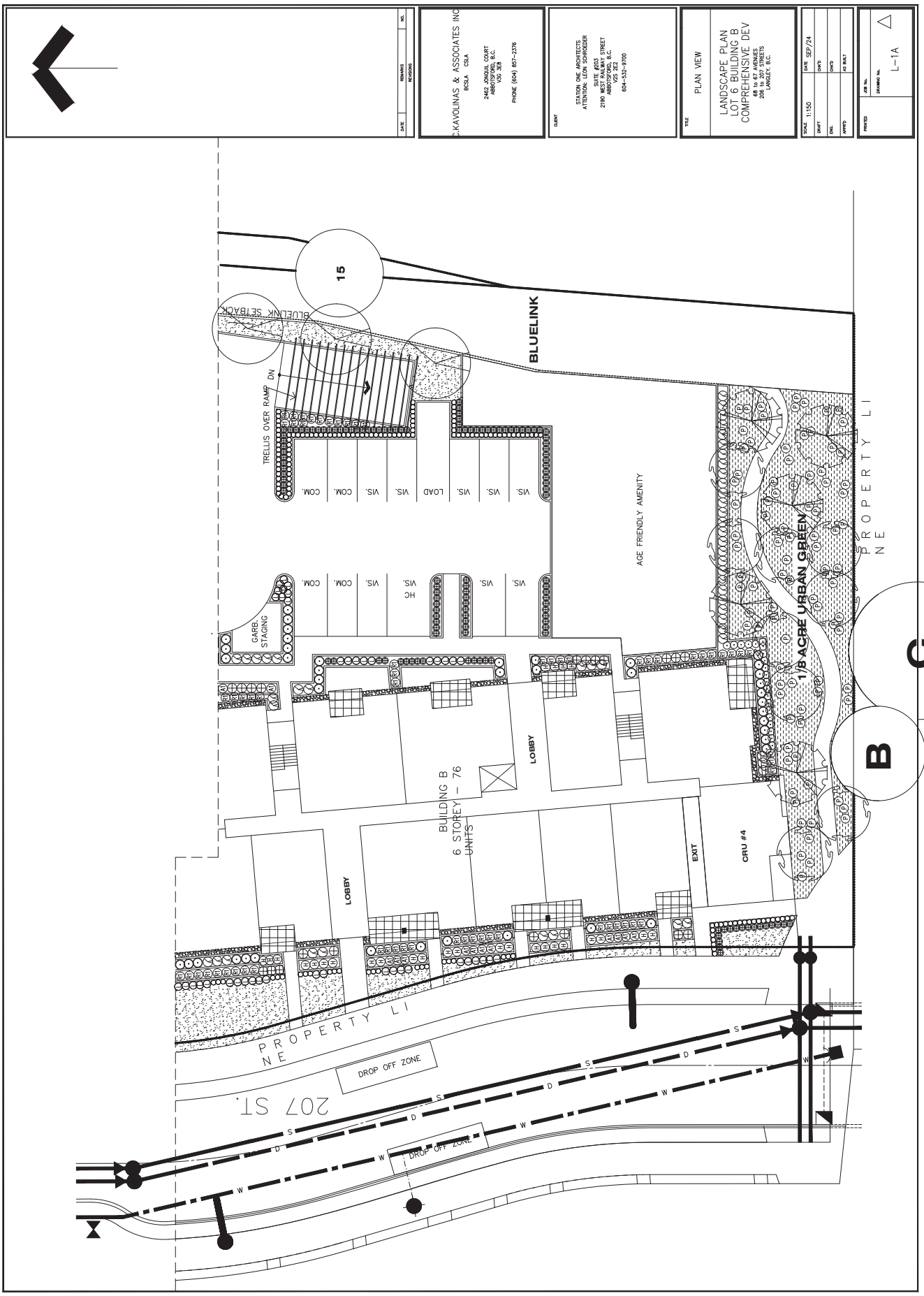
PLAN VIEW

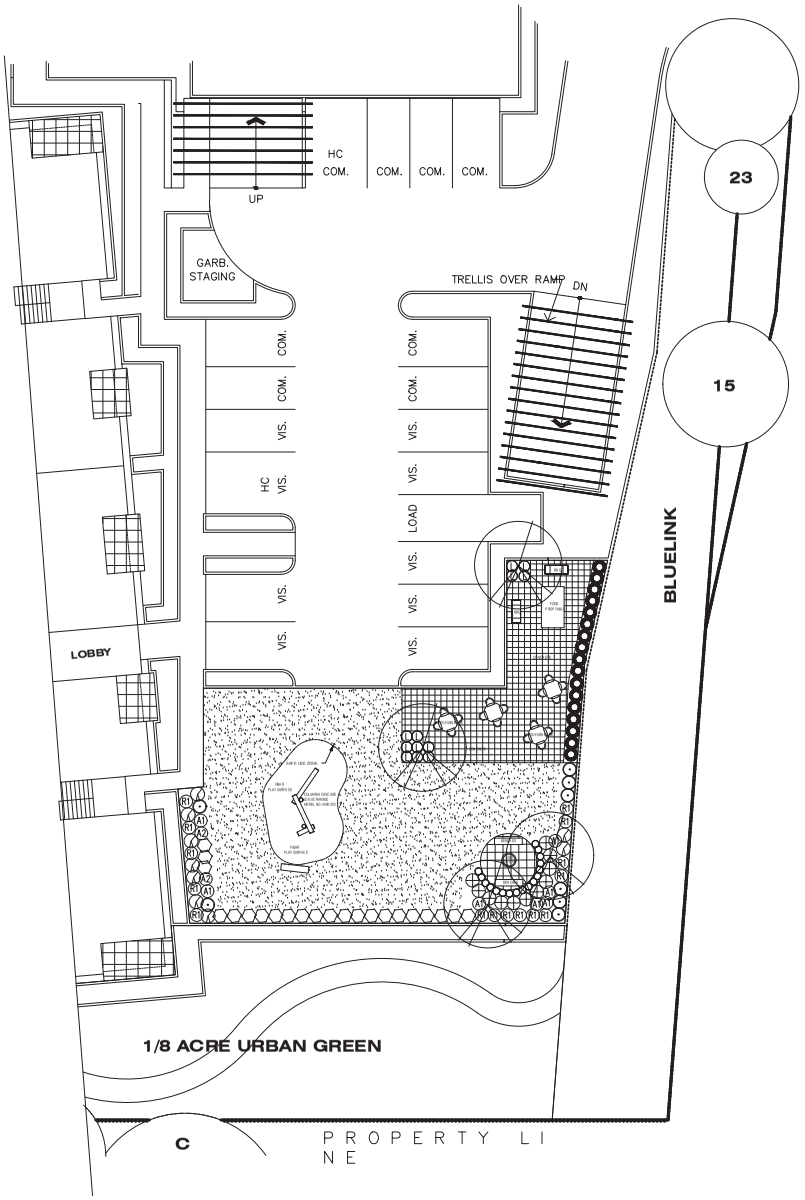
STREET TREE PLAN
LOT 6
COMPREHENSIVE DEV
68 to 66 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE	1:250	DATE	SEP/24
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

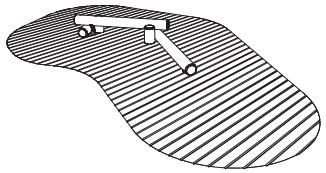
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	DRAWING No. ST-1


C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2402 JINGLE COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376
STATION ONE ARCHITECTS
ATTENTION: LEON SCHRODER
SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-532-9700
PLAN VIEW
LANDSCAPE PLAN
LOT 6 BUILDING A
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DRAFT
DES.
APP'D
DATE SEP/24
CHK'D
CHK'D
AS BUILT
JOB No.
DRAWING No.
L-1
PRINTED
DATE
REVISIONS
NO.
REMARKS
H/O
500ø STEEL STM
68 AVE.
DROP OFF ZONE
BLUELINK
14
23
BUILDING A
6 STOREY + 72
UNITS
LOBBY
LOBBY
LOBBY
CRU #1
CRU #2
CRU #3
COM.
COM.
COM.
HC
COM.
UP
PMT
PMT
207 ST.
47.6x

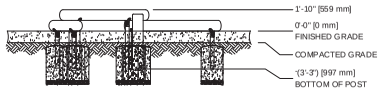

BLUELINK
BLUELINK SETBACK
15
TRELLIS OVER RAMP DN
VIS.
VIS.
VIS.
LOAD
VIS.
VIS.
COM.
COM.
AGE FRIENDLY AMENITY
VIS.
VIS.
HC
VIS.
COM.
COM.
GARB. STAGING
1/8 ACRE URBAN GREEN
PROPERTY LI
NE
B
C
BUILDING B
6 STOREY – 76
UNITS
LOBBY
LOBBY
EXIT
CRU #4
DROP OFF ZONE
DROP OFF ZONE
207 ST.
PROPERTY LI
NE
S
D
W
C.K.AVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3E8
PHONE (604) 857-2376
STATION ONE ARCHITECTS
ATTENTION: LISA GRIEGSON
SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E3
604-532-9700
PLAN VIEW
LANDSCAPE PLAN
LOT 6 BUILDING B
COMPREHENSIVE DEV
68 to 97 AVENUES
208 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DATE SEP/24
DRAFT
CHK'D
DSN.
CHK'D
APPR'D
AS BUILT
JOB No.
DRAWING No.
L-1A
DATE
REMARKS
NO.



COLUMBIA CASCADE
LOG SCRAMBLE
MODEL NO. 4500-302



ISO VIEW



FRONT VIEW







DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2

604-532-9700

TITLE

PLAN VIEW

AMENITY AREA PLAN
LOT 6
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY. B.C.

SCALE 1:150	DATE SEP/24
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1B

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE		3.00 METERS	AS SHOWN	B. & B.
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD		6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER'	EDDIE'S PACIFIC DOGWOOD		6 CM. CAL.	AS SHOWN	B. & B.
	ACER CIRCINATUM	VINE MAPLE		3.00 METERS	AS SHOWN	B. & B.
⊙	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX		#3 POT	60 CM. O.C.	
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA		#3 POT	85 CM. O.C.	
(A1)	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA		#3 POT	90 CM. O.C.	
(A2)	AZALEA JAPONICA (VARIOUS)	AZALEA		#3 POT	90 CM. O.C.	
⬡	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA		#3 POT	90 CM. O.C.	
o	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		#3 POT	45 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA		#3 POT	90 CM. O.C.	
(A)	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY		#3 POT	90 CM. O.C.	
(Pe)	PEONY (VARIOUS)	VARIOUS PEONIES		#3 POT	90 CM. O.C.	
⊙	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA		#3 POT	90 CM. O.C.	
(Po)	POTENTILLA FRUITICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL		#3 POT	90 CM. O.C.	
(R1)	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON		#3 POT	90 CM. O.C.	
(P)	POLYSTUCHUM MUNITUM	SWARD FERN		#3 POT	90 CM. O.C.	
(H)	HOSTA (VARIOUS)	HOSTA		#3 POT	90 CM. O.C.	
(/)	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC		#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		#3 POT	90 CM. O.C.	
◉	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE		1.50 METERS	70 CM. O.C.	
Ⓛ	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER		#3 POT	45 CM. O.C.	
⊙	TALL BEARDED IRIS (VARIOUS)	VARIOUS BEARDED IRIS		#2 POT	45 CM. O.C.	
	GAULTHERIA SHALLON	SALAL		#3 POT	45 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

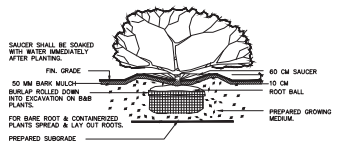
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5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

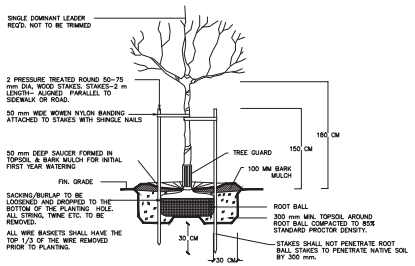
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8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-532-9700

TITLE

PLAN VIEW

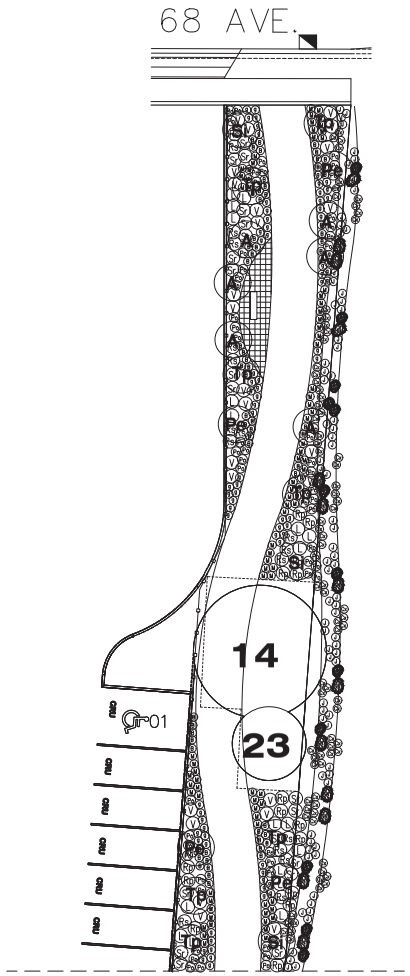
LANDSCAPE DETAILS
LOT S
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY. B.C.

SCALE	N.T.S.	DATE	SEP/24
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED

JOB No.

DRAWING No. L-1C



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
CONIFEROUS TREES						
Tp	THUJA PLICATA	WESTERN RED CEDAR	12	2.00 METERS	AS SHOWN	B. & B.
Si	PICEA SITCHENSIS	SITKA SPRUCE	6	2.00 METERS	AS SHOWN	B. & B.
DECIDUOUS TREES						
A	ACER CIRCINATUM	VINE MAPLE	12	2.00 METERS	AS SHOWN	B. & B.
Pe	PRUNUS EMARGINATA	BITTER CHERRY	9	6.00 CM. CAL.	AS SHOWN	B. & B.
SHRUBS						
Sr	SAMBUCUS RACEMOSA	RED ELDERBERRY	29	#2 POT	AS SHOWN	WELL BRANCHED
Rp	RUBUS PARVIFLORUS	THIMBLE BERRY	25	#2 POT	AS SHOWN	WELL BRANCHED
L	LONICERA INVOLUCRATA	BLACK TWINBERRY	30	#2 POT	AS SHOWN	WELL BRANCHED
Rs	RUBUS SPECTABILIS	SALMONBERRY	27	#2 POT	AS SHOWN	WELL BRANCHED
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	48	#2 POT	AS SHOWN	WELL BRANCHED
⊘	JUNCUS EFFUSUS	SOFT RUSH	121	#2 POT	AS SHOWN	
⊛	CAREX OBNUPTA	SLOUGH SEDGE	131	#2 POT	AS SHOWN	
⊛	BLECHNUM SPICANT	DEER FERN	124	#2 POT	AS SHOWN	
⊛	MAHONIA NERVOSA	LONGLEAF MAHONIA	168	#2 POT	AS SHOWN	
⊛	POLYSTICHUM MUNITUM	SWARD FERN	117	#2 POT	AS SHOWN	
⊛	GAULTHERIA SHALLON	SALAL	174	#2 POT	AS SHOWN	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNLA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 3 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

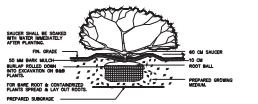
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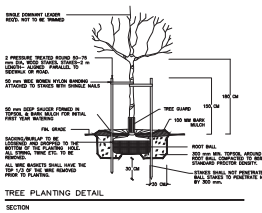
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PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



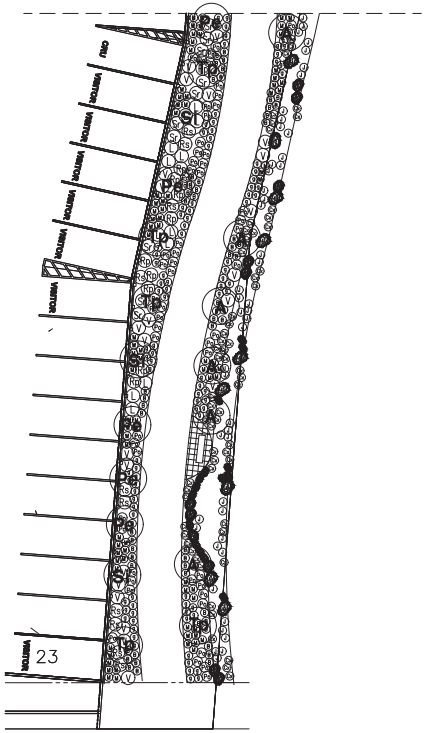
TREE PLANTING DETAIL

SECTION N.T.S.











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PLAN VIEW

LANDSCAPE PLAN
BLUELINK
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

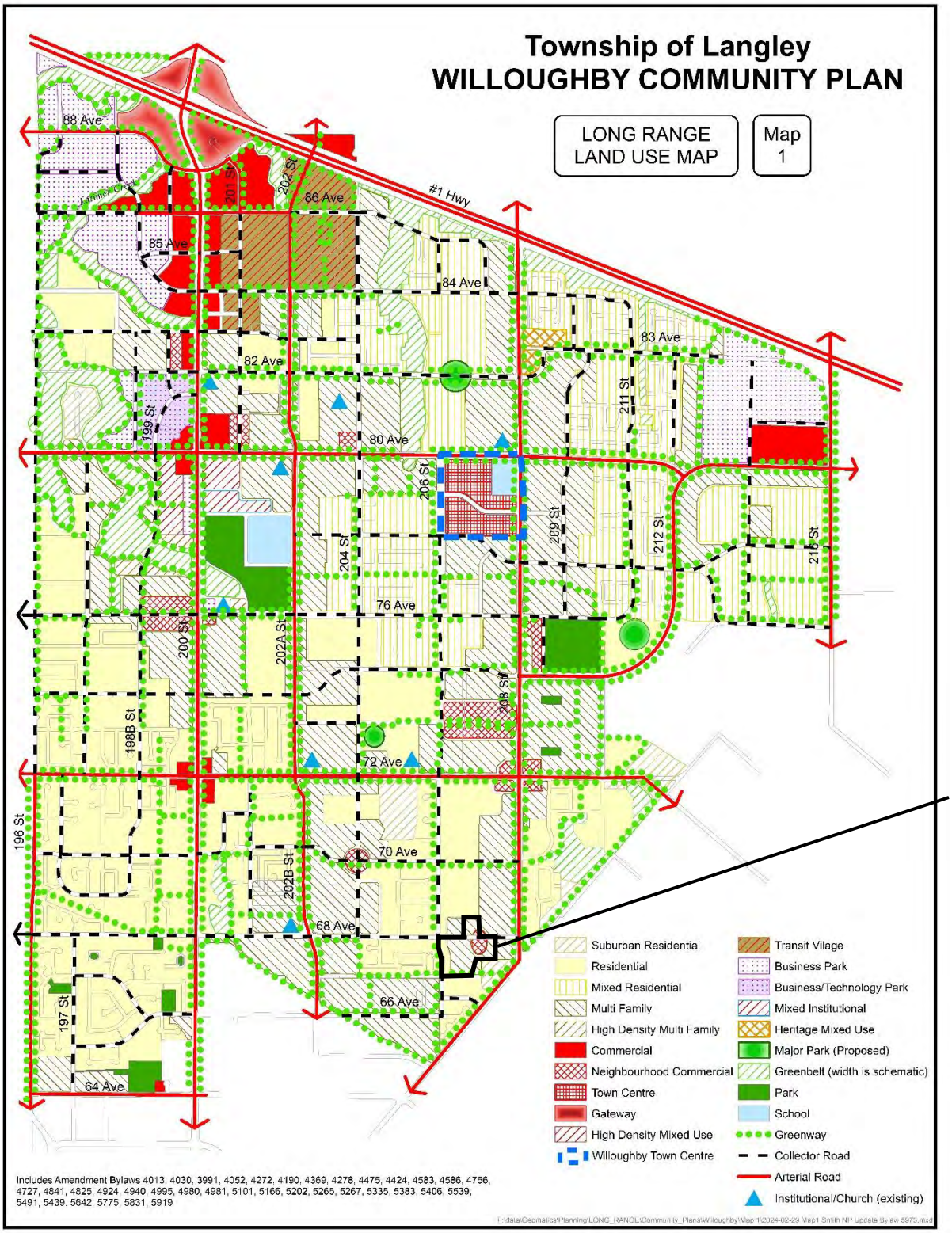
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DRAFT		CHK'D	
ENG.		CHK'D	
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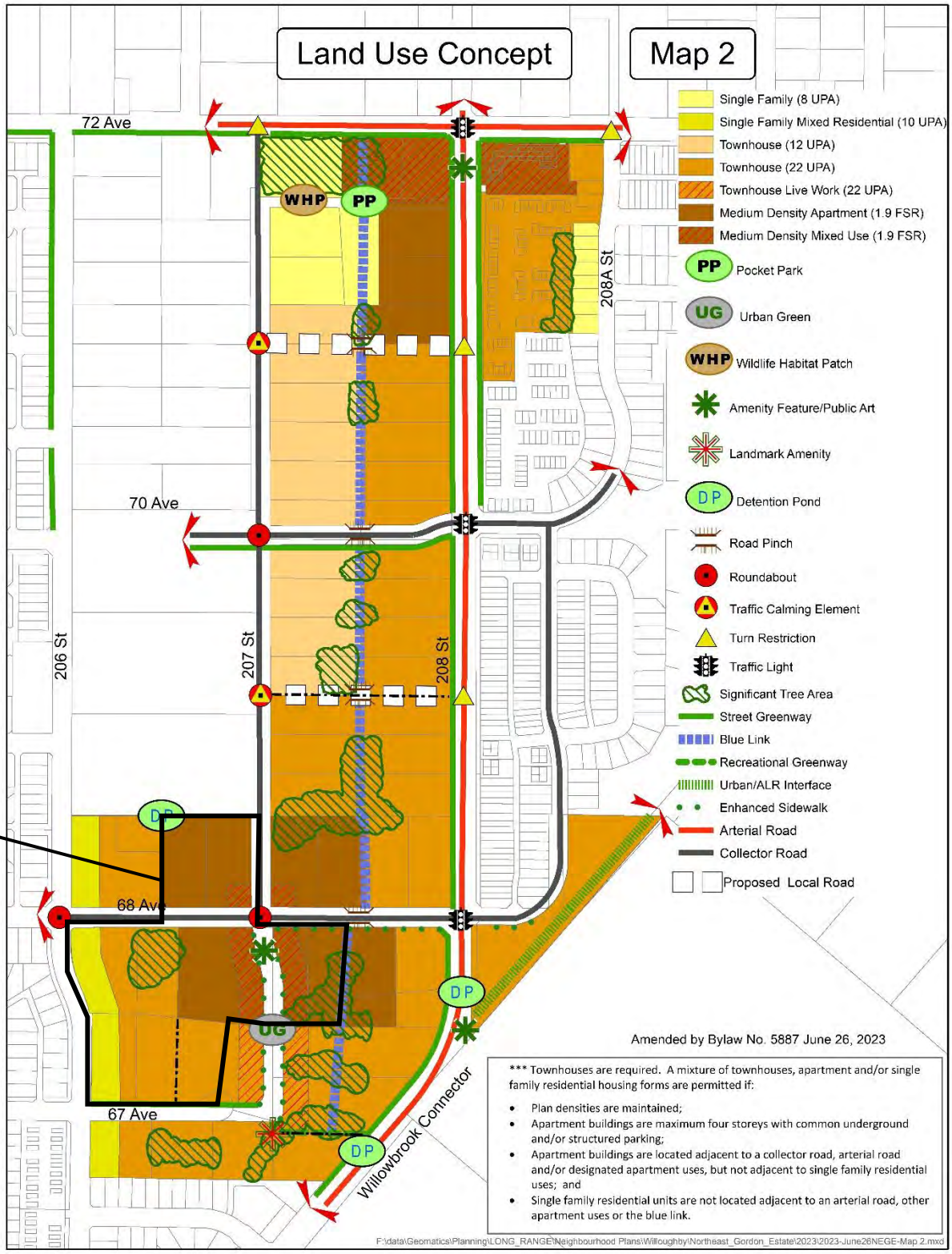
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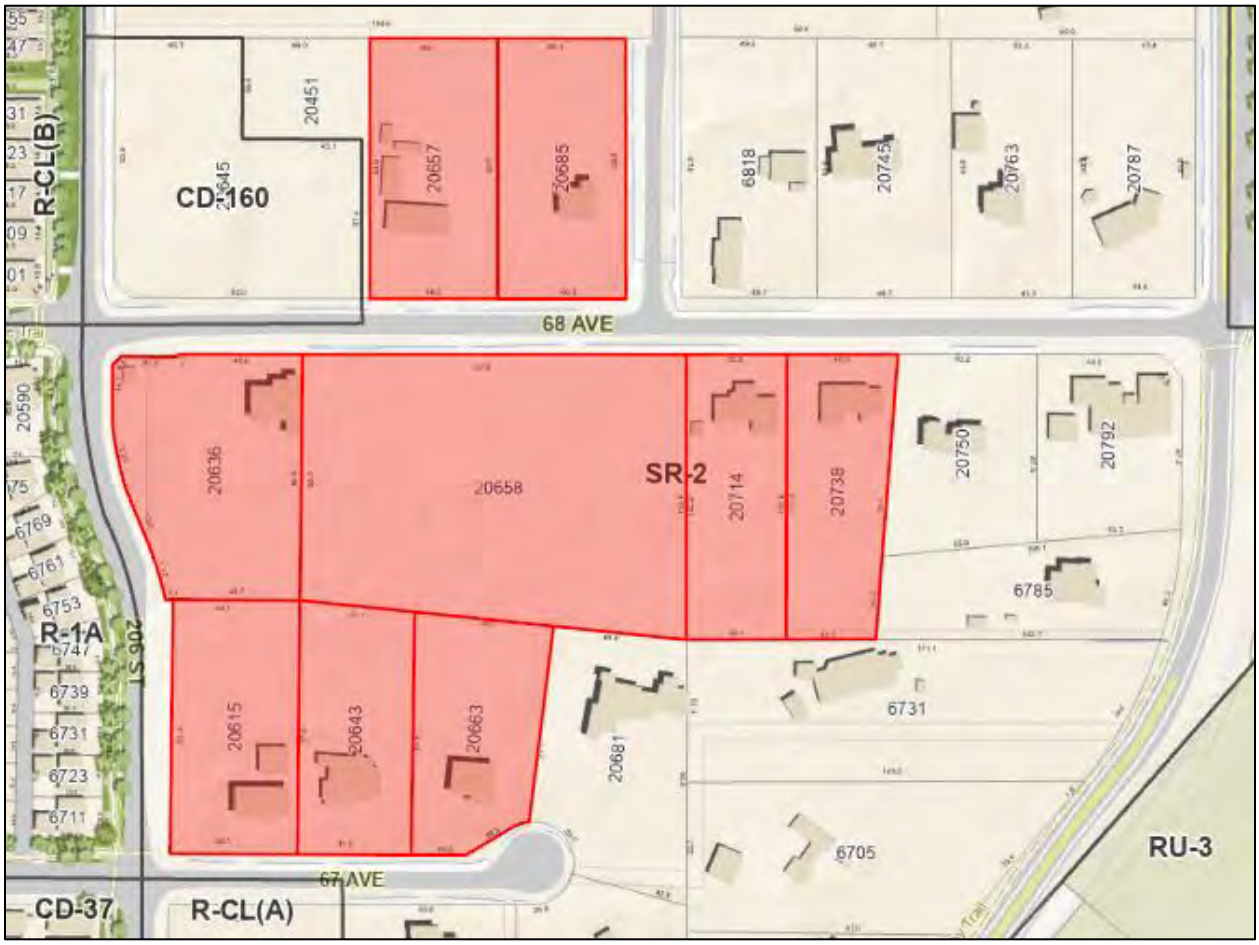
ATTACHMENT B



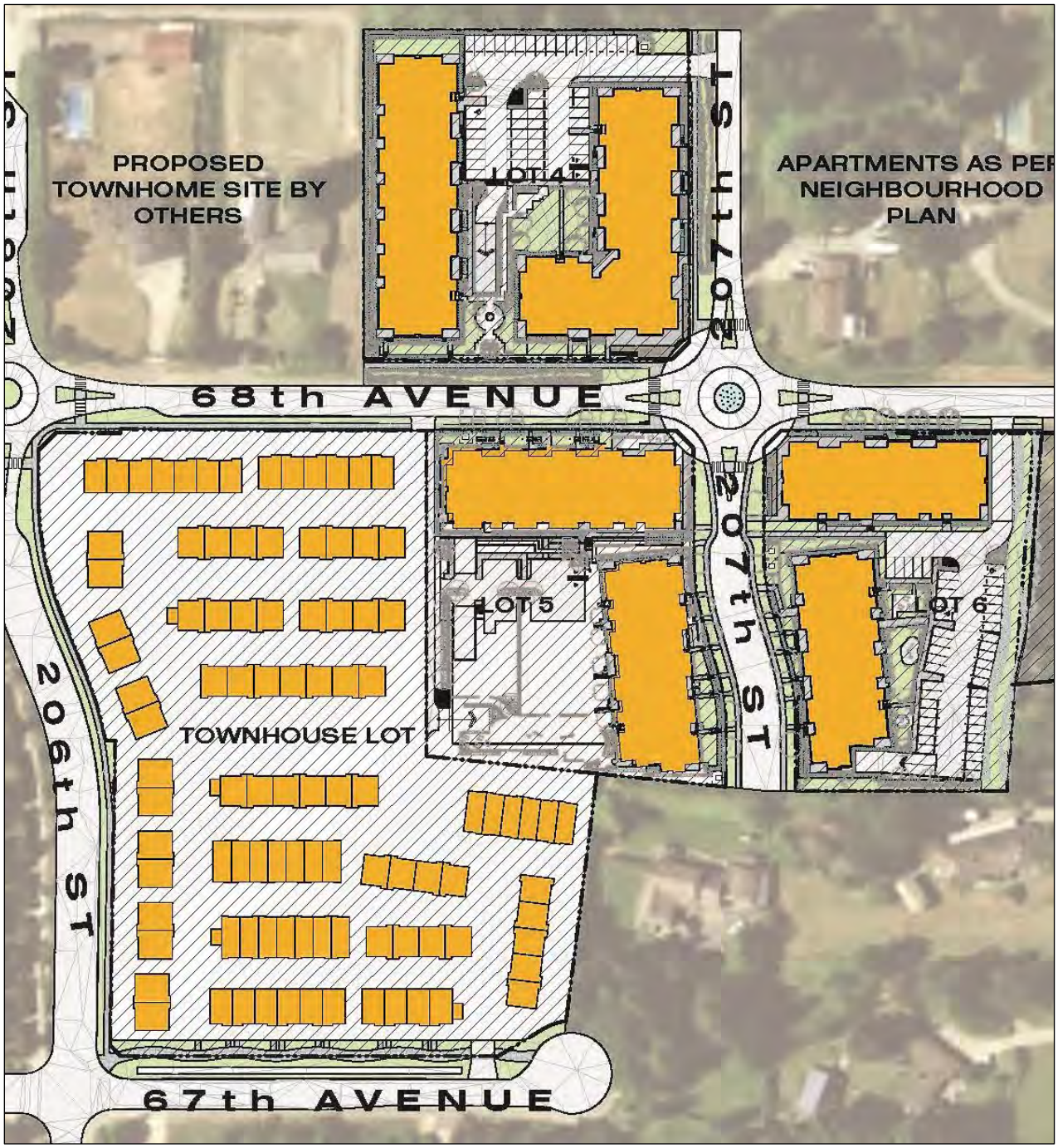
AERIAL PHOTO


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
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5819


Land Use Concept
Map 2
72 Ave
70 Ave
68 Ave
67 Ave
206 St
207 St
208 St
208A St
Willowbrook Connector
WHP
PP
DP
UG
SUBJECT
Single Family (8 UPA)
Single Family Mixed Residential (10 UPA)
Townhouse (12 UPA)
Townhouse (22 UPA)
Townhouse Live Work (22 UPA)
Medium Density Apartment (1.9 FSR)
Medium Density Mixed Use (1.9 FSR)
Pocket Park
Urban Green
Wildlife Habitat Patch
Amenity Feature/Public Art
Landmark Amenity
Detention Pond
Road Pinch
Roundabout
Traffic Calming Element
Turn Restriction
Traffic Light
Significant Tree Area
Street Greenway
Blue Link
Recreational Greenway
Urban/ALR Interface
Enhanced Sidewalk
Arterial Road
Collector Road
Proposed Local Road
Amended by Bylaw No. 5887 June 26, 2023
*** Townhouses are required. A mixture of townhouses, apartment and/or single family residential housing forms are permitted if:
Plan densities are maintained;
Apartment buildings are maximum four storeys with common underground and/or structured parking;
Apartment buildings are located adjacent to a collector road, arterial road and/or designated apartment uses, but not adjacent to single family residential uses; and
Single family residential units are not located adjacent to an arterial road, other apartment uses or the blue link.
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Northeast_Gordon_Estate\2023\2023-June26NEGE-Map 2.mxd



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 (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2005 NO. 4475
AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6055

EXPLANATORY NOTE

Bylaw No. 6055 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate a portion of properties at 20615 and 20636 – 67 Avenue to Multi Family and increases the site specific permitted density to 2.02 FSR and the permitted height to six storeys to facilitate development of approximately 509 apartments and 99 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2005 NO. 4475
AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6055

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475.

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 (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as:

   Portions of Lots 1 District Lot 311 Group 2 New Westminster District Plan 68306 and Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543

   a) By amending Map 1 to change the land use designation for the lands to "Multi Family" for the area 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 (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475" as amended is further amended by:

   a) Adding the following bullet point after the last bullet point to Section 4.2.9:

      - Notwithstanding the above, the maximum permitted residential density for lands legally described as Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913, Portion of Lot 81 Except Firstly: Plan 63808 And Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953, and Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504 shall be 2.02 FSR and the maximum permitted height shall be six storeys.

   b) Adding the following bullet point as the first bullet point to Section 4.2.10:

- Notwithstanding the above, the maximum permitted residential density for lands legally described as Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913, Portion of Lot 81 Except Firstly: Plan 63808 And Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953, and Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504 shall be 2.02 FSR.

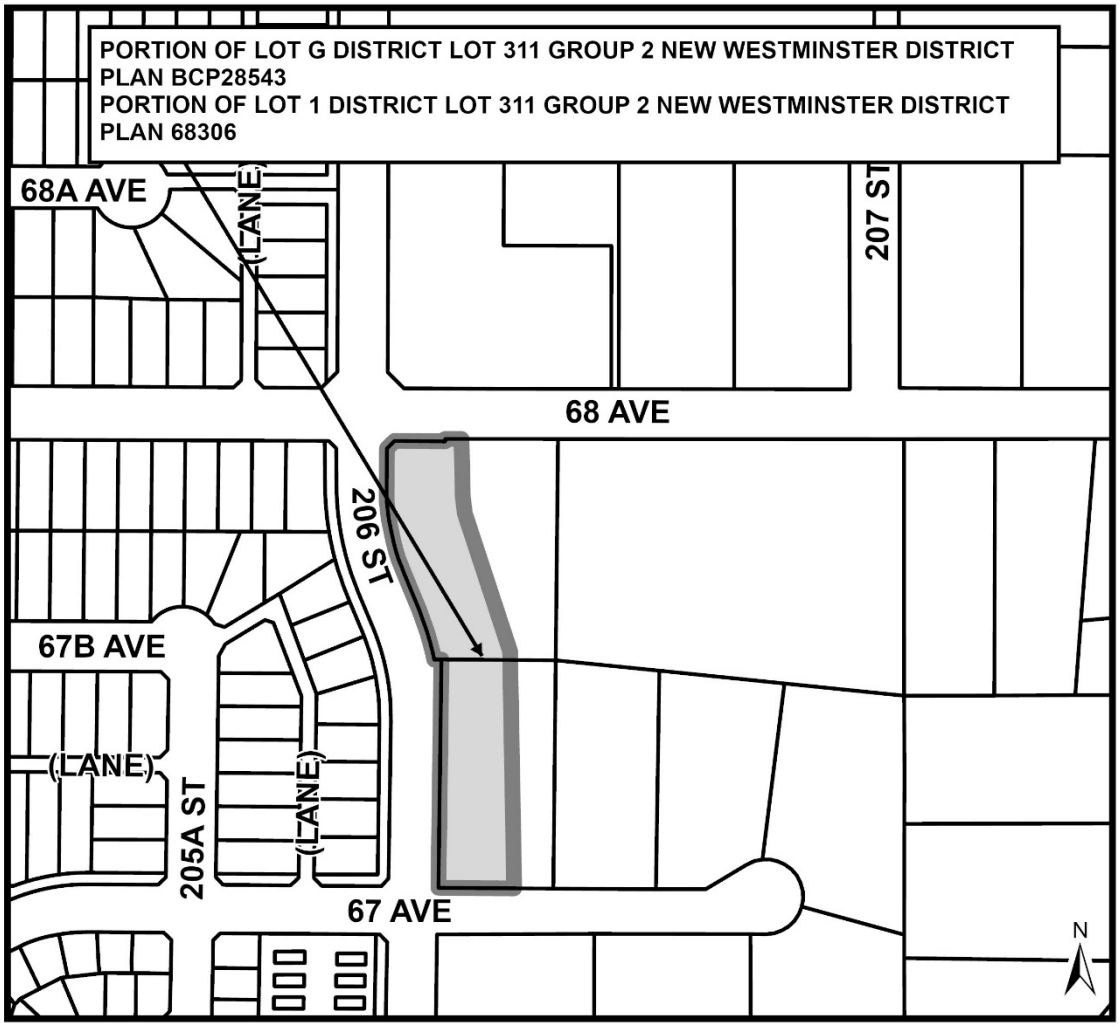
c) By removing “Densities of 99 to 198 units per hectare (40 to 80 units per acre) would be permitted.” From the first paragraph of Section 4.2.9.

d) By removing “at densities of 99 to 198 units per hectare (40 to 80 units per acre).” from the first paragraph of Section 4.2.10.

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. 6055



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6056

EXPLANATORY NOTE

Bylaw No. 6056 rezones approximately 4.64 ha (11.47 ac) of land located at 20615, 20643, and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and ground-floor commercial uses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6056

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 (Langley Properties) Bylaw No. 6056".

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

   a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD-206" and "Comprehensive Development Zone CD-207" after the words "Comprehensive Development Zone CD-205"
   b. Adding to Section 110 after the words "CD-205" the words "CD-206 – 0.6 ha" followed by "CD-207 – 3 ha"
   c. By adding after Sections 1105 "Comprehensive Zone CD-205" the following as Sections 1106 "Comprehensive Development Zone CD-206" and 1107 "Comprehensive Development Zone CD-207"

1106 **COMPREHENSIVE DEVELOPMENT ZONE CD-206**

Uses Permitted

1106.1 In the CD-206 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) *residential uses* subject to Section 1106.2
4) *commercial uses* subject to Section 1106.3
5) *Licensee Retail Store* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto and Section 1106.3
6) *group children's day care* subject to 1106.3

Residential Uses

1106.2 *Residential uses* shall consist of a*partments* on lands zoned Comprehensive Development Zone CD-206

Commercial Uses

1106.3 *Commercial uses, licensee retail stores* and *group children's day care* are only permitted on the ground floor of the mixed-use *buildings* as indicated in Section 1106.13 and are required be a minimum of 4,000 ft² total and maximum of 8,000 ft² total on each side of 207 Street south of 68 Avenue and a minimum of 2,000 ft² north of 68 Avenue. *Commercial uses* adjacent to the urban green shall be limited to retail store, convenience store and *restaurant.* Drive-thrus are not permitted.

Density

1106.4 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-206 shall not exceed 2.02 FSR.

1106.5 **Lot Coverage**

Buildings and *structures* shall not cover more than 45% of the *lot area*.

Siting of Buildings and Structures

1106.6 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1106.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed 6 *storeys,* plus a rooftop-enclosure to access rooftop amenity, except for Building A on Lot 4 which shall not exceed 4 *storeys* plus a rooftop-enclosure to access rooftop amenity. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1106.8 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

1106.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1106.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

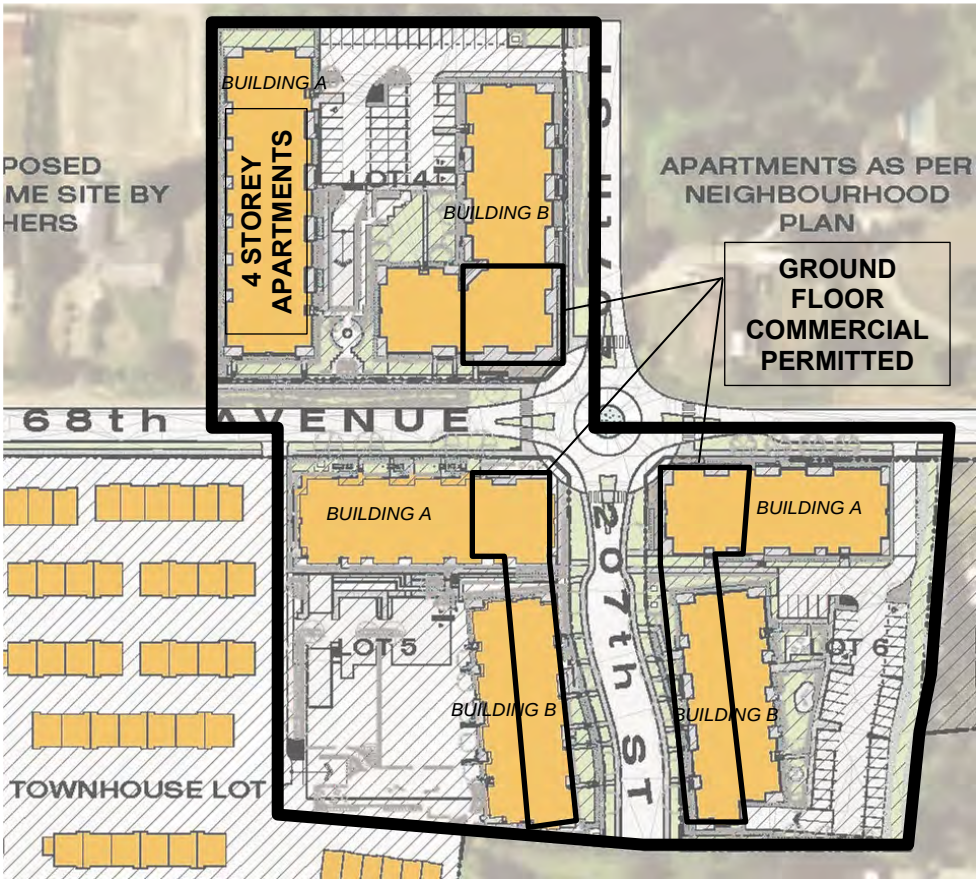
1106.11 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

1106.12 **Development Permit Requirements**

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

Overall Development Plan

1106.13 Development in this zone shall conform substantially to the site plan as shown below:



1107 **COMPREHENSIVE DEVELOPMENT ZONE CD-207**

Uses Permitted

1107.1 In the CD-207 Zone only the following *uses* are permitted and all other *uses* are prohibited:

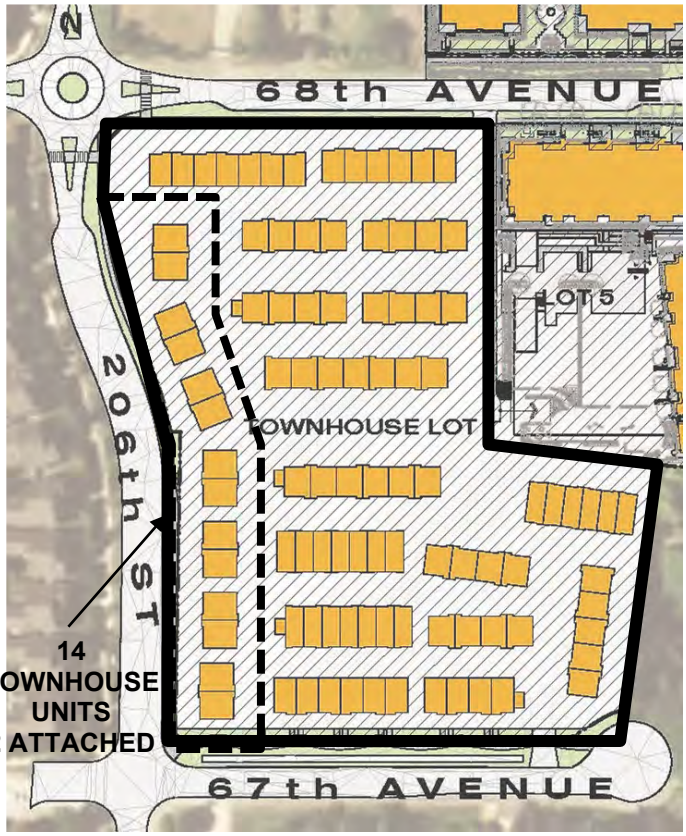
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential units* subject to Section 1107.2 and 1107.3

Residential Uses

1107.2 *Residential uses* shall consist of 14 *townhouse* units (2 units attached) and 85 *townhouse* units (minimum 3 units attached, maximum 7 units attached), for a total of 99 units on lands zoned Comprehensive Development Zone CD-207.

Location of Residential Uses

1107.3 The location of each *residential use* shall be in accordance with the following plan:



1107.4 **Lot Coverage**

Buildings and *structures* shall not cover more than 45% of the *lot area*.

Siting of Buildings and Structures

1107.5 Siting of *buildings* and *structures* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1107.6 Except as provided for in Section 104.5 the *height* of principal or amenity *buildings* and *structures* shall be in accordance with a Development Permit and not exceed three *storeys.* The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1107.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1107.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1107.9 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

1107.10 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

1107.11 **Development Permit Requirements**

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

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

Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913

Lot 81 Except Firstly: Plan 63808 and Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953

Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504

Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543, and

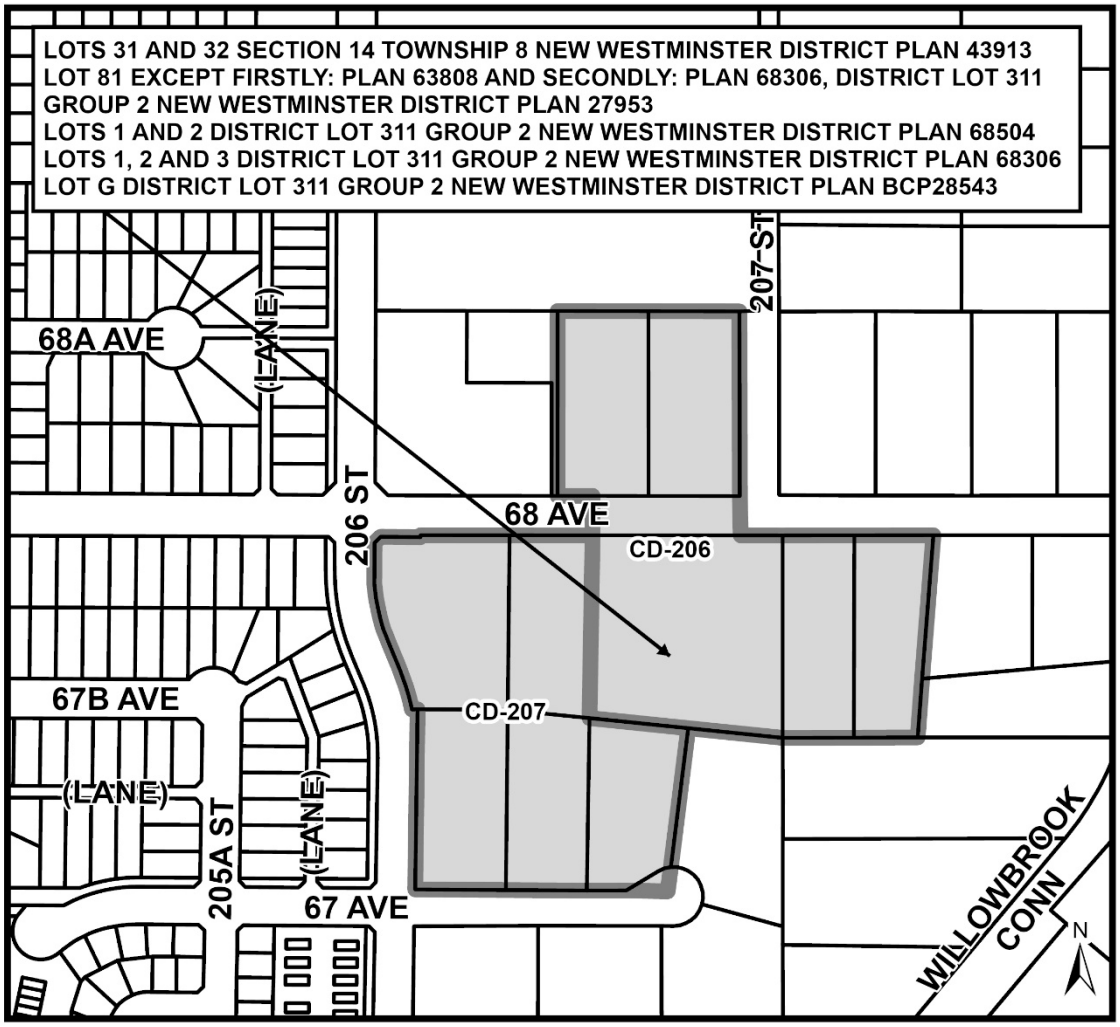
Lots 1, 2 and 3 District Lot 311 Group 2 New Westminster District Plan 68306

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-206 and Comprehensive Development Zone CD-207.

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. 6056



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-182
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-27-0073
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. 100230 (SIDHU / 24281 FRASER HIGHWAY)		

PROPOSAL:

On July 15, 2024 Council considered an application to amend the Official Community Plan to redesignate approximately 0.88 ha (2.17 ac) of land located at 24281 Fraser Highway from Rural to Industrial; amend the Small Farms Country Estate designation to accommodate industrial use on a site specific basis; and designate the site "Development Permit Area 'B' – Rural Commercial/Industrial" within the Rural Plan to accommodate a future rezoning application for an industrial use and passed the following resolution:

> *"That Council direct staff to process the application to amend Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250."*

Consistent with Council's resolution, staff have prepared an amendment bylaw for Council's consideration.

RECOMMENDATIONS:

That Council consider first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033 amending the Official Community Plan and Rural Plan to redesignate the site from Rural to Industrial, and to amend the Rural Plan Small Farms / Country Estate land use designation to allow industrial uses on a site specific basis, and designate the site "Development Permit Area 'B' – Rural Commercial/Industrial" subject to the following development prerequisite being satisfied to the acceptance of the Township of Langley, prior to final reading:

1. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033 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 (at the time of third reading of Bylaw No. 6033) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy.

That Council authorize staff to schedule the required Public Hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Council Report 24-144

Township of Langley

Est. 1873

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 15, 2024 - REGULAR MEETING	**REPORT:**	24-144
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-27-0073
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. 100230 (SIDHU / 24281 FRASER HIGHWAY)		

PROPOSAL:

Application to amend the Official Community Plan to redesignate approximately 0.88 ha (2.17 ac) of land located at 24281 Fraser Highway from Rural to Industrial; amend the Small Farms Country Estate designation to accommodate industrial use on a site specific basis; and designate the site "Development Permit Area 'B' – Rural Commercial/Industrial" within the Rural Plan to accommodate a future rezoning application for an industrial use.

RECOMMENDATION SUMMARY:

That Council not support the application.

RATIONALE:

The proposed amendments are inconsistent with the Regional Growth Strategy, Official Community Plan and Rural Plan regarding industrial land use. Additionally, the subject lands are beyond the limits of the Fraser Highway Employment Lands Area Plan currently undergoing a planning process. The applicant has requested Council consideration of the proposed industrial land use designation prior to providing further information in support of the application.

RECOMMENDATION:

That Council not support the application to amend Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250.

EXECUTIVE SUMMARY:

Greenline Management Ltd. has applied on behalf of the owner to amend the Official Community Plan (OCP) and Rural Plan to redesignate the site from Rural to Industrial; amend the Rural Plan Small Farms Country Estate land use designation to allow industrial uses on a site specific basis; and designate the site "Development Permit Area 'B' – Rural Commercial/Industrial".

Although the subject site is not located in the Agricultural Land Reserve (ALR) and fronts Fraser Highway, it is not adjacent to, or an extension of, an existing industrial use. Current policy in the Regional Growth Strategy (RGS), OCP and Rural Plan support rural/agricultural uses of the land.

On December 4, 2023 Council endorsed a Terms of Reference for the Fraser Highway Employment Lands Area Plan including a study area boundary 450 m (1,476 ft) west of the subject site.

Should Council elect to advance the application, staff will prepare the necessary bylaws for further consideration. An amendment to the Metro Vancouver Regional Growth Strategy (RGS) would be also required to amend the site's RGS designation from Rural to Industrial should the application advance.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Official Community Plan and Rural Plan amendments for property located at 24281 Fraser Highway.

REFERENCE:

Owners:	Harpreet and Jaswinder Sidhu 5876 Buckingham Avenue Burnaby, BC V5E 2A3
Agent:	Greenline Management Ltd. 11579 – 196B Street Pitt Meadows, BC V3Y 1P2
Legal Description:	Lot 1 Except: The Northerly 297 Feet; Section 27 Township 10 New Westminster District Plan 10934
Location:	24281 Fraser Highway
Area:	0.88 ha (2.17 ac)
Official Community Plan: (existing)	Rural (non ALR)
Official Community Plan: (proposed)	Industrial
Regional Growth Strategy: (existing)	Rural (not within Urban Containment Boundary)
Regional Growth Strategy: (proposed)	Industrial (not within Urban Containment Boundary)
Rural Plan: (existing)	Small Farms Country Estates (1.7 ha (4.2 ac) minimum lot size
Rural Plan: (proposed)	Small Farms Country Estates (with site specific amendment to allow industrial use), Development Permit Area B – Rural Commercial/Industrial (1.7 ha (4.2 ac) minimum lot size
Zoning: (existing)	Rural Zone RU-1 (1.7 ha (4.2 ac) minimum lot size)

BACKGROUND/HISTORY:

- The subject site is currently zoned Rural Zone RU-1, designated Rural in the Official Community Plan and Small Farms / Country Estates outside the Urban Boundary in the Rural Plan. The site is also outside of the Urban Containment Boundary and designated Rural in the RGS.
- An application to amend the Rural Plan to align with the RGS and OCP and rezone three properties east of the subject site to accommodate the proposed expansion of Leavitt Holdings was defeated by Council at third reading on March 18, 2018 (ToL Project No.10-27-0057).

DISCUSSION/ANALYSIS:

- The property is designated Rural in both the RGS and OCP. To accommodate the proposed industrial use, amendments to the RGS, OCP, and Rural Plan are required. The applicant has submitted a letter of rationale in support of the application (Attachment B).
- According to the applicant, the intent of the proposal is as follows:

  "The client does not want to develop the property at this time so we are not including a development application. We wish to rezone the property for future use within the M-1B zoning. The client has not 100 percent decided on exactly what type of building they want to construct. We are requesting rezoning consideration with this application and if necessary we can include all the requirements for the development application when we have the indication that the rezoning application would be considered."

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	RGS / OCP Designation	ALR	Existing Zoning
North:	Two rural properties, one containing two residential strata lots, beyond which is 40 Avenue	Small Farms / Country Estates	Rural	Not in ALR	Rural Zone RU-1
South:	Fraser Highway, beyond which is a rural property	Small Farms / Country Estates	Agriculture	In ALR	Rural Zone RU-1
East:	Two rural properties	Small Farms / Country Estates	Industrial	Not in ALR	Rural Zone RU-1
West:	A rural property	Small Farms / Country Estates	Agriculture	In ALR	Rural Zone RU-1

- The subject property is one of nine non-ALR parcels bordered by Fraser Highway to the south, 244 Street to the east, 40 Avenue to the north and the ALR to the west. All of these properties are zoned RU-1, except for a portion of 24389 Fraser Highway zoned Service Industrial Zone M-1B.
- South of Fraser Highway, a number of properties exist (in and out of the ALR) that accommodate a range of rural residential, residential mobile home and institutional uses.

Official Community Plan Amendment:

- The subject lands are currently designated Rural in the OCP which includes goals to maintain the existing rural residential character of the area.
- Section 2.1 of the OCP provides the following:
  - *2.1.2. Discourage urban development outside the urban development area to preserve agricultural land, the rural landscape, and the environment. New development that may be permitted outside the urban development area must conform to the policies of the relevant land use designation and the Rural Plan.*
  - *2.1.5. Recognize the impact of major transportation corridors on the community and give consideration to appropriate development options on major east-west*

transportation corridors, including along the Fraser Highway, at interchanges along the Trans-Canada Highway and at a key node along 16 Avenue.

- Section 2.2 of the OCP provides the following:
  - *2.2.6. Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.*
  - *2.2.7. Commercial, industrial, and institutional uses are discouraged in this designation, except in conformity with the Regional Context Statement (Schedule 1) and the Rural Plan.*
- Schedule 1 – Regional Context Statement provides the following:
  - *The following types of amendment to the Township of Langley's OCP are deemed to be consistent with its Regional Context Statement, subject to the satisfaction of the conditions set out below:*
    - *From an 'Agricultural' or a 'Rural' designation to an 'Industrial' designation within the Township of Langley's OCP, where:*
      a. *the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;*
      b. *the subject site is no more than 10 hectares in size;*
      c. *the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and*
      d. *the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.*

Rural Plan Amendment:

- The subject lands are currently designated Small Farms / Country Estates in the Rural Plan. Section 2.1 of the Rural Plan states "*The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley…"*
- Section 5.14 of the Rural Plan states the following with respect to commercial and industrial development:

  5.14.2 Industrial development shall not be permitted in the rural area, but shall be directed to areas designated industrial growth and, where it meets the criteria, the Agro Service Centre. Expansion of existing industrial uses on their present sites may be considered, subject to review of impacts on surrounding land and uses.
- The proposal is inconsistent with the location or expansion provisions of Section 5.14.2, as it is located approximately 1,250 m (4,101 ft) west of the Agro Service Centre designation.

Metro 2050 – Metro Vancouver Regional Growth Strategy (RGS):

- The subject lands are designated Rural in the RGS. This designation is intended to limit development to a scale, form, and density consistent with the intent of the rural land use, and to support agricultural uses within the ALR and, where appropriate, outside of the ALR. Staff note that the subject property is not located in the ALR. Given the proposed

OCP amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS would be necessary to accommodate the proposed industrial land use. A Type 2 amendment would be required to facilitate the proposal.

- A Type 2 – Minor Amendment to the Regional Growth Strategy requires a 'two-thirds weighted vote and regional public hearing' as identified in Section 6.3.3(c) of the RGS below:

  6.3.3(c) amendment from Rural land use designation to Industrial, Mixed Employment or General Urban land use designations;

Fraser Highway Employment Lands Area Plan:

- On February 27, 2023, Council directed staff to develop a Terms of Reference for the Fraser Highway Employment Lands Area Plan. The Terms of Reference was subsequently approved by Council on December 4, 2023.
- Community Planning and Policy (CPP) staff are currently in Phase 1: Planning Principles and Preliminary Development Concepts of the Fraser Highway Employment Lands Area Plan.
- The subject site is approximately 450 m (1,476 ft) east of the Fraser Highway Employment Lands Area Plan study area boundary and is separated by lands located in the ALR.

Policy Considerations:

The OCP, Rural Plan, and RGS emphasize the preservation of rural character and direct industrial uses to established urban areas. The subject site is outside the scope of the Fraser Highway Employment Lands Area Plan currently under development by CPP staff. Given the current policy context in the OCP, Rural Plan, and RGS, staff recommend that Council not support the application.

Should Council wish to further consider the application, staff will prepare the necessary bylaw noting that a RGS amendment to change the site's designation from Rural to Industrial would also be required.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

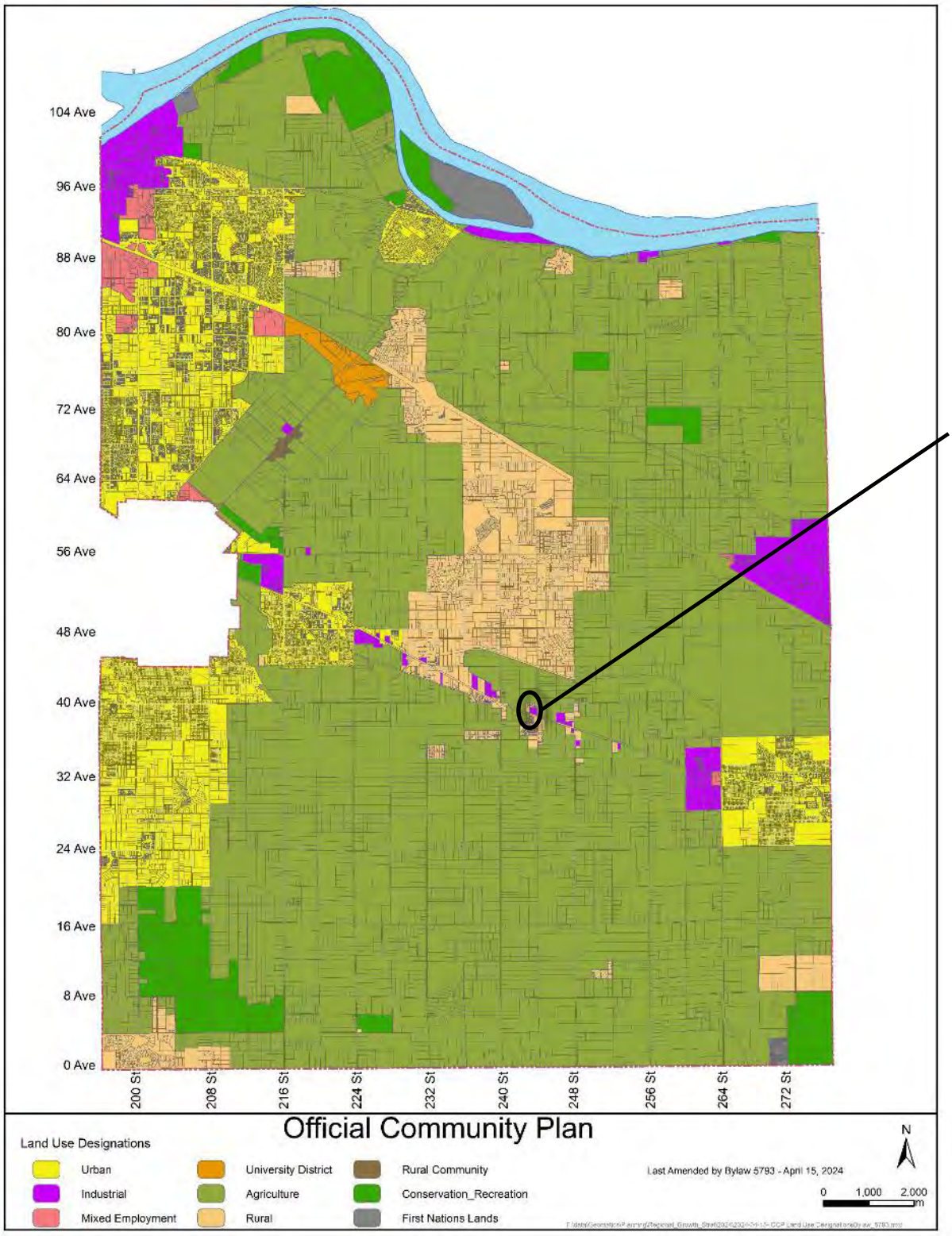
ATTACHMENT A Maps and Graphics

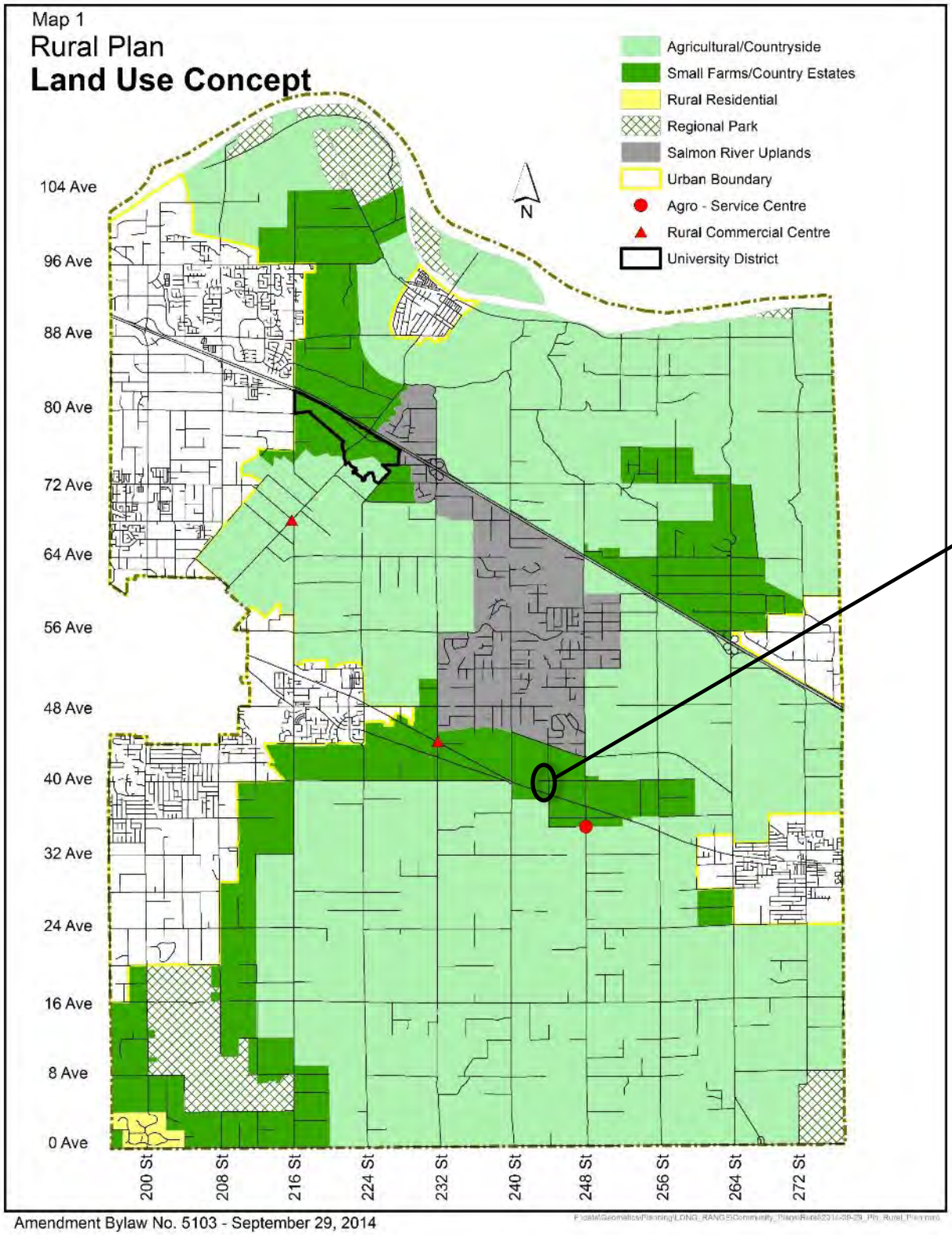
ATTACHMENT B Applicant Rationale

~~ATTACHMENT A~~



AERIAL CONTEXT MAP


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
Official Community Plan
Land Use Designations
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Community
Conservation_Recreation
First Nations Lands
Last Amended by Bylaw 5793 - April 15, 2024
N
0
1,000
2,000
m

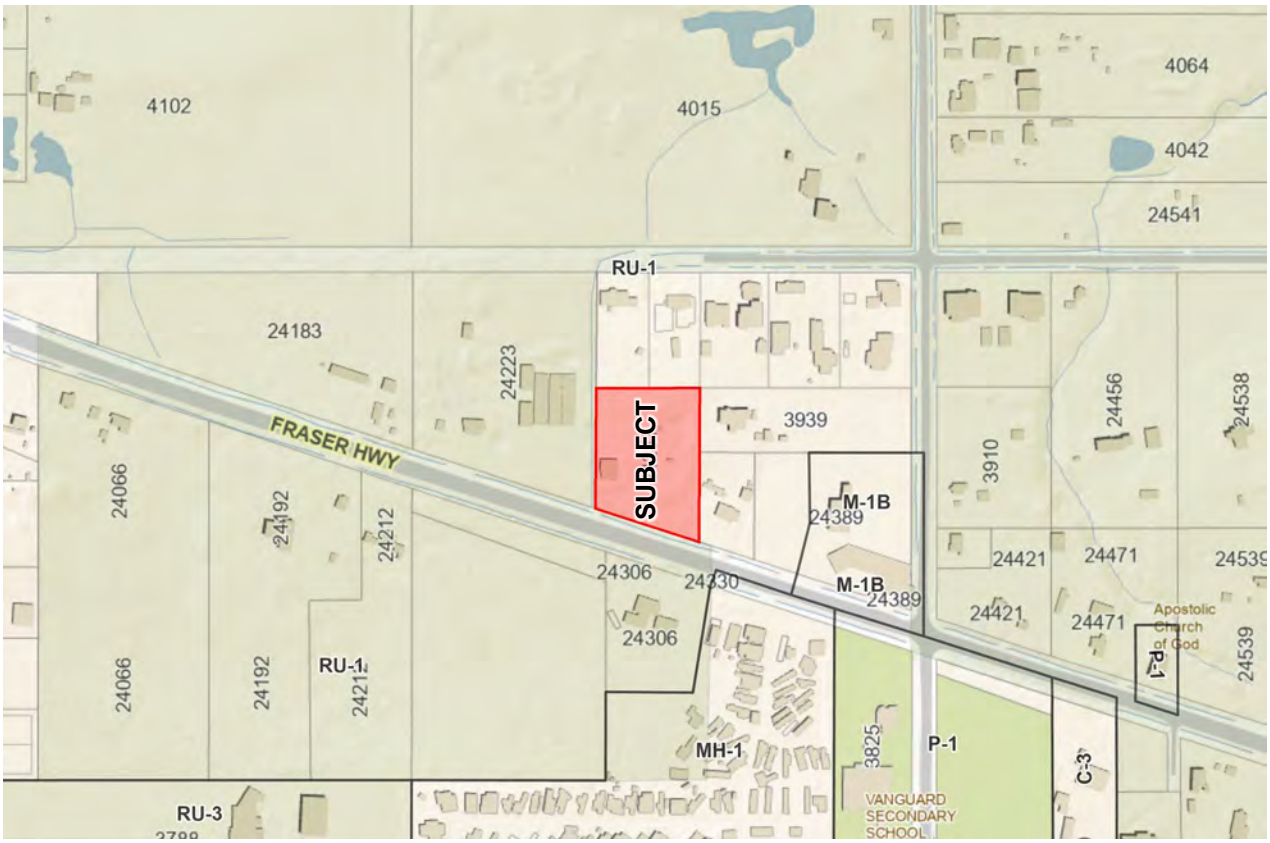

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
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



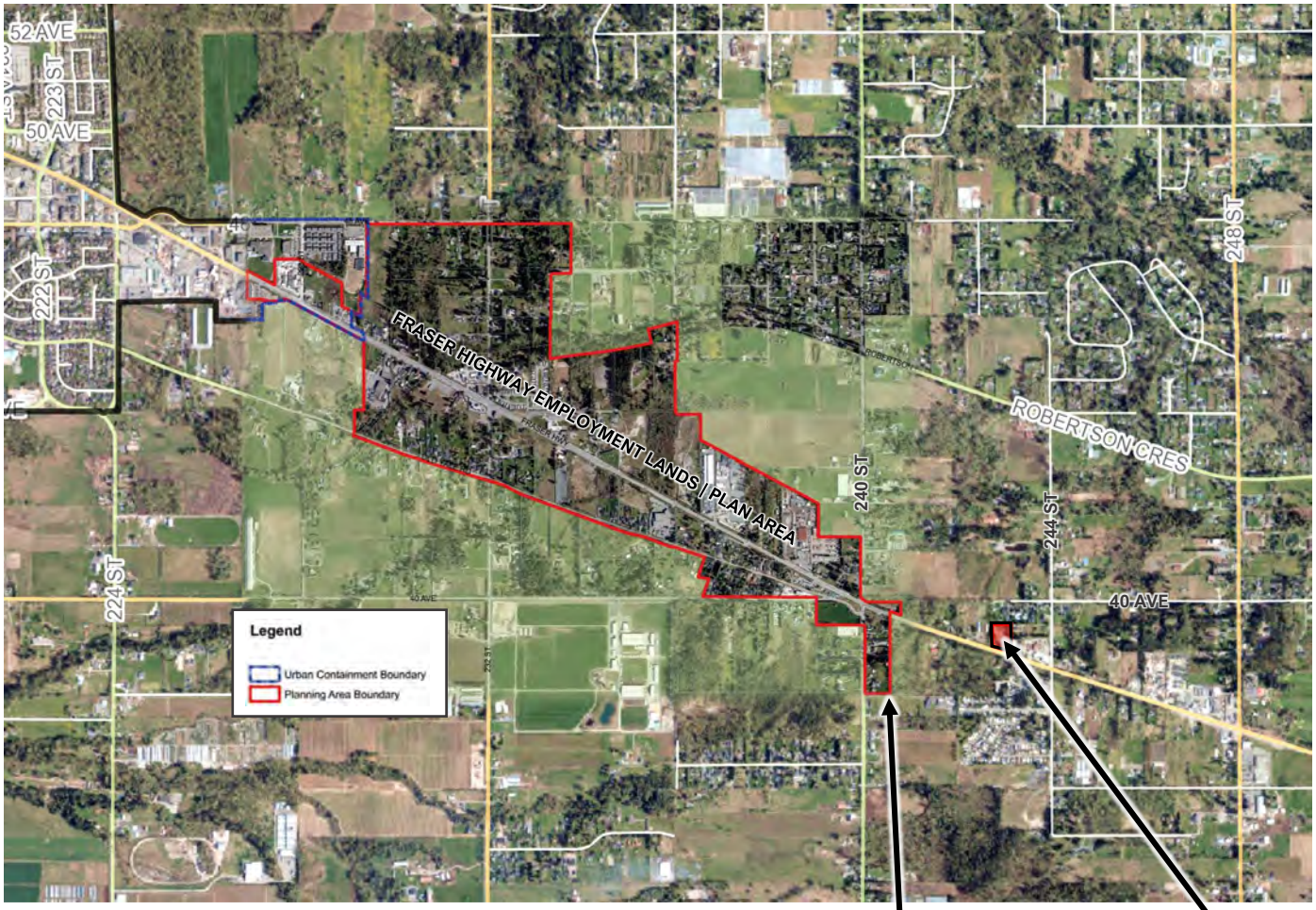
RGS LAND USE - DETAIL



OCP LAND USE - DETAIL



ZONING BYLAW NO. 2500



FRASER HIGHWAY EMPLOYMENT LANDS (2023) PLAN AREA

Greenline Management Ltd.
Project Management

11579-196 B St.
Pitt Meadows, B.C.
V3Y-1P2
Ph: 604-319-6638
Greenlinemgmt@gmail.com

ATTACHMENT B

Date : Feb 22 , 2022

To:Township of Langley
Re: Zoning Bylaw Amendment
Address: 24281 Fraser hwy
Langley B.C.

Letter of Intent

To whom It May Concern:

This application is for a zoning amendment for the above non ALR property from RU-1 to M-1B. The client does not want to develop the property at this time so we are not including a development application.We wish to rezone the property for future use within the M-1B zoning. The client has not 100 percent decided on exactly what type of building they want to construct. We are requesting rezoning consideration with this application and if necessary we can include all the requirements for the development application when we have the indication that the rezoning application would be considered.

The client is willing to engage the professionals and spending the money on required Engineers for the development portion of a rezoning application when it is clear that spending all the necessary money would not be wasted if the TOL would not consider the rezoning application.

I believe it is prudent to make this application without the development portion of the application and the IDSC until we have indication that the TOL would seriously consider the approval of the rezoning application only with a development application. The property is in the Rural plan and non ALR designation.

Included in this application are the following:

1- Letter of Intent
2- Land Title
3- Application Fee
4- Application form completed
5- Site survey
6- Arborist report
7- Parcel report
8- Maps of area and non ALR development close by

A-24281 Fraser Hwy property:

- Is cleared except trees along east lot line and south lot line
- Has a dwelling (if rezoning approved would be removed)
- Is approximately 2 acres
- In area of non ALR development
- Property is not is the ALR
- Has direct access to Fraser Hwy

B- Surrounding Area:

- M-1B zoned use at 24389 Fraser Hwy
- Non ALR development south of property at 24318-40th ave
- South lot line directly connects to Fraser Hwy
- Several non ALR properties are currently zoned along Fraser Hwy for Industrial use
- Fraser Hwy is a major corridor and is well suited for Industrial lot usage

C- <u>Reasons for approving the M-1B zoning for 24281 Fraser hwy:</u>

1- This lot is non ALR
2- Lot size is approx 2 acres which even the ALR does not consider large enough for viable farming
3- Several Non ALR residential properties are to the south of this lot therefore there would be restrictions on what kind of agriculture could happen if it was even viable on such a small lot.
- These conditions would make almost impossible to have a viable farming operation on this lot
4- The Fraser Hwy corridor is a major road way and is best suited for Industrial operations as there is access to major roads and close to Aldergove and Langley
5- There are several industrial zoned lots along the Fraser Hwy that are about the same size of this lot.
6- The M-1B zoning is consistent with several other properties along the Fraser Hwy corridor.

For clarity I have included in this application several maps of the area, the survey of the property, the arborist report. We can complete the Integrated Site Design Concept and pay for all the necessary Engineering to complete it when we know there is a reasonable chance this rezoning will be considered

Thank You For Your Time
Lee Mackenzie
Project Manager

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (SIDHU) BYLAW NO. 6033

EXPLANATORY NOTE

Bylaw No 6033 amends the Official Community Plan and Rural Plan by adding provisions to the “Small Farms / Country Estates” designation to accommodate industrial uses on a site specific basis at 24281 Fraser Highway and includes the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (SIDHU) BYLAW NO. 6033

A Bylaw to amend the Rural Plan 1993 No. 3250

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

1. This Bylaw may be cited for all purposes as “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033”.

2. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 – Land Use” to change the designation of the lands from “Rural” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Rural” to “Industrial” with respect to the lands described as:

   Lot 1 Except: The Northerly 297 Feet; Section 27 Township 10 New Westminster District Plan 10934

3. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by:

   a) adding the following as Section 5.6.7

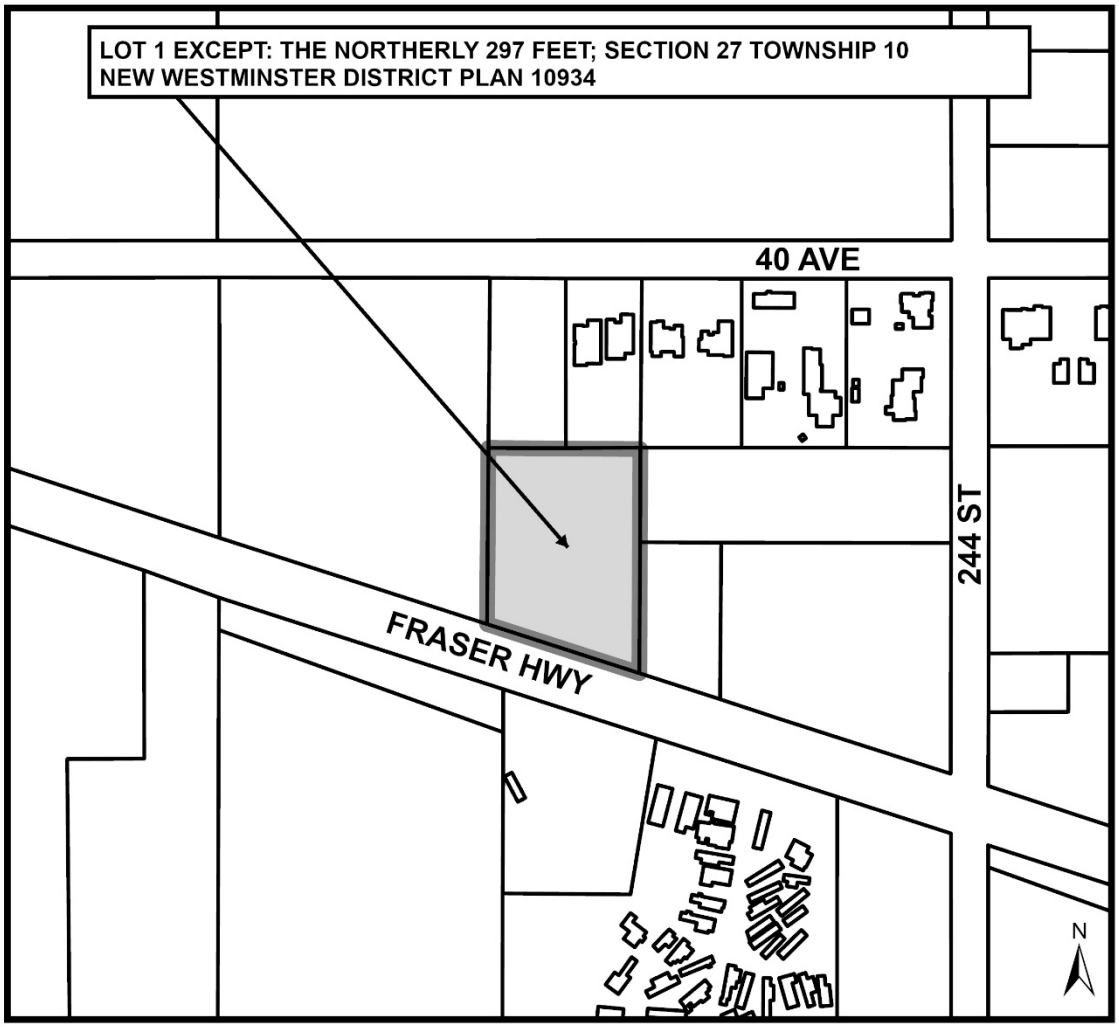
      Industrial uses are permitted on a site specific basis on lands described as Lot 1 Except: The Northerly 297 Feet; Section 27 Township 10 New Westminster District Plan 10934.

   b) amending “Map 2 Development Permit Area B – Fraser Highway” to include the lands identified in Schedule “A” attached and forming part of this Bylaw as Development Permit Area B – Rural Commercial / Industrial.

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. 6033



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-193
FROM:	PERMITS LICENCES & INSPECTIONS DIVISION	**FILE:**	3900-25
SUBJECT:	CONSTRUCTION SOUND EXEMPTIONS – COMMUNITY STANDARDS BYLAW		

RECOMMENDATIONS:

That Council give first, second, and third reading to Community Standards Bylaw 2019 No. 5448 Amendment Bylaw No. 6050.

EXECUTIVE SUMMARY:

At its Regular meeting on July 15, 2024, Council directed staff to bring forward a draft bylaw amendment to the Community Standards Bylaw 2019 No. 5448, for Council to consider an automatic noise exemption for multi-family residential construction and single-family residential subdivision new construction for concrete placements that commence, including all staging activity, no earlier than but be permitted to begin at 6:00am and maintaining community notification requirements and that the report include pros and cons of automatic exemptions. Staff were further directed to review the merit or lack thereof for aligning construction noise requirements with the City of Surrey.

Currently, sound from construction is regulated by the Community Standards Bylaw 2019 No. 5448. A review of construction noise exemption bylaws of other municipalities revealed that most municipalities require a formal application for noise exemption. In comparison, the Township's noise exemption application process was the most simplified. None of the municipalities that were reviewed were found to have an automatic noise exemption process.

A further comparison of construction days and hours showed that the Township's construction sound hours are closely in line with those of other municipalities, with only minor differences. Variations were noted in the allowed construction hours on Saturdays and Sundays. Many municipalities either prohibit construction on Sundays and statutory holidays or impose limitations on the hours and conditions under which it can occur.

Based on the request by Council, staff recommend the Community Standards Bylaw be amended to incorporate the contents from the existing bylaw with amendments to hours of construction on Saturdays, and to reduce the associated timelines for construction sound exemption applications to assist with streamlining the construction sound exemption process.

PURPOSE:

To request Council's consideration of Community Standards Bylaw 2019 No. 5448, Amendment Bylaw No. 6050 to increase the hours of construction on Saturdays, reduce the required number of days for which noise exemption applications are to be received and reduce the timeline for the approval process for construction sound exemption applications.

BACKGROUND:

Sound from construction is regulated by the Community Standards Bylaw 2019 No. 5448 under Part 10. Part 11 of the Community Standards Bylaws has provisions to allow for sound control exemptions related to construction sound.

Currently, customers can apply for a construction sound exemption through an online system. Once all required information is submitted, approval can be granted within one business day. Payments can be made online, eliminating the need for in-person visits, and approval is provided by email. As part of the application, applicants must provide a copy of the community notification letter. For convenience, a sample notification letter is available on the Township's website to assist with this requirement.

In the past five years, the Township has granted approximately 30 construction sound exemption requests, all of which were for continuous concrete pours.

	2020	2021	2022	2023	2024
# of Permits Issued	9	5	8	0	9

DISCUSSION:

Staff have reviewed the construction noise bylaw requirements of neighboring municipalities, including the City of Surrey. The Township's exemption process is notably more streamlined compared to other municipalities. The table below outlines a comparison of permitted construction noise days and times, along with exemption requirements for each municipality.

City	Mon-Fri	Sat	Sun & Stat Holidays	Exemptions
Surrey	7:00am to 10:00pm	7:00am to 10:00pm	No construction for profit	Applicant must submit an application form and obtain written approval. Fee of $94/week
Abbotsford	7:00am to 9:00pm	7:00am to 9:00pm	9:00am to 9:00 pm including statutory holidays.	Applicant must submit an application form and obtain written approval. Fee of $100
Coquitlam	7:00am to 8:00pm	9:00am to 6:00pm	No construction for profit	Applicant must submit an application form and obtain written approval. Fee of $78 - $157
Maple Ridge	7:00am to 9:00pm	7:00am to 9:00pm	No construction including statutory holidays is permitted.	Applicant must submit a written request and obtain written approval.
Township of Langley	7:00am to 8:00pm	9:00am to 5:00pm	No sound from construction including statutory holidays is permitted.	Applicant can submit an application form on-line and obtain written approval within one business day. Fee of $50

A further comparison of construction days and hours showed that the Township's construction sound hours are very similar to other municipalities, with only minor differences. However, to align the Township's hours of construction more closely with that of other municipalities, staff recommend extending the hours of construction on Saturdays from the current times of 9:00am to 5:00pm to a new proposed time of 8:00am to 6:00pm.

Further to Council's request regarding the potential for automatic exemptions for multi-family residential construction and single-family residential subdivision new construction for concrete placements that commence, including all staging activity no earlier than but permitted to commence at 6:00am while maintaining community notification, there are both advantages and disadvantages to consider.

Pros

- **Challenges with Larger Projects:** Having an earlier start time is sometimes necessary for larger projects where continuous pours are necessary.

- **Less Traffic and Activity:** Beginning work earlier can minimize interactions with other activities such as commuter traffic and pedestrian movement, reducing potential safety risks and logistical challenges.

- **Mitigation of Weather Impact:** In warmer seasons, starting concrete work earlier in the morning might help avoid extreme heat weather conditions that typically occur later in the day.

- **Early Project Progress:** Starting work at 6:00am allows contractors to make progress on projects earlier in the day and can contribute to meeting project deadlines more efficiently.

Cons

- **Enforcement requirement for bylaw compliance**: Granting automatic noise exemptions for contractors to start concrete work at 6:00am instead of 7:00am, bypasses notification to the Township. Consequently, staff would lack the means to verify that the extended hours of work has been reviewed for compliance with TOL Bylaws and may result in staff having to attend the site to confirm the work aligns with the requirements of the Bylaw should a complaint be received.

- **Enforce requirement for community notification**: An automatic exemption would remove the ability for staff to ensure that neighboring residents were informed about the early start of construction activities. This could result in complaints either during or after the construction is completed and it would hinder staff's ability to verify that the extended work hours comply with the bylaw.

- **Noise Disturbance:** Starting work at 6:00am can be disruptive to nearby residents who may still be sleeping or trying to start their day peacefully. Noise from construction activities, particularly heavy machinery and equipment, can lead to complaints and affect quality of life.

In conclusion, while an automatic exemption for concrete work starting at 6:00am may offer advantages in terms of project efficiency and flexibility for contractors, consideration should be given against the potential negative impacts on noise levels, community well-being, and the ability to enforce regulatory requirements. As such, to further simplify the construction sound exemption application process, staff recommend amending the bylaw by reducing the required number of days for which noise exemption applications are to be received from seven business to five business days prior to the commencement of work and reducing the timeline for the

approval process for noise exemption applications from fourteen business days to two business days which can be achieved through the new electronic application process.

Respectfully submitted,

Roberto Cesaretti
DIRECTOR, PERMITS, LICENCES & INSPECTIONS
for
PERMITS, LICENCES & INSPECTIONS DIVISION

CONCURRENCES	
Division / Department	**Name**
BYLAW ENFORCEMENT	M Natt

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COMMUNITY STANDARDS BYLAW 2019 NO. 5448

ADMENDMENT BYLAW 2024 NO. 6050

EXPLANATORY NOTE

Bylaw 2024 No. 6050 amends the Community Standards Bylaw 2019 No. 5448 to increase the hours of construction on Saturday, reduce the required number of days for which noise exemption applications are to be received and reduce the timeline for the approval process for construction sound exemption applications.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COMMUNITY STANDARDS BYLAW 2019 NO. 5448

ADMENDMENT BYLAW 2024 NO. 6050

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 “Community Standards Bylaw 2019 No. 5448 Amendment Bylaw 2024 No. 6050”.

2. The “Community Standards Bylaw 2019 No. 5448”, is hereby amended as follows:

    1. Section 10.3(b) “Construction” is amended by removing “between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays” and replacing with “between the hours of 8:00am and 6:00pm on Saturdays”.

    2. Section 11.3 “Exemption Application” is amended by removing “an Exemption Application must be received by the *Municipality* at least 7 business days prior to the commencement of the *sound*” and replacing with “an Exemption Application must be received by the *Municipality* at least 5 business days prior to the commencement of the *sound*.”

    3. Section 11.4 “Grant or Denial of an Exemption” is amended by removing “Within 14 business days of receiving an Exemption Application”, and replacing with “Within 2 business days of receiving a completed Exemption Application,”

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-195
FROM:	PERMITS, LICENCES AND INSPECTIONS DIVISION	**FILE:**	6300-01
SUBJECT:	TREE PROTECTION FEES AND CHARGES BYLAW AMENDMENT		

RECOMMENDATION:

That Council give first, second and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6045.

EXECUTIVE SUMMARY:

At its Regular Meeting of July 15, 2024, Council directed staff to bring forward draft bylaw amendments to the Fees and Charges Bylaw 2007 No. 4616 Schedule 15. Tree Protection for the removal of trees without a valid tree removal permit. Staff were to consider the fee and penalty structures in neighbouring municipalities while retaining significant premiums for removing trees without permits.

Permits, Licences and Inspections (PLI) staff have been dealing with several properties where trees have been removed without a permit resulting in the owners facing significant penalties. Four residents who received penalties for removing trees without a permit have appeared before Council as delegations to request that their fees be either waived or reduced. In these cases, Council has opted to not move forward with any reduction or reconsideration of the penalties.

The amendments to the Fees and Charges Bylaw to reduce the fees will come into effect as of the date of Council's adoption of the Amendment Bylaw.

PURPOSE:

This report is provided to amend Schedule 15. Tree Protection of the Fees and Charges Bylaw No. 4616 to include fees for the removal of trees without a valid tree permit.

BACKGROUND/HISTORY:

At the July 15, 2024, Regular Meeting, Council directed staff to bring forward draft bylaw amendments to Schedule 15. Tree Protection of the Fees and Charges Bylaw 2007 No.4616. The amendments are for fees and penalties for removing trees without a valid tree removal permit, to ensure the penalties remain substantial and are comparable with those of neighbouring municipalities. This approach provides an effective deterrence and enforcement of tree protection regulations.

Residents have been attending regular Council meetings as delegations to request that Council reconsider the fees and penalties associated with removing trees on their property without first obtaining the necessary tree removal permits. Despite these requests, Council has not agreed to waive or reduce the existing penalties. The current fees and penalties remain in place as initially set out by the Tree Protection Bylaw.

DISCUSSION/ANALYSIS:

The Township continues to work to protect trees on private properties and green spaces as our community grows. To do that, we need to deal with unauthorized tree removal by having an enforcement process in place that has a fair and reasonable outcome.

Neighbouring municipality's fees and penalties for unauthorized tree removal appear to vary from $1000 - $10,000 for each tree removed without a permit. It was challenging for staff to get precise details on the fees and penalties, as they are influenced by factors such as size and type of tree, specific location, or the circumstances of the removal.

See the following table for a brief explanation of what other municipalities charge.

CITY	PENALTY
Surrey	The penalty for cutting, removing, or damaging a protected tree, other than a significant tree or a specimen quality tree, is $3,000.00 per tree, or the loss of any securities provided to the city to ensure protection and preservation of the tree, whichever amount is greater.
Maple Ridge	Every person who commits an offence against the Bylaw is liable to a fine and penalty of not more than $10,000.00 for each offence.
Pitt Meadows	No Tree Bylaw.
Delta	Fines for cutting a tree without a permit are $500. The Bylaw states - "Any person who contravenes this bylaw commits an offence and upon conviction by way of a proceeding under the Offence Act is liable to a penalty of up to fifty thousand dollars ($50,000.00) for each offence and the costs of prosecution".
Abbotsford	Should a complaint be received, Bylaw Enforcement conducts an inspection. Property owners must obtain a permit retroactively and pay applicable fees. Fines for non-compliance in the amounts of $300-$1000 can be issued depending on how many trees as well as the size and species of trees removed.
Chilliwack	Every person who violates any provision of the Bylaw commits an offence, is liable to a fine of not less than Two Thousand Dollars ($2,000.00) and not more than Ten Thousand Dollars ($10,000.00).
City of Mission	Every person who commits an offence against this bylaw is liable to a fine and penalty of not less than $1,000 and not more than $10,000 for each offence.

Staff are proposing to add a new section to Schedule 15. Tree Protection of the Fees and Charges Bylaw 2007 No. 4616. This section will address permit fees for the removal of protected trees (per tree) and for protected trees damaged beyond repair, as confirmed by an arborist, on private or public property where a valid permit has not been obtained. This amendment aims to establish clear fees and penalties for unauthorized tree removal and damage. The proposed amendments suggest reducing the current fees to ensure they are still significant enough to deter owners from removing trees without a permit but are not so high as to create a financial hardship for residents. Staff are trying to balance where the penalty remains impactful and effective in protecting the trees, while considering the financial impacts on individuals. This approach is to encourage compliance with the Tree Protection Bylaw without imposing undue financial strain on the community.

Since the inception of the Tree Protection Bylaw approximately six months ago, staff have been dealing with four property owners who removed trees without a permit resulting in substantial fines. Each of these owners have gone before Council as a delegation requesting reconsideration of the fees. PLI staff have encountered challenges in collecting the fees associated with removing protected trees. Staff have had to enlist the Township's legal counsel to enforce these penalties, which incurs additional legal costs for the Township. If the Township is forced to pursue court actions to ensure compliance with its bylaws and to recover outstanding fees, it will result in an extra expense for the Township. Therefore, adjusting the fees and penalties to make them more manageable for residents could help improve compliance rates and reduce the need for costly legal interventions.

During the six-month time frame, PLI staff have dealt with one property owner who purposely damaged three trees on their property. After the owner submitted an arborist report, it was confirmed that the damaged trees were damaged beyond repair and posed a hazard to neighboring properties. Currently Schedule 15. Tree Protection of the Fees and Charges Bylaw does not specify any fees or penalties that could be applied when an owner damages a tree beyond repair. Staff are recommending an amendment to address this gap by applying the same fees and penalties used for removing a tree without a permit. This amendment ensures that fees and penalties can be applied in cases where an owner has damaged trees that need to be removed because of the damage. By aligning the fees for both scenarios, the amendment aims to provide a fair and consistent approach for addressing all forms of tree violations.

Staff are recommending the following proposed permit fees, cash in lieu and penalties per each protected tree that is removed and or damaged beyond repair without a tree removal permit being issued.

Permit Fees to remove Protected Tree(s) (per tree) on private or public property without a tree permit being issued.	Protected Trees Removed Without a Permit (per tree) and or damaged by the owner beyond repair as confirmed by an arborist.	$500
	Cash in Lieu for Tree(s) removed without a permit (per tree) and or damaged by the owner beyond repair as confirmed by an arborist.	$2,000
	Penalty for Removing a Tree without a Tree Permit (per tree) and or damaged by the owner beyond repair as confirmed by an arborist.	$2,000
	Site Inspection Fee when protected tree(s) removed without a permit. and or damaged by the owner beyond repair as confirmed by an arborist.	$200

Applying these new proposed fees, the total cost when removing a tree without a valid tree removal permit is $4,700.00 instead of the current $10,500.00 fee. The $4,700.00 fee includes the $200.00 site inspection fee, $500.00 permit fee, $2,000.00 cash in lieu amount, which the Township can replace 3 trees (depending on size of each tree) to every tree that is removed without a permit and a $2,000.00 penalty for the removal of the protected tree. This is a reduction from the current fees; however, this cost will still be a significant fee and should still act as a deterrent to residents to remove trees without a permit.

The amendments to the Fees and Charges Bylaw to reduce the fees will come into effect as of the date of Council's adoption of the Amendment Bylaw. The reduced fees for tree removal without a permit will not have any retroactive effect. Residents who have previously been subject to the old fees will not receive any retroactive reduction or waiver because of these amendments. As with most municipal fees and charges, these amended fees will apply only on a going forward basis and residents subject to the old fees will have no legal or other basis to rely on these amended fees, including the four residents who previously appeared before Council. Those residents will also have no right to a refund or credit for any charges or fees paid prior to the Bylaw amendment.

Staff also have an additional enforcement tool that can be used to encourage compliance by issuing Bylaw Notice Enforcement Tickets in the amount of $500.00 per tree removed without permit. These tickets would only be issued if the resident /owners do not work with staff to resolve the tree removal issue. This includes not obtaining a tree removal permit and failing to pay the required fees / penalties.

The following minor proposed housekeeping amendment has also been included in the revised Schedule 15 of the Fees and Schedule Bylaw 2007 No. 4616:

- to include a $75.00 site inspection fee for when Township staff needs to attend the site for any reason to investigate and inspect trees that owners have applied to be removed or any other site inspection as required by the Township to administer the Tree Protection Bylaw

Interdivisional Implications:

The Tree Protection Bylaw is administered by the Permits, Licences and Inspections Division with the Bylaw Enforcement Division and Public Works assisting as needed. The Permits, Licences, and Inspections Division handles the issuance of tree cutting permits related to building permits and for the removal of protected trees on private property. Public Works oversees all other tree cutting permits. The Bylaw Enforcement Division assists both divisions to ensure compliance and address any enforcement issues that arise."

Environmental Implications:

The proposed changes to the Fees and Charges Bylaw are designed to continue the protection of healthy trees within the Township. Funds collected from the proposed cash-in-lieu option will continue to support various Township plans and strategies. These funds will be directed towards expanding the tree canopy and financing tree planting initiatives in public spaces such as conservation areas, parks, and around new facilities. This not only helps in reducing air pollution but also promotes environmental stewardship and enhances the overall quality of the community.

Financial Implications:

The cash in-lieu portion is still significant enough to provide funding for the Township to replant trees to increase the tree canopy within the Township. The permit fee and tree removal penalty will go into the Townships general revenue stream.

Respectfully submitted,

Roberto Cesaretti
DIRECTOR, PERMITS, LICENCES AND INSPECTIONS
for
PERMITS, LICENCES & INSPECTIONS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
ENGINEERING	Aaron Ruhl
FINANCE	Sandra Ruff

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

ADMENDMENT BYLAW 2024 NO. 6045

EXPLANATORY NOTE

Bylaw 2024 No. 6045 amends the Fees and Charges Bylaw 2007 No. 4616 to add new fees to Schedule 15 to impose a fees and penalty structure for the removal of trees without a valid tree removal permit being issued.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

ADMENDMENT BYLAW 2024 NO. 6045

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

1. This Bylaw may be cited for all purposes as “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2024 No. 6045”.

2. The “Fees and Charges Bylaw 2007 No. 4616 as amended, is further amended by replacing existing Schedule 15. Tree Protection with the following:

TREE PROTECTION Fee Type	Description	Fees & Charges without tax
Tree Protection Application Fee	Protected tree cut or remove application fee (non-refundable)	$150
Cash-In-Lieu Fee for removed trees (per tree)	Imminent Failure	No Fee
	Dead, Dying, Damaged, Diseased, In Decline Beyond Expectations of Recovery	No Fee
	Building Envelope, Driveway or Septic Field Conflicts	20 to 30cm dbh $600 greater than 30cm dbh $1,200 Construction footprint for accessory building and building addition projects that may include driveway or septic field work that are in total less than 100m^2 to a maximum of $10,000 Construction footprint for accessory building and building addition projects that may include driveway or septic field work that are in total between 100 and 150m^2 to a maximum of $15,000 Construction footprint for non-accessory building and new building projects that may include driveway or septic field work to a maximum of $50,000

	Trees that are inappropriate for their species, size or location	$100
	Hedges	to be determined by Municipality
Permit fee to remove protected tree(s) (per tree)	Building Envelope, Driveway or Septic Field Conflicts	$100
	Trees that are inappropriate for their species, size or location	$100
	Hedges	to be determined by Municipality
Permit to cut or remove protected tree in imminent failure or a tree that is dead, dying, damaged, diseased or in decline beyond expectations of recovery	Protected tree cut or remove fee (per tree).	No Fee
Renewal, extension or modification of an issued permit	Protected tree cut or remove permit renewal, extension or modification fee (per tree)	$100
Re-Inspection Fee	Re-Inspection Fee for bylaw compliance (each occurrence)	$165
Permit Fees to remove Protected Tree(s) on private property without a tree permit	Protected Trees Removed Without a Permit (per tree) and or damaged by the owner beyond repair as confirmed by an arborist.	$500
	Cash in Lieu for Tree(s) removed without a permit (per tree) and or damaged by the owner beyond repair as confirmed by an arborist.	$2,000

	Penalty for Removing a Tree without a Tree Permit (per tree) and or damaged by the owner beyond repair as confirmed by an arborist	$2,000
	Site Inspection Fee when protected tree(s) removed without a permit. and or damaged by the owner beyond repair as confirmed by an arborist.	$200
Site Inspection	As required by the Township to administer the Tree Protection Bylaw	$75

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-185
FROM:	FINANCE DIVISION	**FILE:**	1970-04-01
SUBJECT:	2025 PERMISSIVE TAX EXEMPTIONS		

RECOMMENDATION:

That Council give first, second and third reading to Permissive Tax Exemption Bylaw No. 6058.

EXECUTIVE SUMMARY:

Through permissive exemptions from property taxes, Council supports organizations that provide services that fulfill some basic need, improve the life of Langley residents, and are compatible with or are complementary to services offered by the Township. In 2014, Council adopted three separate permissive tax exemption bylaws for (1) charitable and not-for-profit organizations, (2) churches, and (3) heritage properties.

The *Community Charter* requires that the term of the exemption may not be longer than 10 years. Therefore, the exemption terms within these three bylaws expire on December 31, 2024, and the bylaws must be repealed. Staff are also recommending repealing the Partnering Permissive Tax Exemption Bylaw 2020 No. 5645.

Rather than creating three individual bylaws with new 10-year exemption terms, staff have combined all the permissive tax exemptions and created one bylaw: Permissive Tax Exemption Bylaw No. 6058. Staff recommend this bylaw to be adopted, with a new exemption term of 10 years which will expire on December 31, 2034.

Staff will continue to review the properties annually through an application process to ensure the properties still meet the requirements of Council Policy No. 03-837, the *Community Charter*, and Township bylaws. Properties that no longer meet the requirements for the permissive tax exemption will be removed by amending the bylaw, and similarly, new organizations that meet the requirements will be added through future amending bylaws.

The heritage properties must be adopted by an affirmative vote of at least two-thirds (2/3) of all Council members in accordance with Section 225(7)(c) of the *Community Charter*. For heritage properties to receive an exemption, they must be an 'eligible property' as per section 225(2). Staff have confirmed that all existing properties meet the criteria.

Per the *Community Charter* and *Township of Langley Public Notice Bylaw No. 6003*, all properties have had Public Notice as required. As shown in Attachment B, all existing and new applicants' properties were advertised in the local paper during the week of September 16, 2024, and as per *Bylaw No. 6003*, were posted to the Township of Langley website and emailed to subscribers.

The advertising shows the property tax breakdowns for each of the properties being reviewed in Attachment A.

PURPOSE:

The purpose of this report is to request Council's consideration of the Permissive Tax Exemption Bylaw No. 6058.

BACKGROUND/HISTORY:

Through permissive exemptions from property taxes, Council supports organizations that provide services that fulfill some basic need, improve the life of Langley residents, and are compatible with or are complementary to services offered by the Township.

In 2014, Council adopted three (3) Permissive Tax Exemption Bylaws:

1. Charitable and Not-For-Profit Permissive Tax Exemption Bylaw 2014 No. 5117.
2. Churches and Private Schools Permissive Tax Exemption Bylaw 2014 No. 5118.
3. Heritage Permissive Tax Exemption Bylaw 2014 No. 5119.

These bylaws, under the *Community Charter*, have exemption terms of 10 years. The exemption terms within the current bylaws expire on December 31, 2024, so the bylaws need to be repealed and replaced with a new bylaw. Staff annually review these properties to maintain the continuing compliance with statutory requirements of eligibility.

DISCUSSION/ANALYSIS:

The *Community Charter* requires municipalities to develop and disclose the objectives regarding the use of permissive exemptions through a permissive tax exemption policy. Council adopted Council Policy No. 03-0187 in accordance with the *Community Charter* (Attachment C).

Council is not obliged to grant all permissive tax exemptions that are eligible under section 224 and 225 of the *Community Charter*. Council has the option to decide which permissive tax exemptions they will support based on various considerations such as budgetary constraints, alignment of community values, and so forth.

At this time, Council may consider amending any of the existing Places of Worship, Not for Profit/Charitable Organizations, and Heritage Properties that have previously been approved. Council may approve, deny, or choose to provide a partial exemption. A list of all properties are in shown in Attachment A.

For Council's consideration five new applications were received for review for the 2025 exemption year. Council may accept these recommendations by staff or choose to amend the recommendations to either deny or provide a different percentage exemption amount to any or all of the new applications.

Staff are recommending the following three Not for Profit / Charitable applications to be approved with a partial exemption for each:

1. Kindred Community Farm Sanctuary to be exempted 50% of the assessment land value based upon the rationale that their membership is 50% Township residents.

   Kindred Community Farm Sanctuary located at 25906 28 Avenue is an animal sanctuary that helps rescue unwanted animals. They provide school and community programs to help at risk community members, as well as youths, adults, and children to care for the animals to create a human-animal bond to heal with physical and emotional pain.

2. Fibromyalgia Wellsprings Foundation located at 27522 Fraser Highway and 2-26004 Fraser Highway to be exempted 25% of the assessment land and improvement assessment value for both locations based upon the rationale that their membership is 25% Township residents.

Fibromyalgia Wellsprings Foundation is registered charity to help those with living with fibromyalgia. They run support groups and run a thrift shop in Aldergrove to support their efforts to run their various programs to support this invisible disease.

While the following organizations provide helpful services, staff are not recommending the following three Not for Profit / Charitable applications:

1. Here and Now Community Society located at 8673 217A Street. Here and Now Community supports Adults with Developmental Disabilities, by providing day programs, community inclusion and shared living, home share, and live-in support. The above address is property being used to support individuals with disabilities who live together with support staff. Residents of this property may not be selected from the Township of Langley. Per their permissive application their membership is only 40% Township of Langley.
   When considering Township budgetary constraints, staff are not recommending this property to be exempt as this Society already received significant support from other level of government.

2. Communitas Supportive Care Society located at 23124 88 Avenue. Communitas Supportive Care Society is a non-profit faith-based organization providing care in communities across British Columbia to those living with disabilities. Residents of this property may not be selected from the Township of Langley. Per their permissive application their membership is only 29% Township of Langley.
   When considering Township budgetary constraints, staff are not recommending this property to be exempt as this Society already received significant support from other level of government.

Applicable Policies:

In 2006, Council approved Council Policy No. 03-837 – Permissive Exemptions from Property Taxation. This policy sets out the parameters under which Council will consider applications for permissive exemptions from property taxes from organizations which are eligible for exemptions under the *Community Charter*.

Legislation:

Permissive property tax exemptions are provided under *Community Charter* sections 224, 225 and 226 for non-profit and charitable organizations. These permissive exemptions are at the discretion of Council and are subject to the Township's budgetary constraints.

Financial Implications:

Permissive tax exemptions are an exemption from paying property taxes for the successful applicants. Estimated property tax amounts are shown in the advertising notification in attachment A.

The Township supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Langley residents and are compatible with or are complementary to services offered by the Township.

The table below compares the estimated value of permissive tax exemptions recommended for 2025 with those exemptions granted for 2024.

Value of Permissive Tax Exemptions	Actuals 2024	Estimated 2025 before additions and deletions
Places of Worship	$793,023	$832,674
Not-For-Profit Organizations	$615,341	$646,108
Heritage properties	$22,465	$23,588
Partnering Property	$2,056	$2,158
TOTAL	$1,432,885	$1,504,529

Reconciliation of Changes (In estimated 2024 dollars)	Places of Worship	Not-For-Profit / Charitable	Heritage Properties	Partnering Property	TOTAL
Estimated 2025 tax exemptions before changes	$832,674	$646,108	$23,588	$2,158	$1,504,529
Proposed additions		$4,752			
Proposed adjustments					
Proposed deletions					
Estimated Final 2025 tax exemptions after changes	$832,674	$650,860	$23,588	$2,158	$1,509,281

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. NAM

ATTACHMENT A – Permissive Properties
ATTACHMENT B – Advertising Notice
ATTACHMENT C – Council Policy 03-0187

Not for Profit / Charitiable Organizations		Estimated Tax Exemption for 2025		
		General Tax	Other Authorities	Total Tax
Aldergrove Legion (Pacific #265)	26607 Fraser Hwy	$17,408	$15,093	$32,501
Aldergrove Fesitval Days Society (Coghlan Community Hall)	6795 256 St	$1,940	$1,681	$3,621
Aldergrove Food Bank - Partial	27522 Fraser Hwy	$4,039	$3,502	$7,541
Aldergrove Old Age Pensioniers Association	3015 273 St	$8,936	$7,748	$16,684
Aldergrove Veterans & Seniors Society	27247 Fraser Hwy	$5,307	$4,601	$9,908
Basketball B.C.	210 - 7888 200 St	$3,115	$2,700	$5,814
BC Amateur Softball Association	201-8889 Walnut Gr Dr	$2,148	$1,862	$4,010
BC Farm Museum	9142 Queen St	$22,969	$19,913	$42,882
BC Farm Museum	9131 King St	$18,511	$16,048	$34,559
BC Farm Museum	9119 King St	$2,776	$2,162	$4,938
Brookswood Senior Citizens	19899 36 Ave	$11,295	$9,793	$21,088
Canadian Museum of Flight	5333 216 St	$3,120	$2,705	$5,825
Union Gospal Mission - Cedar Have	460 216 St	$15,409	$12,001	$27,410
City of Surrey	20575 0 Ave	$30,428	$26,382	$56,810
Critter Care Wildlife Society	481 216 St	$3,126	$2,434	$5,560
Encompass Support Services Society	6275 - 203 Street	$5,436	$4,714	$10,150
Fernridge Community Hall	2389 200 St	$5,557	$4,818	$10,375
Flip City Gymnastics	#4 20279 97 Ave	$9,899	$8,583	$18,482
Flip City Gymnastics	#5 20279 97 Ave	$8,817	$7,645	$16,462
Flip City Gymnastics	#6 20279 97 Ave	$8,823	$7,650	$16,472
Flip City Gymnastics	#7 20279 97 Ave	$9,899	$8,583	$18,482
Fort Langley Community Improvement Society	9167 Glover Rd	$29,043	$25,182	$54,225
Fort Langley Lions Club	23022 88 Ave	$2,074	$1,615	$3,689
Girl Guides of Canada	25199 76 Ave	$142	$110	$252
Governing Council of the Salvation Army - Partial	19733 96 Ave	$6,145	$5,328	$11,473
Pacific Parklands	104 Ave	$7,907	$6,853	$14,760
Happy Herd Farm Sanctuary Society - Partial	1920 269A St	$2,697	$2,101	$4,798
Harmsworth Community Association	7170 232 St	$2,933	$2,284	$5,217
Horse Council of BC	27336 Fraser Hwy	$4,089	$3,546	$7,635
Inclusion Langley Society	19669 44 B Ave	$2,372	$1,848	$4,220
Inclusion Langley Society	24156 56 Ave	$4,369	$3,403	$7,772
Inclusion Langley Society	5171 221A St #103	$6,956	$6,032	$12,988
Inclusion Langley Society	5171 221A St #203	$4,685	$4,062	$8,746
Inclusion Langley Society	5171 221A St #202	$7,497	$6,501	$13,998
Inclusion Langley Society	21743 47B Ave	$2,842	$2,213	$5,055
Inclusion Langley Society	23535 44 Ave	$18,419	$15,970	$34,389
Langley Animal Protection Society	26220 56 Ave	$22,929	$19,795	$42,724
Langley BMX - Partial	20699 42 Ave	$568	$492	$1,060
Langley Community Services Society - Partial	6470 201 St	$12,068	$10,464	$22,532
Langley Elks Lodge #259 Foundation - Partial	6 4044 200B St	$3,695	$3,203	$6,898
Langley Good Times Cruise In	27173 Fraser Hwy	$4,300	$3,729	$8,029
Langley Gymnastics Foundation	180 - 7888 200 St	$30,096	$26,082	$56,178
Langley Lions Society	9402 208 St	$3,614	$3,132	$6,747
Langley Memorial Hospital	Lot 4 - 221A St	$77,408	$67,117	$144,525
Langley Memorial Hospital	Lot 2 - 221A St	$12,035	$9,373	$21,407
Langley Little Theatre Society	4307 200 St	$2,765	$2,153	$4,918
Langley Quarter Midget Association	26965 8 Ave	$6,431	$5,317	$11,747
Langley Riders Society	4303 208 St	$8,220	$6,402	$14,623
Langley Rod and Gun Club - Partial	3854 208 St	$16,701	$14,474	$31,176
Langley Rugby Club	21280 Crush Cres	$5,269	$4,104	$9,373
Meals on Wheel	2900 272	$11,041	$9,573	$20,613
Milner Community Association	6716 216 St	$2,495	$2,007	$4,502
Murrayville Community Hall	21667 48 Ave	$4,838	$4,193	$9,032
Murrayville Community Hall - Parking Lot	Parking Lot for MCH	$4,982	$4,320	$9,302
National Trust for Land & Culture (BC) Society	6764 224 St	$8,670	$6,752	$15,422
Nicomekl Enhancement Society	5263 232 St	$6,589	$5,713	$12,301
Pacific Riding for Developing Abilities	1088 208 St	$7,218	$5,622	$12,840
Pacificsport Foundation	225 - 7888 200 St	$1,319	$1,143	$2,463
Salvation Army - Gateway of Hope	3111 272 St	$21,124	$18,315	$39,439
Scouts Canada	20315 16 Ave	$36,797	$31,885	$68,683
Spartans Foundation	232&234-7888 200 St	$408	$354	$761
Wagner Hills Farm Society	8061 264 St	$19,200	$14,954	$34,154
Willoughby Community Hall	20809 83 Ave	$14,199	$12,311	$26,509
Kindred Community Farm Sanctuary	25906 28 Ave	$2,732	$2,128	$4,860
Fribromyalgia Well Spring Foundation	27522 Fraser Hwy	$1,010	$876	$1,885
Here & Now Community Society	8673 217A St	$7,738	$8,644	$16,538
Communitas Supportive Care Society	23124 88 Ave	$3,651	$2,843	$6,494
Fribromyalgia Well Spring Foundation	2-26004 Fraser Hwy	$1,010	$876	$1,885

Partnering		General Tax	Other Authorities	Total Tax
Tourism Langley	50-5385 216 St	$2,158	$1,871	$4,030
Places of Worship	Address	General Tax	Other Authorities	Total Tax
Aldergrove United Church	27336 Fraser Highway	$2,656	$2,302	$4,958
Aldergrove Vineyard Fellowship	27522 Fraser Hwy	$3,020	$2,617	$5,637
Apostolic Faith Mission	4035 207 St	$4,281	$3,710	$7,992
Apostolic Church Of God	24497 Fraser Hwy	$2,500	$2,167	$4,667
Brookswood Baptist Church	20581 36 Ave	$6,631	$5,747	$12,378
Christ Covenant Church	6866 Glover Rd	$26,372	$22,855	$49,226
Christian & Missionary Alliance (Canadian Pacific District)	26291 28 Ave	$25,029	$21,692	$46,721
Christian & Missionary Alliance (Canadian Pacific District)	7640 200 St	$29,885	$25,900	$55,785
Christian Life Assembly	21277 56 Ave	$34,033	$29,495	$63,528
Christians' Gospel Society	21587 44 Ave	$4,336	$3,758	$8,094
Christians' Gospel Society	22678 48 Ave	$4,206	$3,645	$7,851
Christians' Gospel Society	20620 36 Ave	$21,926	$19,002	$40,928
Church Of Jesus Christ Of Latter-Day Saints In Canada	20030 82 Ave	$21,874	$18,957	$40,831
Church Of Jesus Christ Of Latter-Day Saints In Canada	20370 82 Ave	$53,167	$46,078	$99,245
Congregation Of The Assembly Of Christians	26580 29 Ave	$2,956	$2,562	$5,518
Fort Langley Evangelical Free Church	8870 Glover Rd	$7,812	$6,770	$14,582
Harvest Baptist Church	22594 Old Yale Rd	$3,378	$2,927	$6,305
Hebron Presbyterian Church	6656 Glover Rd	$16,109	$13,961	$30,069
Holy Nativity Antiochian Orthodox Church	4828 216A St	$1,784	$1,546	$3,330
Immanuel Lutheran Church	3232 272 St	$12,728	$11,031	$23,759
Kalgidhar Darbar Sahib Society Inc	5998 264 St	$2,347	$2,034	$4,381
Langley Christian Assembly Society	4775 221 St	$12,595	$10,916	$23,511
Langley Immanuel Christ Ref Church	21713 50 Ave	$11,051	$9,577	$20,628
Life Tabernacle Of Langley	4447 200 St	$4,270	$3,700	$7,970
Living Word Fellowship	2623 272 St	$5,303	$4,596	$9,899
Mennonite Church Bc	20997 40 Ave	$4,417	$3,828	$8,245
North Langley Community Church	21015 96 Ave	$28,287	$24,515	$52,802
North Langley Community Church	24687 56 Ave	$6,469	$5,607	$12,076
Northwest Langley Baptist Church	20025 91A Ave	$33,058	$28,649	$61,707
Parish Of St Dunstan	3025 264 St	$32,010	$27,741	$59,751
Priestly Society Of St Pius X	22630 48 Ave	$2,976	$2,579	$5,556
Riverside Calvary Church	20178 96 Ave	$12,624	$10,941	$23,565
Roman Catholic Archbishop Of Vancouver	2827 273 St	$3,972	$3,443	$7,415
Roman Catholic Archbishop Of Vancouver	20675 87 Ave	$41,112	$35,630	$76,742
Rose Of Sharon Baptist Church	26245 28 Ave	$30,560	$26,485	$57,046
Saint Herman Of Alaska Orthodox Church Archdiocese Of Canada	7221 198B St	$5,976	$5,179	$11,155
Seventh-Day Adventist Church Bc Conference	4057 248 St	$2,784	$2,413	$5,196
Seventh-Day Adventist Church Bc Conference	23589 Old Yale Rd	$25,716	$22,287	$48,003
Shepherd Of The Valley Lutheran Church	20097 72 Ave	$10,130	$8,779	$18,909
Southridge Fellowship Baptist Church	22756 48 Ave	$42,368	$36,718	$79,086
Synod Of The Diocese Of New Westminster	9160 Church St	$2,096	$1,816	$3,912
The Bc Conference Of The Mennonite Brethren Churches	20098 22 Ave	$10,982	$9,517	$20,499
The Pentecostal Assemblies Of Canada - Living Waters Assembly	9095 Glover Rd	$3,098	$2,685	$5,782
Trustees Congregation Of Canadian Reformed Church Of Langley	21804 52 Ave	$22,385	$19,400	$41,785
Trustees Free Reformed Church	20757 80 Ave	$37,417	$32,427	$69,844
Trustees Of Aldergrove Congregation Of Jehovah'S Witnesses	26640 32 Ave	$4,833	$4,188	$9,021
Trustees Of Congregation Of Canadian Reformed Church	7949 202A St	$16,363	$14,181	$30,544
Trustees Of Murrayville Congregation Jehovah'S Witnesses	21465 Old Yale Rd	$3,340	$2,895	$6,235
Trustees Of The Congregation Of The United Church - Parking Lot	024-816-230	$5,476	$4,746	$10,223
Trustees Of The Congregation Of Langley Presbyterian Church	20867 44 Ave	$7,904	$6,850	$14,754
Trustees Of The Congregation Of The Canadian	2469 267 St	$7,373	$6,390	$13,763
Trustees Of The Congregation Of The United Churches Of Langley	21562 Old Yale Rd	$768	$666	$1,433
Trustees Of The Walnut Grove Congregation Of Jehovah'S Witnesses	20241 68 Ave	$12,333	$10,688	$23,021
Truth Tabernacle Of Greater Vancouver Bc	3025 271 St	$3,944	$3,418	$7,362
United Churches Of Langley	9025 Glover Rd	$3,877	$3,360	$7,237
United Churches Of Langley - Parking Lot	007-765-452	$4,980	$4,316	$9,296
Vietnamese Unified Buddhist (Hoa-Nghiem) Congreg	2013 248 St	$2,584	$2,239	$4,823
The Grove Church	20784 93 Ave	$13,127	$11,376	$24,503
Walnut Grove Lutheran Church Of Langley Bc	20530 88 Ave	$19,065	$16,523	$35,587
Willoughby Christian Reformed Church	20525 72 Ave	$39,094	$33,881	$72,975
Wind Word Ministries	26460 52 Ave	$2,976	$2,579	$5,556
Vancouver Hallelujah Community Church	120-20385 64 Ave	$5,953	$5,159	$11,112
Hertigage Properties	Address	General Tax	Other Authorities	Total Tax
Matheson Residence	19893 64th Ave	$1,129	$879	$2,008
Robert and Mary Harrower Residence	21920 (aka 21864) Old Yale Rd	$2,366	$1,843	$4,208
Moir Residence	6840 Glover Rd	$2,500	$1,947	$4,447
Dixon House and Barn	6120 Glover Rd	$372	$289	$661

F.J. Hart Building	3190 - 271 St	$3,508	$3,041	$6,549
Canadian Northern Railway - Langley Station	23245 Mavis Ave	$10,841	$9,220	$20,061
Sperling Methodist (later United) Church & Hall	7206 240 St	$2,873	$2,490	$5,363

2025 Permissive Tax Exemption

ATTACHMENT B

Notice is given that the Township of Langley will review 2025 property tax exemptions for up to 10 years, ending December 31, 2034, for the properties listed below.
Estimated taxes are shown for 2025 and the following two years, as required under Section 227 of the Community Charter.

Places of Worship	Address	Estimated Tax Exemption for 2025			Estimated Tax Exemption for 2026			Estimated Tax Exemption for 2027		
		General Tax	Other Authorities	Total Tax	General Tax	Other Authorities	Total Tax	General Tax	Other Authorities	Total Tax
Aldergrove United Church	27336 Fraser Hwy	$2,656	$2,302	$4,958	$2,789	$2,417	$5,206	$2,928	$2,538	$5,466
Aldergrove Vineyard Fellowship	27522 Fraser Hwy	$3,020	$2,617	$5,637	$3,171	$2,748	$5,918	$3,329	$2,885	$6,214
Apostolic Faith Mission	4035 207 St	$4,281	$3,710	$7,992	$4,495	$3,896	$8,391	$4,720	$4,091	$8,811
Apostolic Church of God	24497 Fraser Hwy	$2,500	$2,167	$4,667	$2,625	$2,275	$4,900	$2,756	$2,389	$5,145
Brookswood Baptist Church	20581 36 Ave	$6,631	$5,747	$12,378	$6,963	$6,034	$12,997	$7,311	$6,336	$13,647
Christ Covenant Church	6866 Glover Rd	$26,372	$22,855	$49,226	$27,690	$23,998	$51,688	$29,075	$25,198	$54,272
Christian & Missionary Alliance (Canadian Pacific District)	26291 28 Ave	$25,029	$21,692	$46,721	$26,281	$22,776	$49,057	$27,595	$23,915	$51,510
Christian & Missionary Alliance (Canadian Pacific District)	7640 200 St	$29,885	$25,900	$55,785	$31,379	$27,195	$58,574	$32,948	$28,554	$61,503
Christian Life Assembly	21277 56 Ave	$34,033	$29,495	$63,528	$35,735	$30,970	$66,705	$37,522	$32,518	$70,040
Christians' Gospel Society	21587 44 Ave	$4,336	$3,758	$8,094	$4,553	$3,946	$8,499	$4,781	$4,143	$8,924
Christians' Gospel Society	22678 48 Ave	$4,206	$3,645	$7,851	$4,416	$3,828	$8,244	$4,637	$4,019	$8,656
Christians' Gospel Society	20620 36 Ave	$21,926	$19,002	$40,928	$23,022	$19,952	$42,974	$24,173	$20,950	$45,123
Church of Jesus Christ of Latter-day Saints in Canada	20030 82 Ave	$21,874	$18,957	$40,831	$22,968	$19,905	$42,872	$24,116	$20,900	$45,016
Church of Jesus Christ of Latter-day Saints in Canada	20370 82 Ave	$53,167	$46,078	$99,245	$55,826	$48,382	$104,207	$58,617	$50,801	$109,418
Congregation of the Assembly of Christians	26580 29 Ave	$2,956	$2,562	$5,518	$3,104	$2,690	$5,794	$3,259	$2,825	$6,084
Fort Langley Evangelical Free Church	8870 Glover Rd	$7,812	$6,770	$14,582	$8,202	$7,109	$15,311	$8,613	$7,464	$16,077
Harvest Baptist Church	22594 Old Yale Rd	$3,378	$2,927	$6,305	$3,547	$3,074	$6,620	$3,724	$3,227	$6,951
Hebron Presbyterian Church	6656 Glover Rd	$16,109	$13,961	$30,069	$16,914	$14,659	$31,573	$17,760	$15,392	$33,151
Holy Nativity Antiochian Orthodox Church	4828 216A St	$1,784	$1,546	$3,330	$1,873	$1,623	$3,497	$1,967	$1,705	$3,672
Immanuel Lutheran Church	3232 272 St	$12,728	$11,031	$23,759	$13,365	$11,582	$24,947	$14,033	$12,162	$26,194
Kalgidhar Darbar Sahib Society Inc	5998 264 St	$2,347	$2,034	$4,381	$2,464	$2,136	$4,600	$2,588	$2,243	$4,830
Langley Christian Assembly Society	4775 221 St	$12,595	$10,916	$23,511	$13,225	$11,462	$24,687	$13,886	$12,035	$25,921
Langley Immanuel Christ Reformed Church	21713 50 Ave	$11,051	$9,577	$20,628	$11,603	$10,056	$21,660	$12,184	$10,559	$22,743
Life Tabernacle of Langley	4447 200 St	$4,270	$3,700	$7,970	$4,483	$3,885	$8,369	$4,707	$4,080	$8,787
Living Word Fellowship	2623 272 St	$5,303	$4,596	$9,899	$5,568	$4,826	$10,394	$5,847	$5,067	$10,914
Mennonite Church BC	20997 40 Ave	$4,417	$3,828	$8,245	$4,638	$4,019	$8,657	$4,870	$4,220	$9,090
North Langley Community Church	21015 96 Ave	$28,287	$24,515	$52,802	$29,701	$25,741	$55,442	$31,186	$27,028	$58,214
North Langley Community Church	24687 56 Ave	$6,469	$5,607	$12,076	$6,793	$5,887	$12,680	$7,133	$6,181	$13,314
Northwest Langley Baptist Church	20025 91A Ave	$33,058	$28,649	$61,707	$34,710	$30,082	$64,792	$36,446	$31,586	$68,032
Parish of St. Dunstan	3025 264 St	$32,010	$27,741	$59,751	$33,610	$29,128	$62,738	$35,291	$30,585	$65,875
Priestly Society of St. Pius X	22630 48 Ave	$2,976	$2,579	$5,556	$3,125	$2,708	$5,834	$3,281	$2,844	$6,125
Riverside Calvary Church	20178 96 Ave	$12,624	$10,941	$23,565	$13,255	$11,488	$24,743	$13,918	$12,062	$25,981
Roman Catholic Archbishop of Vancouver	2827 273 St	$3,972	$3,443	$7,415	$4,171	$3,615	$7,786	$4,379	$3,795	$8,175
Roman Catholic Archbishop of Vancouver	20675 87 Ave	$41,112	$35,630	$76,742	$43,168	$37,411	$80,579	$45,326	$39,282	$84,608
Rose of Sharon Baptist Church	26245 28 Ave	$30,560	$26,485	$57,046	$32,088	$27,809	$59,898	$33,693	$29,200	$62,893
Saint Herman of Alaska Orthodox Church Archdiocese of Canada	7221 198B St	$5,976	$5,179	$11,155	$6,275	$5,438	$11,713	$6,588	$5,710	$12,298
Seventh-day Adventist Church BC Conference	4057 248 St	$2,784	$2,413	$5,196	$2,923	$2,533	$5,456	$3,069	$2,660	$5,729
Seventh-day Adventist Church BC Conference	23589 Old Yale Rd	$25,716	$22,287	$48,003	$27,002	$23,401	$50,403	$28,352	$24,571	$52,924
Shepherd of the Valley Lutheran Church	20097 72 Ave	$10,130	$8,779	$18,909	$10,637	$9,218	$19,855	$11,168	$9,679	$20,847
SouthRidge Fellowship Baptist Church	22756 48 Ave	$42,368	$36,718	$79,086	$44,486	$38,554	$83,040	$46,710	$40,482	$87,192
Synod of the Diocese of New Westminster	9160 Church St	$2,096	$1,816	$3,912	$2,201	$1,907	$4,108	$2,311	$2,003	$4,313
The BC Conference of the Mennonite Brethren Churches	20098 22 Ave	$10,982	$9,517	$20,499	$11,531	$9,993	$21,524	$12,107	$10,493	$22,600
The Pentecostal Assemblies of Canada - Living Waters Assembly	9095 Glover Rd	$3,098	$2,685	$5,782	$3,252	$2,819	$6,071	$3,415	$2,960	$6,375
Trustees Congregation of Canadian Reformed Church of Langley	21804 52 Ave	$22,385	$19,400	$41,785	$23,504	$20,370	$43,874	$24,679	$21,388	$46,068
Trustees Free Reformed Church	20757 80 Ave	$37,417	$32,427	$69,844	$39,288	$34,049	$73,336	$41,252	$35,751	$77,003
Trustees of Aldergrove Congregation of Jehovah's Witnesses	26640 32 Ave	$4,833	$4,188	$9,021	$5,074	$4,398	$9,472	$5,328	$4,617	$9,945
Trustees of Congregation of Canadian Reformed Church	7949 202A St	$16,363	$14,181	$30,544	$17,181	$14,890	$32,071	$18,040	$15,634	$33,674
Trustees of Murrayville Congregation Jehovah's Witnesses	21465 Old Yale Rd	$3,340	$2,895	$6,235	$3,507	$3,039	$6,547	$3,682	$3,191	$6,874
Trustees of the Congregation of the United Church - Parking Lot	024-816-230	$5,476	$4,746	$10,223	$5,750	$4,983	$10,734	$6,038	$5,233	$11,270
Trustees of the Congregation of Langley Presbyterian Church	20867 44 Ave	$7,904	$6,850	$14,754	$8,299	$7,193	$15,492	$8,714	$7,552	$16,267
Trustees of the Congregation of the Canadian	2469 267 St	$7,373	$6,390	$13,763	$7,742	$6,709	$14,451	$8,129	$7,045	$15,174
Trustees of the Congregation of the United Churches of Langley	21562 Old Yale Rd	$768	$666	$1,433	$806	$699	$1,505	$847	$734	$1,580
Trustees of the Walnut Grove Congregation of Jehovah's Witnesses	20241 68 Ave	$12,333	$10,688	$23,021	$12,949	$11,223	$24,172	$13,597	$11,784	$25,381
Truth Tabernacle of Greater Vancouver BC	3025 271 St	$3,944	$3,418	$7,362	$4,141	$3,589	$7,730	$4,348	$3,768	$8,116
United Churches of Langley	9025 Glover Rd	$3,877	$3,360	$7,237	$4,071	$3,528	$7,599	$4,274	$3,704	$7,979
United Churches of Langley - Parking Lot	007-765-452	$4,980	$4,316	$9,296	$5,229	$4,532	$9,760	$5,490	$4,758	$10,248
Vietnamese Unified Buddhist (Hoa-Nghiem) Congreg	2013 248 St	$2,584	$2,239	$4,823	$2,713	$2,351	$5,064	$2,849	$2,469	$5,317
The Grove Church	20784 93 Ave	$13,127	$11,376	$24,503	$13,783	$11,945	$25,728	$14,472	$12,542	$27,014
Walnut Grove Lutheran Church of Langley BC	20530 88 Ave	$19,065	$16,523	$35,587	$20,018	$17,349	$37,367	$21,019	$18,216	$39,235
Willoughby Christian Reformed Church	20525 72 Ave	$39,094	$33,881	$72,975	$41,049	$35,575	$76,624	$43,101	$37,354	$80,455
Wind Word Ministries	26460 52 Ave	$2,976	$2,579	$5,556	$3,125	$2,708	$5,834	$3,281	$2,844	$6,125
Vancouver Hallelujah Community Church	120 - 20385 64 Ave	$5,953	$5,159	$11,112	$6,250	$5,417	$11,667	$6,563	$5,688	$12,251

Heritage Properties	Address	Estimated Tax Exemption for 2025			Estimated Tax Exemption for 2026			Estimated Tax Exemption for 2027		
		General Tax	Other Authorities	Total Tax	General Tax	Other Authorities	Total Tax	General Tax	Other Authorities	Total Tax
Matheson Residence	19893 64 Ave	$1,129	$879	$2,008	$1,185	$923	$2,108	$1,244	$969	$2,213
Robert and Mary Harrower Residence	21864 Old Yale Rd	$2,366	$1,843	$4,208	$2,484	$1,935	$4,419	$2,608	$2,031	$4,640
Moir Residence	6840 Glover Rd	$2,500	$1,947	$4,447	$2,625	$2,044	$4,669	$2,756	$2,147	$4,903
Dixon House and Barn	6120 Glover Rd	$372	$289	$661	$390	$304	$694	$410	$319	$729
F.J. Hart Building	3190 - 271 St	$3,508	$3,041	$6,549	$3,684	$3,193	$6,876	$3,868	$3,352	$7,220
Canadian Northern Railway - Langley Station	23245 Mavis Ave	$10,841	$9,220	$20,061	$11,383	$9,681	$21,064	$11,952	$10,165	$22,117
Sperling United Church & Hall	7206 240 St	$2,873	$2,490	$5,363	$3,017	$2,614	$5,631	$3,167	$2,745	$5,913

2025 Permissive Tax Exemption

Notice is given that the Township of Langley will review 2025 property tax exemptions for up to 10 years, ending December 31, 2034, for the properties listed below.
Estimated taxes are shown for 2025 and the following two years, as required under Section 227 of the Community Charter.

Not for Profit / Charitiable Organizations	Address	Estimated Tax Exemption for 2025			Estimated Tax Exemption for 2026			Estimated Tax Exemption for 2027		
		General Tax	Other Authorities	Total Tax	General Tax	Other Authorities	Total Tax	General Tax	Other Authorities	Total Tax
Aldergrove Legion (Pacific #265)	26607 Fraser Hwy	$17,408	$15,093	$32,501	$18,278	$15,848	$34,126	$19,192	$16,640	$35,832
Aldergrove Fesitval Days Society (Coghlan Community Hall)	6795 256 St	$1,940	$1,681	$3,621	$2,037	$1,765	$3,802	$2,139	$1,854	$3,992
Aldergrove Food Bank Society - Partial	27522 Fraser Hwy	$4,039	$3,502	$7,541	$4,241	$3,677	$7,918	$4,453	$3,861	$8,314
Aldergrove Old Age Pensioners Association	3015 273 St	$8,936	$7,748	$16,684	$9,383	$8,136	$17,519	$9,852	$8,542	$18,395
Aldergrove Veterans & Seniors Society	27247 Fraser Hwy	$5,307	$4,601	$9,908	$5,572	$4,831	$10,403	$5,851	$5,073	$10,923
Basketball B.C.	210 - 7888 200 St	$3,115	$2,700	$5,814	$3,271	$2,835	$6,105	$3,434	$2,976	$6,410
BC Amateur Softball Association	201 - 8889 Walnut Grove Dr	$2,148	$1,862	$4,010	$2,255	$1,955	$4,210	$2,368	$2,053	$4,421
BC Farm Museum	9142 Queen St	$22,969	$19,913	$42,882	$24,117	$20,908	$45,026	$25,323	$21,954	$47,277
BC Farm Museum	9131 King St	$18,511	$16,048	$34,559	$19,436	$16,850	$36,286	$20,408	$17,692	$38,101
BC Farm Museum	9119 King St	$2,776	$2,162	$4,938	$2,915	$2,270	$5,185	$3,061	$2,384	$5,444
Brookswood Senior Citizens	19899 36 Ave	$11,295	$9,793	$21,088	$11,860	$10,283	$22,142	$12,453	$10,797	$23,249
Canadian Museum of Flight	5333 216 St	$3,120	$2,705	$5,825	$3,276	$2,840	$6,116	$3,440	$2,982	$6,422
Union Gospel Mission - Cedar Haven	460 216 St	$15,409	$12,001	$27,410	$16,180	$12,601	$28,781	$16,989	$13,231	$30,220
City of Surrey	20575 0 Ave	$30,428	$26,382	$56,810	$31,949	$27,701	$59,651	$33,547	$29,086	$62,633
Critter Care Wildlife Society	481 216 St	$3,126	$2,434	$5,560	$3,282	$2,556	$5,838	$3,446	$2,684	$6,130
Encompass Support Services Society	6275 - 203 St	$5,436	$4,714	$10,150	$5,708	$4,949	$10,658	$5,994	$5,197	$11,190
Fernridge Community Hall	2389 200 St	$5,557	$4,818	$10,375	$5,835	$5,059	$10,894	$6,127	$5,312	$11,439
Flip City Gymnastics	#4 20279 97 Ave	$9,899	$8,583	$18,482	$10,394	$9,012	$19,406	$10,914	$9,463	$20,377
Flip City Gymnastics	#5 20279 97 Ave	$8,817	$7,645	$16,462	$9,258	$8,027	$17,285	$9,721	$8,429	$18,150
Flip City Gymnastics	#6 20279 97 Ave	$8,823	$7,650	$16,472	$9,264	$8,032	$17,296	$9,727	$8,434	$18,161
Flip City Gymnastics	#7 20279 97 Ave	$9,899	$8,583	$18,482	$10,394	$9,012	$19,406	$10,914	$9,463	$20,377
Fort Langley Community Improvement Society	9167 Glover Rd	$29,043	$25,182	$54,225	$30,495	$26,441	$56,936	$32,020	$27,763	$59,783
Fort Langley Lions Club	23022 88 Ave	$2,074	$1,615	$3,689	$2,178	$1,696	$3,874	$2,287	$1,781	$4,067
Girl Guides of Canada	25199 76 Ave	$142	$110	$252	$149	$116	$265	$156	$122	$278
Governing Council of The Salvation Army - Partial	19733 96 Ave	$6,145	$5,328	$11,473	$6,452	$5,594	$12,047	$6,775	$5,874	$12,649
Pacific Parklands Foundation	104 Ave	$7,907	$6,853	$14,760	$8,302	$7,195	$15,498	$8,718	$7,555	$16,273
Happy Herd Farm Sanctuary Society - Partial	1920 269A St	$2,697	$2,101	$4,798	$2,832	$2,206	$5,038	$2,974	$2,316	$5,289
Harmsworth Community Association	7170 232 St	$2,933	$2,284	$5,217	$3,079	$2,398	$5,478	$3,233	$2,518	$5,752
Horse Council of BC	27336 Fraser Hwy	$4,089	$3,546	$7,635	$4,294	$3,723	$8,017	$4,509	$3,909	$8,418
Inclusion Langley Society	19669 44 B Ave	$2,372	$1,848	$4,220	$2,491	$1,940	$4,431	$2,616	$2,037	$4,653
Inclusion Langley Society	24156 56 Ave	$4,369	$3,403	$7,772	$4,588	$3,573	$8,161	$4,817	$3,752	$8,569
Inclusion Langley Society	5171 221A St #103	$6,956	$6,032	$12,988	$7,304	$6,333	$13,637	$7,670	$6,650	$14,319
Inclusion Langley Society	5171 221A St #203	$4,685	$4,062	$8,746	$4,919	$4,265	$9,184	$5,165	$4,478	$9,643
Inclusion Langley Society	5171 221A St #202	$7,497	$6,501	$13,998	$7,872	$6,826	$14,698	$8,266	$7,167	$15,433
Inclusion Langley Society	21743 47B Ave	$2,842	$2,213	$5,055	$2,984	$2,324	$5,307	$3,133	$2,440	$5,573
Inclusion Langley Society	23535 44 Ave	$18,419	$15,970	$34,389	$19,340	$16,769	$36,108	$20,307	$17,607	$37,914
Langley Animal Protection Society	26220 56 Ave	$22,929	$19,795	$42,724	$24,075	$20,785	$44,860	$25,279	$21,824	$47,103
Langley BMX - Partial	20699 42 Ave	$568	$492	$1,060	$596	$517	$1,113	$626	$543	$1,169
Langley Community Services Society - Partial	6470 201 St	$12,068	$10,464	$22,532	$12,672	$10,987	$23,659	$13,305	$11,536	$24,842
Langley Elks Lodge #259 Foundation - Partial	6 4044 200B St	$3,695	$3,203	$6,898	$3,879	$3,364	$7,243	$4,073	$3,532	$7,605
Langley Good Times Cruise-In	27173 Fraser Hwy	$4,300	$3,729	$8,029	$4,515	$3,915	$8,431	$4,741	$4,111	$8,852
Langley Gymnastics Foundation	180 - 7888 200 St	$30,096	$26,082	$56,178	$31,600	$27,387	$58,987	$33,180	$28,756	$61,936
Langley Lions Housing Society	9402 208 St	$3,614	$3,132	$6,747	$3,795	$3,289	$7,084	$3,985	$3,453	$7,438
Langley Memorial Hospital	Lot 4 - 221A St	$77,408	$67,117	$144,525	$81,279	$70,472	$151,751	$85,343	$73,996	$159,339
Langley Memorial Hospital	Lot 2 - 221A St	$12,035	$9,373	$21,407	$12,636	$9,842	$22,478	$13,268	$10,334	$23,602
Langley Little Theatre Society	4307 200 St	$2,765	$2,153	$4,918	$2,903	$2,261	$5,164	$3,048	$2,374	$5,422
Langley Quarter Midget Association	26965 8 Ave	$6,431	$5,317	$11,747	$6,752	$5,582	$12,334	$7,090	$5,861	$12,951
Langley Riders Society	4303 208 St	$8,220	$6,402	$14,623	$8,631	$6,722	$15,354	$9,063	$7,059	$16,121
Langley Rod and Gun Club - Partial	3854 208 St	$16,701	$14,474	$31,176	$17,536	$15,198	$32,734	$18,413	$15,958	$34,371
Langley Rugby Club	21280 Crush Cres	$5,269	$4,104	$9,373	$5,533	$4,309	$9,842	$5,809	$4,525	$10,334
Meals on Wheels	2900 272 St	$11,041	$9,573	$20,613	$11,593	$10,051	$21,644	$12,172	$10,554	$22,726
Milner Community Association	6716 216 St	$2,495	$2,007	$4,502	$2,620	$2,107	$4,727	$2,751	$2,213	$4,964
Murrayville Community Hall	21667 48 Ave	$4,838	$4,193	$9,032	$5,080	$4,403	$9,483	$5,334	$4,623	$9,957
Murrayville Community Hall - Parking Lot	Parking Lot for MCH	$4,982	$4,320	$9,302	$5,231	$4,536	$9,767	$5,493	$4,762	$10,255
National Trust for Land & Culture (BC) Society	6764 224 St	$8,670	$6,752	$15,422	$9,103	$7,090	$16,193	$9,558	$7,444	$17,003
Nicomekl Enhancement Society	5263 232 St	$6,589	$5,713	$12,301	$6,918	$5,998	$12,916	$7,264	$6,298	$13,562
Pacific Riding for Developing Abilities	1088 208 St	$7,218	$5,622	$12,840	$7,579	$5,903	$13,482	$7,958	$6,198	$14,157
Pacificsport Foundation	225 - 7888 200 St	$1,319	$1,143	$2,463	$1,385	$1,201	$2,586	$1,455	$1,261	$2,715
Salvation Army - Gateway of Hope	3111 272 St	$21,124	$18,315	$39,439	$22,180	$19,231	$41,411	$23,289	$20,192	$43,481
Scouts Canada	20315 16 Ave	$36,797	$31,885	$68,683	$38,637	$33,480	$72,117	$40,569	$35,154	$75,723
Spartans Foundation	232 & 234 - 7888 200 St	$408	$354	$761	$428	$371	$800	$450	$390	$839
Wagner Hills Farm Society	8061 264 St	$19,200	$14,954	$34,154	$20,160	$15,702	$35,862	$21,168	$16,487	$37,655
Willoughby Community Hall	20809 83 Ave	$14,199	$12,311	$26,509	$14,908	$12,926	$27,835	$15,654	$13,573	$29,227
Kindred Community Farm Sanctuary	25906 28 Ave	$2,732	$2,128	$4,860	$2,869	$2,234	$5,103	$3,012	$2,346	$5,358
Fibromyalgia Well Spring Foundation	27522 Fraser Hwy	$1,010	$876	$1,885	$1,060	$919	$1,980	$1,113	$965	$2,079
Tourism Langley	50 - 5385 216 St	$2,158	$1,871	$4,030	$2,266	$1,965	$4,231	$2,380	$2,063	$4,443
Here & Now Community Society	8673 217A St	$7,738	$8,644	$16,538	$8,125	$9,076	$17,365	$8,532	$9,529	$18,233
Communitas Supportive Care Society	23124 88 Ave	$3,651	$2,843	$6,494	$3,833	$2,985	$6,818	$4,025	$3,135	$7,159
Fibromyalgia Well Spring Foundation	2 - 26004 Fraser Hwy	$1,010	$876	$1,885	$1,060	$919	$1,980	$1,113	$965	$2,079

Township of Langley

Est. 1873

COUNCIL POLICY

Subject: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION

Policy No:	**03-837**
Approved by Council:	**2006-05-13**
Revised by Council:	**2019-04-01**
Revised by Council:	**2019-07-22**
Revised by Council:	**2020-10-05**
Revised by Council:	**2023-09-11**

1. Purpose

1.1 The Community Charter Sections 224, 225 and 226 grants Council the discretion to provide permissive exemptions from property taxes for Charitable and Not-for-profit organizations in accordance with regulations set out in those sections and subject to the Township's budgetary constraints.

1.2 The purpose of this policy is to set the parameters under which Council will consider applications for permissive exemptions from property taxes for organizations which are eligible for such exemptions under the Community Charter Sections 224, 225 and 226. The parameters will provide fair, consistent treatment and consideration for all applicants providing charitable and not-for-profit services for the benefit of Township of Langley residents.

2. Background

2.1 Statutory property tax exemptions are provided under *Community Charter* Section 220 for properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over these statutory exemptions.

2.2 Permissive property tax exemptions are provided under *Community Charter* Sections 224, 225 and 226 for not-for-profit and charitable organizations. These permissive exemptions are at the discretion of Council and are subject to the Township's budgetary constraints.

2.3 Council supports, through permissive property tax exemptions, organizations which provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to services offered by the Township.

2.4 Due to budgetary constraints, Council has limited the Township's support to those organizations which meet the parameters set out in this policy. In addition, effective 2021, Council has instituted a limit of $75,000[1] (escalated annually) on permissive property tax exemptions for Not-for-Profit organizations. Effective 2023, exempt from this clause are public hospital parking lots.

[1] Permissive Tax Exemptions are a calculation based on assessed values provided by BC Assessment and property tax rates determined by the Township to apply to all property of a given class. For this reason, the actual exemption granted, that is limited, is unlikely to be exactly equal to $75,000.

3. Policy

3.1 General Eligibility for Permissive Exemptions

Council will only consider applications for permissive tax exemptions from charitable and not-for-profit organizations which are in good standing with their respective establishing and governing bodies.

Permissive tax exemptions previously granted by Council are subject to an annual review to ensure that they continue to qualify for an exemption based on the most current available information at the time of the review.

All applications must be consistent with the Township of Langley policies, plans, by-laws and regulations.

Churches/places of worship, not-for-profit and charitable organization are responsible to apply annually through the Township of Langley online Permissive Tax Exemption application process. Applicants should monitor the Township website under the Permissive Exemption section for information on when the applications are open. It is the responsibility of the applicant to ensure they complete the permissive application annually and submit all the required documentation. Applications not completed in full, missing documentation or applications not received on time, may lose their exemption for the following year. Application must be received by May 31 annually.

Council may designate only a portion of land/improvements as exempted where the following circumstances exist:

a) A portion of the land/improvements is used by private sector and/or organization not meeting Council's exemption criteria.
b) The applicant already receives a grant from the municipality, provincial or federal government.
c) The applicant meets all eligibility criteria, however Council may at its discretion grant a partial exemption.

Council may impose conditions on the exempted land/improvements with the applicant organization, including but not limited to:

a) Registration of a covenant restricting use of the property.
b) An agreement committing the organization to immediately disclose any substantial increase in the organizations' revenue or anticipated revenue.
c) Requiring repayment of monies equal to the foregone tax revenue.

3.2 Buildings for Public Worship

Lands Used or Occupied by a Church as Tenant or Licensee

Under Section 224(2)(g), Council may exempt the land or improvements used or occupied by a religious organization as tenant or licensee for the purpose of public worship or for the purposes of a church hall, which council considers necessary to land or improvements so used or occupied.

Township will consider providing exemptions for the land, improvements and surrounding area used for parking for the church or church hall under this category with the following conditions:

- Lease agreement requiring direct payment of property taxes to the Township of Langley.
- Owner to complete Statutory Declaration agreeing to Council Policy and Guidelines.

No permissive tax exemptions will be considered for sub leasing of areas within the footprint and surrounding areas considered for exemption. Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive exemption.

Buildings for Public Worship

Buildings for public worship and the footprint of land on which they stand automatically receive a statutory exemption under Section 220.

Under Section 224(2)(f) in relation to property that is exempt under Section 220, Council may exempt an area of land surrounding the exempt building; a hall that Council considers is necessary to the exempt building and the land on which the hall stands; and an area of land surrounding a hall that has been exempted.

Township will only consider exempting the surrounding area for the exempted Church or Place of Worship

- For Properties up to one (1) hectare in size, all such land shall be exempt
- For Properties that exceed one (1) hectare in size, the area of land shall be exempted up to one (1) hectare or eight (8) times the mandatory exempted footprint (area) of the Church or Place of Worship buildings and halls, whichever is greater
- A Property adjacent to and owned by the Church or Place of Worship that is developed as a parking lot for the Church or Place of Worship, may be considered for exemption up to one (1) hectare as long as the area is used for the sole purpose of parking for the Church or Place of Worship services
- Where there is a residence located on the same Property as a Church or Place of Worship in Schedule 'A' the residence and any ancillary buildings and the land upon which the residence and ancillary buildings actually stands, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, shall be assessed and taxed as residential property.

  Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive tax exemption.

3.3 <u>Not-For-Profit, Charitable Organizations and Community Halls</u>

Under Section 224(2)(a)(i), Council may exempt land and/or improvements that are owned or held by a charitable, philanthropic organization or other not-for-profit organization and the Council considers are used for a purpose that is directly related to the purposes of the organization.

The Township will only consider exempting land and/or improvements that are owned or held by not-for-profit organizations which are supported in whole or in part by public funds and used exclusively for charitable or philanthropic purposes. The permissive exemption has an upper limit of $75,000 (escalated annually) beyond which, assessments would become taxable, unless the

property is used for provincial public hospital parking. To qualify for an exemption under this section, the applicants must demonstrate that the services of their organization are open to and used predominantly by Township of Langley residents.

3.4 Care Homes, Private Hospitals/Institutions, Daycares

Under Section 224(2)(a & j), Council may exempt land or improvements owned or held by a person or organization and operated as a private hospital licensed under the Hospital Act or as a licensed community care facility, or registered assisted living residence, under the Community Care and Assisted Living Act. Township will not consider providing any exemptions under these sections for the following reasons:

- These services are the responsibility of senior government. There are Provincial and Federal programs in place to assist these organizations and the services that they provide are the responsibility of these senior governments.
- Council would like to ensure that Township of Langley residents are not overtaxed by the increasing number of regional and broader organizations located in the Township of Langley and receiving exemption from taxation.

3.5 Heritage/ Partnering

Under Section 225(2)(a)(b), Council may provide a tax exemption for eligible partnering property, is owned by a person or public authority providing a municipal service under a partnering agreement; council considers will be used in relation to the service being provided under the partnering agreement; heritage property, being property that is protected heritage property; subject to a heritage revitalization agreement under section 966 of the Local Government Act; subject to a covenant under section 219 of the Land Title Act that relates to the conservation of heritage property; or if the exempted heritage property is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding that improvement.

Township will consider providing property tax exemptions for the revitalization of eligible heritage properties as an incentive to encourage the preservation, rehabilitation or restoration of heritage resources in the Township.

Eligible heritage properties include protected heritage properties under section 967 of the Local Government Act, properties included on a schedule of protected heritage property in a heritage conservation area under section 970.1(3)(b) of the Local Government Act, property subject to a heritage revitalization agreement under Section 966 of the Local Government Act, or properties subject to a covenant under section 219 of the Land Title Act related to the conservation of heritage property.

3.6 Revitalization Tax Agreements

Under Section 226, Council may consider revitalization tax exemptions to encourage revitalization in the Township. Such exemptions must be in accordance with a revitalization program bylaw which provides details of the program. There also must be an agreement with the property owner detailing any requirements and conditions Council stipulates. Finally, once all the revitalization program bylaw and owner agreement requirements and

conditions are met a revitalization tax exemption certificate must be issued for the property.

Township of Langley does not currently have any revitalization tax agreements in place but would consider providing revitalization tax exemptions on an individual basis.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION BYLAW NO. 6058

EXPLANATORY NOTE

Bylaw No. 6058 provides for permissive tax exemptions that the Council of the Township of Langley deem desirable to exempt under the Community Charter.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION BYLAW NO. 6058

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 “Permissive Tax Exemption Bylaw No. 6058”.

2. The land and improvement of the properties listed in Schedule “A” Heritage Properties, Schedule “B” Places of Worship, Schedule “C” Charitable / Not-For-Profit and Schedule “D” Partnering Agreement attached hereto and forming a part of the Bylaw (the “Properties”), are hereby wholly and/or partially exempt from those taxes imposed under section 197(1)(a) of the Community Charter, for a period of ten (10) years ending December 31, 2034.

3. The properties listed as Heritage in Schedule “A”

    - This Bylaw ceases to apply to any of the Properties when a property’s use no longer directly relates to the purposes of heritage and, after this, the Property is liable to taxation.

4. The properties listed as Places of Worship in Schedule 'B'

    - That are up to one (1) hectare in size, all such land shall be exempt.
    - That exceed one (1) hectare in size, the area of land shall be exempted up to one (1) hectare or eight (8) times the mandatory exempted footprint (area) of the Place of Worship buildings and halls, whichever is greater.
    - A property adjacent to and owned by the Place of Worship in Schedule ‘A’ that are used as a parking lot for the Place of Worship, are exempt up to one (1) hectare if this area is used for the purpose of parking for the Place of Worship services.
    - Where there is a residence located on the same property as a Place of Worship in Schedule ‘A’, the residence and any ancillary buildings and the land upon which the residence and ancillary buildings stands, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, shall be assessed, and taxed as residential property.
    - This Bylaw ceases to apply to any of the Properties when a property’s use no longer directly relates to the purposes of religious worship and, after this, the Property is liable to taxation.

5. The properties listed as Charitable / Not-For-Profit in Schedule “C”

    - This Bylaw ceases to apply to any of the Properties when a property’s use no longer directly relates to the purposes of the charitable / not-for-profit organization, after this, the Property is liable to taxation.

- Council has limited the Township's support to those organizations which meet the parameters set out in Schedule "C". Council has instituted a limit of $75,000 on permissive property tax exemptions for charitable / not-for-profit organizations. Exempt from this clause are public hospital parking lots.

6. The properties listed in Partnering in Schedule "D"

    - This Bylaw ceases to apply to any of the Property when a property's use no longer directly related to the purposes of the Partnering Agreement and the property is liable to taxation.

7. Every property receiving a permissive tax exemption in the following Schedules "A", Schedule "B", and Schedule "D" must complete an application form annually, provide the required documentation and submit to the Township of Langley no later than May 31 to ensure that all properties listed in this these schedules meet the eligibility requirements.

8. The schedules to this Bylaw are integral parts of this Bylaw.

9. In this Bylaw words importing the singular number include the plural number and vice versa.

10. Charitable and Not-For-Profit Tax Exemption Bylaw 2014 No. 5117, and any amendments made thereto, is hereby repealed in its entirety as of January 1, 2025.

11. Churches Tax Exemption Bylaw 2014 No. 5118, and any amendments made thereto, is hereby repealed in its entirety as of January 1, 2025.

12. Heritage Tax Exemption Bylaw 2014 No. 5119, and any amendments made thereto, is hereby repealed in its entirety as of January 1, 2025.

13. Partnering Permissive Tax Exemption Bylaw 2020 No. 5245, and any amendments made thereto, is hereby repealed in its entirety January 1, 2025.

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 - HERITAGE

Hertigage Properties					
		Address	Folio	PID	Percentage of Parcel Exempt
Langley Township	Matheson Residence	19893 64th Ave	0132812009	008-715-131	Class 1 - 100%
Langley Township	Robert and Mary Harrower Residence	21920 (aka 21864) Old Yale Rd	0316111113	000-500-593	Class 1 - 100%
Langley Township	Moir Residence	6840 Glover Rd	0463111113	009-563-253	Class 1 - 100%
Langley Township	Dixon House and Barn	6120 Glover Rd	0478011112	011-498-714	Class 1 - 100%
Langley Township	F.J. Hart Building	3190 - 271 St	0597611006	005-729-351	Class 6 & 8 - 100%
Langley Township	Canadian Northern Railway - Langley Station	23245 Mavis Ave	0751811007	012-871-087	Class 1 & 6 - 100%
Langley Township	Sperling Methodist United Church & Hall	7206 240 St	1494511113	013-282-913	Class 8 - 100%

SCHEDULE B - PLACES OF WORSHIP

Places of Worship	Address	Folio	PID	Percentage of parcel Exempt
Aldergrove United Church	27336 Fraser Highway	0610011110	007-794-142	26%
Aldergrove Vineyard Fellowship	27522 Fraser Hwy	0758723054	025-317-717	2718 Square feet
Apostolic Faith Mission	4035 207 St	0084911119	010-449-981	100%
Apostolic Church Of God	24497 Fraser Hwy	0301011116	010-619-402	100%
Brookswood Baptist Church	20581 36 Ave	0063911006	018-242-022	100%
Christ Covenant Church	6866 Glover Rd	0463511119	011-499-621	100%
Christian & Missionary Alliance (Canadian Pacific District)	26291 28 Ave	0281511008	008-028-206	100%
Christian & Missionary Alliance (Canadian Pacific District)	7640 200 St	0145811119	010-734-741	Class 8 - Land Only
Christian Life Assembly	21277 56 Ave	0766825036	028-986-199	100%
Christians' Gospel Society	21587 44 Ave	0768532036	030-223-865	100%
Christians' Gospel Society	22678 48 Ave	0323412008	010-207-295	100%
Christians' Gospel Society	20620 36 Ave	0765830013	028-347-625	100%
Church Of Jesus Christ Of Latter-Day Saints In Canada	20030 82 Ave	0170912008	007-163-576	100%
Church Of Jesus Christ Of Latter-Day Saints In Canada	20370 82 Ave	0769713035	031-078-478	Class 8 - Land Only
Congregation Of The Assembly Of Christians	26580 29 Ave	0590114021	004-922-930	100%
Fort Langley Evangelical Free Church	8870 Glover Rd	0561511110	005-298-393	100%
Harvest Baptist Church	22594 Old Yale Rd	0321313002	013-304-437	Class 8 - ex Code 97 Land Only
Hebron Presbyterian Church	6656 Glover Rd	2475311113	007-315-341	100%
Holy Nativity Antiochian Orthodox Church	4828 216A St	0768811074	030-422-311	100%
Immanuel Lutheran Church	3232 272 St	0617611011	008-903-689	100%
Kalgidhar Darbar Sahib Society Inc	5998 264 St	0633411118	010-767-843	100%
Langley Christian Assembly Society	4775 221 St	0759013042	025-657-828	100%
Langley Immanuel Christ Ref Church	21713 50 Ave	0389611008	015-660-290	100%
Life Tabernacle Of Langley	4447 200 St	0076911017	002-868-563	100%
Living Word Fellowship	2623 272 St	0604911007	008-471-037	100%
Mennonite Church Bc	20997 40 Ave	0085712000	007-617-895	Class 8 - Land Only
North Langley Community Church	21015 96 Ave	0765829061	028-331-508	Class 8 - Land & Improvement
North Langley Community Church	24687 56 Ave	0412116017	003-894-291	100%
Northwest Langley Baptist Church	20025 91A Ave	0193911118	006-211-151	100%
Parish Of St Dunstan	3025 264 St	0281111119	012-265-837	Class 8 - Land Only
Priestly Society Of St Pius X	22630 48 Ave	0323511008	004-502-507	100%
Riverside Calvary Church	20178 96 Ave	0758016041	023-983-493	Class 8 - Land & Improvement
Roman Catholic Archbishop Of Vancouver	2827 273 St	0606111000	004-115-813	Class 8 - Land Only
Roman Catholic Archbishop Of Vancouver	20675 87 Ave	0758226056	024-292-583	Class 8 - Land Only
Rose Of Sharon Baptist Church	26245 28 Ave	0281514005	002-351-030	100%
Saint Herman Of Alaska Orthodox Church Archdiocese Of Canada	7221 198B St	0137516007	005-382-963	100%
Seventh-Day Adventist Church Bc Conference	4057 248 St	0351111003	012-217-956	Class 8 - Land & Improvement
Seventh-Day Adventist Church Bc Conference	23589 Old Yale Rd	0334511112	012-241-628	100%
Shepherd Of The Valley Lutheran Church	20097 72 Ave	0769321011	030-782-511	100%
Southridge Fellowship Baptist Church	22756 48 Ave	0758819095	025-525-557	Class 8 - Land Only
Synod Of The Diocese Of New Westminster	9160 Church St	7550311118	002-541-653	100%
The Bc Conference Of The Mennonite Brethren Churches	20098 22 Ave	0020113002	008-692-831	100%
The Pentecostal Assemblies Of Canada - Living Waters Assembly	9095 Glover Rd	0571311111	002-217-902	100%
Trustees Congregation Of Canadian Reformed Church Of Langley	21804 52 Ave	0760332044	026-440-261	100%
Trustees Free Reformed Church	20757 80 Ave	0767011083	029-110-751	Class 8 - Land Only
Trustees Of Aldergrove Congregation Of Jehovah'S Witnesses	26640 32 Ave	0765826019	028-267-940	100%
Trustees Of Congregation Of Canadian Reformed Church	7949 202A St	0146811019	023-340-886	Class 8 - Land Only
Trustees Of Murrayville Congregation Jehovah'S Witnesses	21465 Old Yale Rd	0098711111	011-402-806	100%
Trustees Of The Congregation Of The United Church - Parking Lot	024-816-230	0559411115	024-816-230	100%
Trustees Of The Congregation Of Langley Presbyterian Church	20867 44 Ave	0090616007	005-614-970	100%
Trustees Of The Congregation Of The Canadian	2469 267 St	0589714009	008-501-467	Class 8 - Land Only
Trustees Of The Congregation Of The United Churches Of Langley	21562 Old Yale Rd	0758820029	025-552-678	Class 8 - Land Only
Trustees Of The Walnut Grove Congregation Of Jehovah'S Witnesses	20241 68 Ave	0126811011	000-487-015	Class 8 - Land Only
Truth Tabernacle Of Greater Vancouver Bc	3025 271 St	0599311112	011-352-141	100%
United Churches Of Langley	9025 Glover Rd	0559411008	024-158-682	100%
United Churches Of Langley - Parking Lot	007-765-452	0098111117	0098111117	100%

Vietnamese Unified Buddhist (Hoa-Nghiem) Congreg	2013 248 St	0257711113	007-005-075	Class 8 - Land Only
The Grove Church	20784 93 Ave	0197221016	017-985-854	100%
Walnut Grove Lutheran Church Of Langley BC	20530 88 Ave	0176413009	007-169-213	100%
Willoughby Christian Reformed Church	20525 72 Ave	0141511111	011-109-831	100%
Wind Word Ministries	26460 52 Ave	0627912007	006-581-510	Class 8 - Land Only
Vancouver Hallelujah Community Church	120-20385 64 Ave	0772415067	032-180-080	100%

SCHEDULE C - NOT-FOR-PROFIT /CHARITABLE

Not for Profit / Chartitable				
	Address	Folio	PID	Percentage of parcel Exempt
Royal Canadian Legion Aldergrove Branch No. 265	26607 Fraser Hwy	0591711115	011-439-220	100%
Aldergrove Festival Days Society	6795 256 St	0445911112	006-935-087	100%
Aldergrove Food Bank	27522 Fraser Hwy	0758723054	025-317-717	Class 6 - 8% of Improvement / 1958 square feet
Aldergrove Old Age Pensioners Society	3015 273 St	0614911113	009-181-792 & 009-181-784	100%
Aldergrove Veterans & Seniors Society	27247 Fraser Hwy	0616611111	011-210-711	100%
Basketball Bc	210 - 7888 200 St	0766735062	031-167-993	100%
Bc Amateur Softball Association	201-8889 Walnut Gr Dr	0767834042	023-107-227	100%
Bc Farm Museum Association	9142 Queen St	0552111006	011-376-694 & 011-376-686	100%
Bc Farm Museum Association	9131 King St	0552611118	008-868-964	100%
Bc Farm Museum Association	9119 King St	0552511002	008-868-964	100%
Brookswood Senior Citizens No 132	19899 36 Ave	0072011006	012-282-260	100%
Canadian Museum Of Flight	3-5333 216 St	0101612006	000-908-550	100%
Union Gospel Mission	460 216 St	0236811116	005-989-922	100%
City Of Surrey	20575 0 Ave	0006411117	010-445-994	100%
Critter Care Wildlife	481 216 St	0002311117	013-219-073	100%
Encompass Support Services Society	6275 - 203 Street	0768811092	002-236-419	100%
Fernridge Community Hall Society	2389 200 St	0026711112	004-455-860	100%
Flip City Gymnastics	#4 20279 97 Ave	0765411038	027-981-568	100%
Flip City Gymnastics	#5 20279 97 Ave	0765411047	027-981-576	100%
Flip City Gymnastics	#6 20279 97 Ave	0765411056	027-981-584	100%
Flip City Gymnastics	#7 20279 97 Ave	0765411065	027-981-592	100%
Fort Langley Community Imp Society	9167 Glover Rd	0571511119	016-194-934	100%
Fort Langley Lions Club	23022 88 Ave	1565311112	011-891-891	100%
Girl Guides Of Canada	25199 76 Ave	0767816053	015-552-063	100%
Governing Council Of The Salvation Army In Canada	19733 96 Ave	0766113000	028-492-587	Class 6 - 100%
Happy Herd Farm Sanctuary Society	1920 269A St	0589514001	004-548-957	3 Acres of Land Only
Harmsworth Community Association	7170 232 St	0453111114	013-282-786	100%
Horse Council Of Bc	27336 Fraser Hwy	0610011110	007-794-142	Class 6 - 50% of the 46%
Inclusion Langley Society	19669 44 B Ave	0078117006	000-861-529	100%
Inclusion Langley Society	24156 56 Ave	0372511112	011-391-375	100%
Inclusion Langley Society	5171 221A St #103	0764528022	026-727-978	100%
Inclusion Langley Society	5171 221A St #203	0764529049	026-768-071	100%
Inclusion Langley Society	5171 221A St #202	0764529058	026-768-089	100%
Inclusion Langley Society	21743 47B Ave	0758434063	024-731-331	100%
Inclusion Langley Society	23535 44 Ave	0759822089	026-059-169	100%
Langley Animal Protection Society	26220 56 Ave	0362111117	000-444-545	100%
Langley Bmx	20699 42 Ave	1084011117	006-594-000	9.25% of Land
Langley Community Services Society	6470 201 St	0758723036	025-301-632	11% of Land % Parking
Langley Elks Lodge #259 Foundation	6 4044 200B St	0078412017	000-504-611	37.5%
Langley Good Times Cruise In	27173 Fraser Hwy	0598511005	011-993-405	100%
Langley Gymnatics Foundation	180 - 7888 200 St	0766735044	031-167-993	100%
Langley Lions Society	9402 208 St	0203911115	011-990-058	Class 8 - Code 14 - Land & Improvement
Langley Community Health & Hospital Foundation	Lot 4 - 221A St	0758212007	024-176-320	100%
Langley Community Health & Hospital Foundation	Lot 2 - 221A St	0758211080	024-176-303	100%
Langley Little Theatre Society	4307 200 St	0075211114	012-459-062	100%
Langley Quarter Midget Association	26965 8 Ave	6585111000	010-125-671	100%
Langley Riders Society	4303 208 St	0083911111	007-303-521	100%
Langley Rod & Gun Club	3854 208 St	0054411117	013-240-480	42%
Langley Rugby Club	21280 Crush Cres	0769923068	031-245-986	100%
Langley Meals On Wheels Service Society	2900 272 St	0771113082	010-538-470	100%
Langley Meals On Wheels Service Society	2900 272 St	1607311112	010-538-470	100%
Metro Vancouver Regional Parks Foundation	104 Ave	0764827066	027-082-156	100%
Milner Community Association	6716 216 St	0764130095	026-618-702	100%
Murrayville Community Memorial Hall Association	21667 48 Ave	0386211115	005-997-755	100%
Murrayville Community Memorial Hall Association	Parking Lot for MCH	0386311114	012-640-905	100]%
National Trust For Land & Culture (Bc) Society	6764 224 St	0461111000	006-189-334	100%
Nicomekl Enhancement Society	5263 232 St	0384011005	023-065-613	100%
Pacific Riding For Developing Abilities	1088 208 St	0014811117	007-729-855	100%
Pacific Sport Regional Sport Centre	225 - 7888 200 St	0767225085	031-167-993	100%
Salvation Army- Gateway Of Hope	3111 272 St	0598211008	017-485-525	100%
Scout Properties (Bc/Yukon)	20315 16 Ave	0758714091	025-021-559	100%
Spartens Foundation	232&234-7888 200 St	0767315086	031-167-993	100%
Wagner Hills Farm Society	8061 264 St	0764111043	026-441-187	Class 1 - 100%
Willoughby Community Hall	20809 83 Ave	0766114036	028-494-431	100%
Kindred Community Farm Sanctuary	25906 28 Ave	0279116001	006-334-237	50% of Land
Fribromyalgia Well Spring Foundation	27522 Fraser Hwy	758723054	025-317-717	25% or of the 2700 Square feet
Fribromyalgia Well Spring Foundation	2-26004 Fraser Highw	758723054	025-317-717	25% or of the 3115 Square feet

SCHEDULE D - PARTNERING

Partnering				
	Address	Folio	PID	Percentage of Parcel Exempt
Tourism Langley	Lot 50 -5385 216 S	0769336096	Lot 2, District Lot 307, Plan NWP5745, Langley Airport Lease, Lot 50	694 Square Feet of the improvement assessment and 2 parking spaces

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-191
FROM:	FINANCE DIVISION	**FILE:**	1760-30
SUBJECT:	TEMPORARY BORROWING BYLAWS (CIVIC INFRASTRUCTURE PHASE 2 LOAN, SMITH ATHLETIC PARK SITE LOAN, SMITH ATHLETIC PARK DETENTION WORKS LOAN AND SMITH ATHLETIC PARK DEVELOPMENT LOAN) AND MUNICIPAL SECURITY ISSUING RESOLUTION		

RECOMMENDATIONS:

That Council give first, second, and third reading to Temporary Borrowing (Civic Infrastructure Phase 2 Loan) Bylaw No. 6064 towards the estimated cost of constructing the Civic Infrastructure Phase 2 capital project.

That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Site Loan) Bylaw No. 6065 towards the estimated cost of Smith Athletic Park Site preparation capital project.

That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Detention Works Loan) Bylaw No. 6066 towards the estimated cost of the Smith Athletic Park Detention Works capital project.

That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Development Loan) Bylaw No. 6067 towards the estimated cost of the Smith Athletic Park Development capital project.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $29,918,765 as authorized through Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $19,696,970 as authorized through Smith Athletic Park Site Loan Authorization Bylaw No. 5998.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $6,092,929 as authorized through Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2025 long-term debt issue, $30,596,970 as authorized through Smith Athletic Park Development Loan Authorization Bylaw No. 6000.

That Metro Vancouver Regional District be requested to consent to our borrowing of $29,918,765 as authorized through Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $19,696,970 as authorized through Smith Athletic Park Site Loan Authorization Bylaw No. 5998 over a twenty-five (25) year term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $6,092,929 as authorized through Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 over a twenty-five (25) year term and include the borrowing in their security issuing bylaw.

That Metro Vancouver Regional District be requested to consent to our borrowing of $30,596,970 as authorized through Smith Athletic Park Development Loan Authorization Bylaw No. 6000 over a thirty (30) year term and include the borrowing in their security issuing bylaw.

EXECUTIVE SUMMARY:

On May 27, 2024, Council gave final reading to Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5998 for $29,918,765 for the estimate cost of the Smith Athletic Park Development capital project.

On June 24, 2024, Council gave final reading to Smith Athletic Park Site Loan Authorization Bylaw No. 5998 for $19,696,970, Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 for $9,292,929 and Smith Athletic Park Development Loan Authorization Bylaw No. 6000 for $30,596,970 for the estimate cost of constructing the Smith Athletic Park Site, Smith Athletic Park Detention Works, and Smith Athletic Park Development.

On September 9, 2024, Council revised the previously approved capital project for Smith Athletic Park Detention Works from $9,292,929 to $6,092,929 funded by borrowing bylaw No. 5999.

The Temporary Borrowing bylaw provides for temporary borrowing pending the issuance of debenture debt by the Municipal Finance Authority in accordance with the *Community Charter*.

A Temporary Borrowing Bylaw acts as a bridge from that period when a Capital Project starts and funding is required to the next official debt issuance by Metro Vancouver and the Municipal Finance Authority. Temporary borrowing can also work like a progress draw and provide an opportunity to borrow only what is required until such time as the project is complete and the total amount of funding required is known. It makes sense to use temporary borrowing when the timeline for a project is in flux. Money borrowed under this section must be repaid or transferred to long term debt within five years from the first advance.

PURPOSE:

The purpose of the report is to obtain Council's approval for Temporary Borrowing Bylaws No's. 6064, 6065, 6066 and 6067 for Civic Infrastructure Phase 2, Smith Athletic Park Site, Smith Athletic Park Detention Works, and Smith Athletic Park Development as outlined previously, and Municipal Security Issuing Resolutions as required under the Community Charter with respect to long term debt for capital works.

DISCUSSION/ANALYSIS:

On May 27, 2024, Council gave final reading to Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5998 for $29,918,765 for the estimate cost of the Smith Athletic Park Development capital project.

On June 24, 2024, Council gave final reading to Smith Athletic Park Site Loan Authorization Bylaw No. 5998 for $19,696,970, Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 for $9,292,929 and Smith Athletic Park Development Loan Authorization Bylaw No. 6000 for $30,596,970 for the estimate cost of constructing the Smith Athletic Park Site, Smith Athletic Park Detention Works, and Smith Athletic Park Development.

On September 9, 2024, Council revised the previously approved capital project for Smith Athletic Park Detention Works from $9,292,929 to $6,092,929 funded by borrowing bylaw No. 5999.

The Temporary Borrowing bylaw provides for temporary borrowing pending the issuance of debenture debt by the Municipal Finance Authority in accordance with the *Community Charter*.

A Temporary Borrowing Bylaw acts as a bridge from that period when a Capital Project starts, and funding is required to the next official debt issuance by Metro Vancouver and the Municipal Finance Authority. Temporary borrowing can also work like a progress draw and provide an opportunity to borrow only what is required until such time as the project is complete and the total amount of funding required is known. It makes sense to use temporary borrowing when the timeline for a project is in flux. Money borrowed under this section must be repaid or transferred to long term debt within five years from the first advance.

Under the *Community Charter*, all long-term borrowing, with a term longer than five years, must be undertaken with the Municipal Finance Authority (MFA) through the municipality's Regional District. Borrowing from the MFA requires that a Council approved Municipal Security Issuing Resolution, Loan Authorization Bylaw and the Certificate of Approval from the Ministry of Community Services be forwarded to Metro Vancouver Regional District (MVRD). MVRD also requires a completed Liability Servicing Limit Statement, the 2024-2028 Financial Plan with annual debt servicing costs, sources of revenues for debt servicing and schedule of anticipated future borrowings. They also require the most recently Audited Financial Statements with a schedule of reserves. Upon consent of the undertaking, the MVRD will proceed with issuing the Regional District Security Issuing Bylaw to the MFA on behalf of the Township.

The Township will place the debts with the MFA through the long-term debenture debt program. Temporary Borrowing Bylaws are required to obtain funds from the MFA through their interim financing program until the long-term debenture debt program is in place. The Civic Infrastructure Phase 2 loan will be repaid from Development Cost Charges and General Operating Revenue with a maximum term of 20 years. The Smith Athletic Park Site Loan will be repaid from Development Cost Charges with a maximum term of 25 years. The Smith Athletic Park Detention Works Loan will be repaid from Development Cost Charges with a maximum of 25 years. The Smith Athletic Park Development Loan will be repaid from General Operating Revenue with a maximum term of 30 years.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6064

EXPLANATORY NOTE

Bylaw No. 6064 provides for temporary borrowing pending the issuance of debenture securities to complete Civic Infrastructure Phase 2 Capital Works, in the amount of $29,918,765 pursuant to Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6064

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 5991, cited as Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991 authorizing the borrowing of a sum not exceeding twenty-nine million nine hundred eighteen thousand seven hundred sixty-five dollars ($29,918,765) to complete Civic Infrastructure Phase 2 Capital Works.

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

This bylaw may be cited as “Temporary Borrowing (Civic Infrastructure Phase 2) Bylaw No. 6064”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of twenty-nine million nine hundred eighteen thousand seven hundred sixty-five dollars ($29,918,765), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991.

The proceeds from the sale of the debentures or so much thereof as may be necessary, shall be used to repay the money so borrowed.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6065

EXPLANATORY NOTE

Bylaw No. 6065 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Site Preparation Capital Works, in the amount of $19,696,970 pursuant to Smith Athletic Park Site Loan Authorization Bylaw No. 5998.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6065

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 5998, cited as Smith Athletic Park Site Loan Authorization Bylaw No. 5998 authorizing the borrowing of a sum not exceeding nineteen million six hundred ninety-six thousand nine hundred seventy dollars ($19,696,970) to complete Smith Athletic Park Site Preparation Capital Works.

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

This bylaw may be cited as “Temporary Borrowing (Smith Athletic Park Site) Bylaw No. 6065”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of nineteen million six hundred ninety-six thousand nine hundred seventy dollars ($19,696,970), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Smith Athletic Park Site Loan Authorization Bylaw No. 5998.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6066

EXPLANATORY NOTE

Bylaw No. 6066 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Detention Works Capital Project, in the amount of $6,092,929 pursuant to Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6066

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 5999, cited as Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 authorizing the borrowing of a sum not exceeding six million ninety-two thousand nine hundred twenty-nine dollars ($6,092,929) to complete Smith Athletic Park Detention Works Capital Project.

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

This bylaw may be cited as “Temporary Borrowing (Smith Athletic Park Detention Works) Bylaw No. 6066”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of six million ninety-two thousand nine hundred twenty-nine dollars ($6,092,929), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6067

EXPLANATORY NOTE

Bylaw No. 6067 provides for temporary borrowing pending the issuance of debenture securities to complete Smith Athletic Park Development Capital Works, in the amount of $30,596,970 pursuant to Smith Athletic Park Development Loan Authorization Bylaw No. 6000.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6067

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 6000, cited as Smith Athletic Park Development Loan Authorization Bylaw No. 6000 authorizing the borrowing of a sum not exceeding thirty million five hundred ninety-six thousand nine hundred seventy dollars ($30,596,970) to complete Smith Athletic Park Development Capital Works.

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

This bylaw may be cited as “Temporary Borrowing (Smith Athletic Park Development) Bylaw No. 6067”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of thirty million five hundred ninety-six thousand nine hundred seventy dollars ($30,596,970), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Smith Athletic Park Development Loan Authorization Bylaw No. 6000.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW NO. 5799

EXPLANATORY NOTE

Bylaw No. 5799 amends the Willoughby Community Plan by incorporating the Williams Neighbourhood Plan and related and consequential amendments to land use of the Willoughby Community Plan.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW NO. 5799

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

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

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

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

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

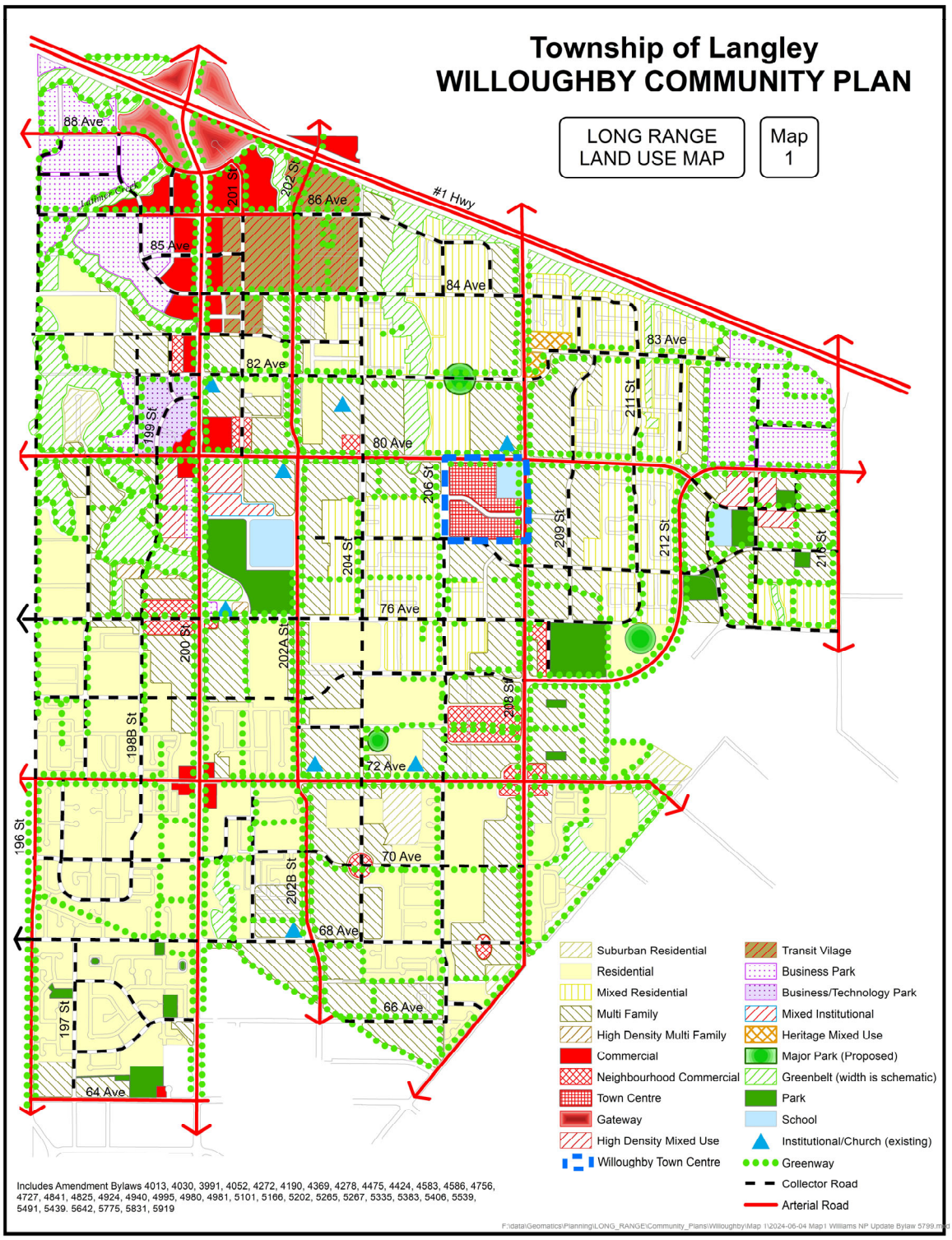
    c) adding Schedule "W-10" Williams Neighbourhood Plan as shown as Schedule 'E' attached to and forming part of this bylaw.

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

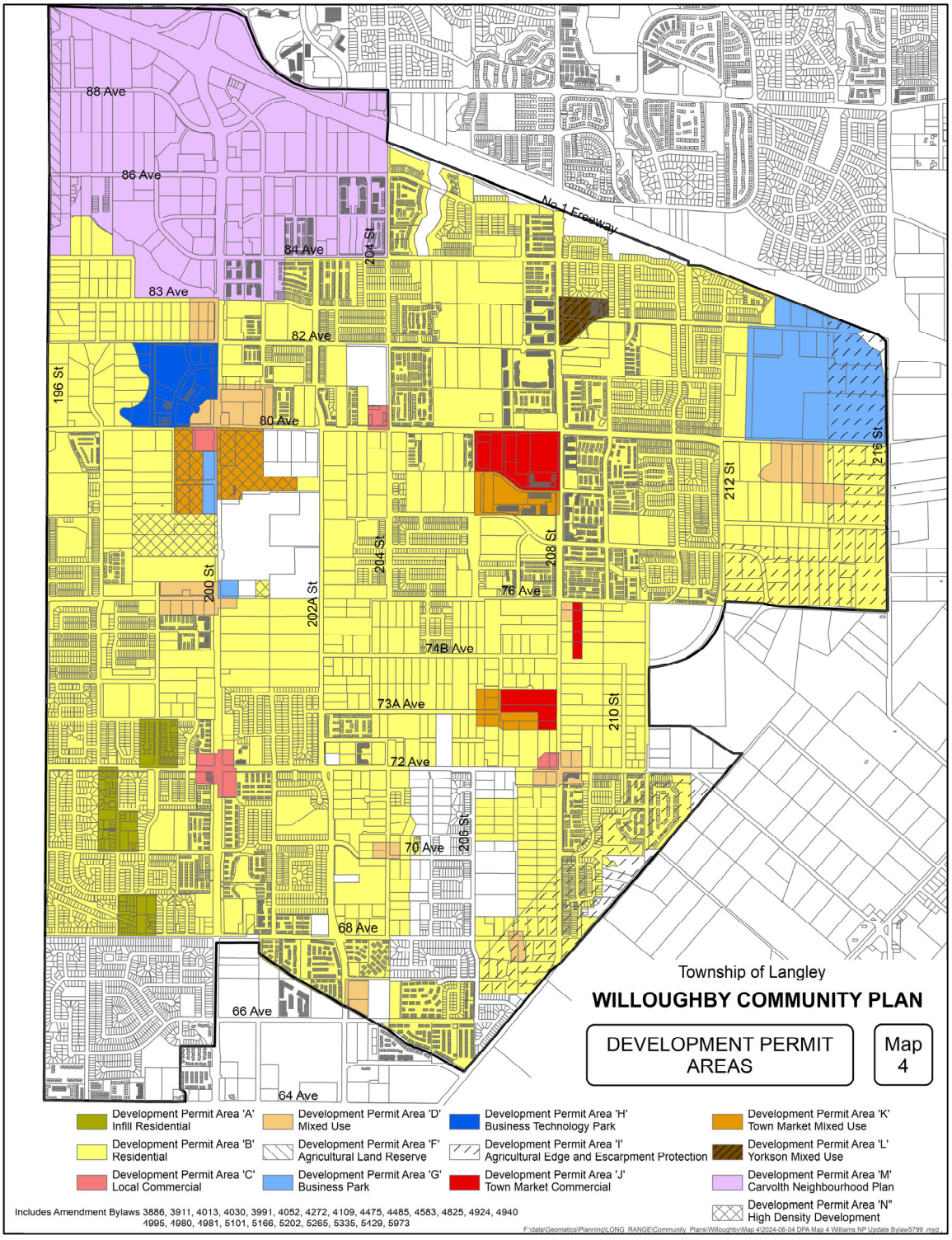
READ A FIRST TIME the	24	day of	July	, 2023
READ A SECOND TIME the	10	day of	June	, 2024
PUBLIC HEARING HELD the	15	day of	July	, 2024
READ A THIRD TIME the	9	day of	September	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'B'
BYLAW NO. 5799



SCHEDULE 'C'
BYLAW NO. 5799





Williams Neighbourhood Plan

Bylaw No. 5799

Willoughby Community Plan

THE CORPORATION OF
THE TOWNSHIP OF
LANGLEY

Schedule W-10
Willoughby Community Plan

Williams Neighbourhood Plan

Bylaw No. 5799

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

Adopted by Council _____

CONSOLIDATED FOR CONVENIENCE ONLY

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AMENDMENTS

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

WILLIAMS NEIGHBOURHOOD PLAN

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1.0 INTRODUCTION

The Williams Neighbourhood Plan seeks to establish a high quality of life for residents, business owners, and employees by establishing key employment centre lands adjacent to the 216 Street interchange and a range of housing, commerce, recreational, public and nature spaces that support the physical and social environments where residents live, learn, work, and play.

1.1 Policy Context

The Williams Neighbourhood is located in the community of Willoughby. The Williams Neighbourhood Plan provides a detailed land use plan to guide growth and change, in accordance with the broader policy directions in the Willoughby Community Plan and Township of Langley Official Community Plan.



1.2 Plan Area

The Williams Neighbourhood Plan area encompasses 110 hectares (274 acres) in the northeastern area of Willoughby. Its boundaries are Highway #1 (north) with a full interchange and overpass at 216 Street (east), 212 Street (west), and 76 Avenue (south).

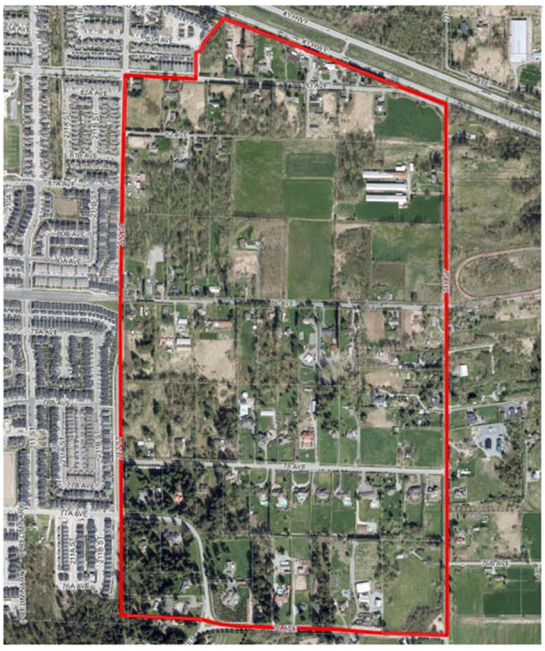


Figure 1.1: Williams Neighbourhood Plan Area

1.3 Plan Process

The planning process for the Williams Neighbourhood Plan followed the Council-endorsed Terms of Reference. Public consultation and technical analysis were integrated to inform the planning process throughout. Early in the plan process, Community Dialogue Sessions, a Neighbourhood Team meeting, a design workshop and members of the public contributed to the development of initial options for the Williams neighbourhood.

Through additional Neighbourhood Team meetings and four public open houses, there were various opportunities for focused community consultation, input, and feedback. The Technical Team also met to review input from the broader community and property owners within the Williams area, and refine planning and design concepts, up until the final version of the plan was completed (see Figure 1.2).

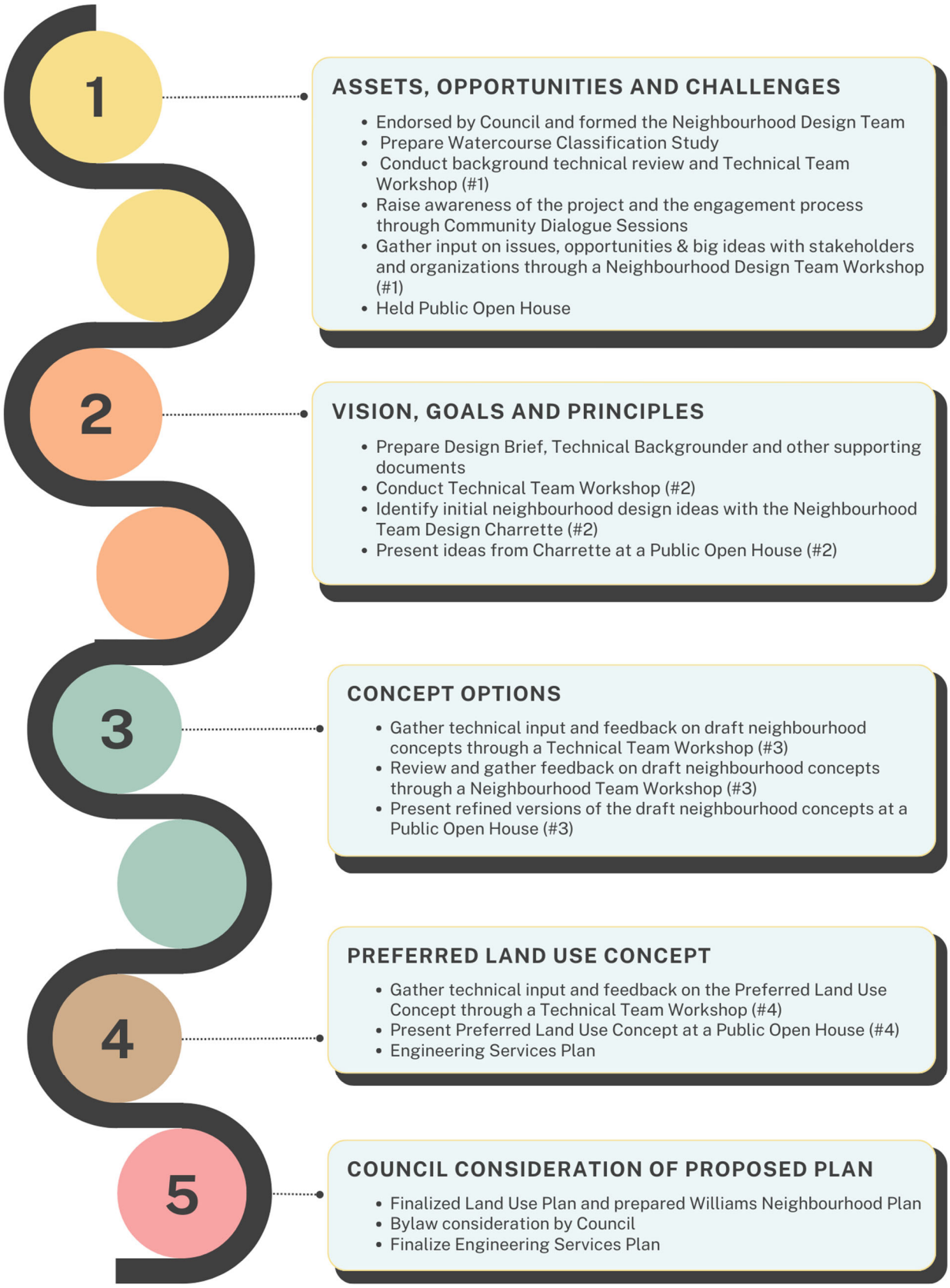


Figure 1.2: Williams Neighbourhood Plan Process

2.0 BACKGROUND AND PLANNING CONTEXT

2.1 Site Planning Context

2.1.1 Land-Use Context

The predominant land use in the Williams area is rural residential with some single-family estates on small acreages. Williams is bordered by urban neighbourhoods to the west and north (separated by Highway #1) and rural lands in the Agricultural Land Reserve to the east and south. Existing land parcels range from 0.17 to 14 hectares (0.42 acre to 35 acres) in size, with more than three-quarters having a lot size of between 0.8 and 1.0 hectare (2 and 2.5 acres).

2.1.2 Environmental Context

Geotechnical and Hydrogeological Conditions:
The Willoughby Escarpment, adjacent to Milner Valley, has the highest elevation along the western edge. From there, the elevation gently declines in an easterly and southeasterly direction, except for a section south of 78 Avenue, where the elevation change is more abrupt, with nearly a 70-metre vertical fall from 212 Street to the confluence of 76 Avenue and 216 Street in the southeast corner, as shown in Figure 2.1.

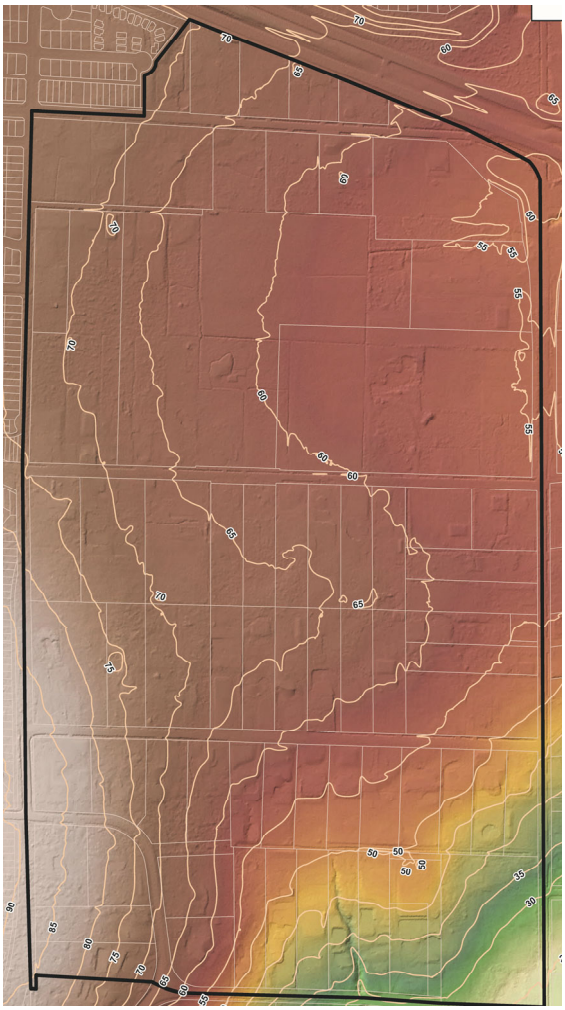


Figure 2.1: Elevation in Williams

Aquatic Resources:
Several Class “B” watercourses and other wetted features exist in the Williams area. They provide a significant source of food, nutrient, and cool water supplies to downstream fish populations and discharge into the two Guy Creeks; one that drains northward and the other southward.

Vegetation and Forest Tree Canopy Cover:
The Williams area habitat primarily consists of forests and grassland areas. The vegetated habitat is fragmented and interspersed due to historic agriculture activities and more recently, suburban “estate” development. According to the Wildlife Habitat Conservation Strategy (WHCS), coniferous forests represent the priority habitat for the ecosystem yet is determined to be the least common habitat type found in the Township. A small coniferous forest was identified in the southwest corner of the Willoughby Escarpment and could be preserved through developing a future Wildlife Habitat Patch.

2.1.3 Heritage Context

The Willoughby area falls within the asserted traditional territories of the Coast Salish peoples. Early Willoughby residents have recalled reports of First Nations lithic material being found along the upper ridges of Yorkson Creek. The original woodlands may have provided refuge for cultural activities of the Coast Salish peoples; however, it is not known what impact the forest fires of the early nineteenth century, and subsequent logging and land clearing during settlement may have had on potential evidence of such activities. The eastern edge of Willoughby is located to the northwest of the original Hudson's Bay Company farmlands that were cultivated in the 1830s.

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

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

The Williams neighbourhood, bounded by the Trans-Canada Highway to the north, 76 Avenue to the south, 212 Street to the west, and 216 Street to the east, has three historic roads within its boundaries that formed part of Willoughby's early transportation infrastructure. Townline Road (216 Street) remains the central north-south spine running along the divide between Milner's agricultural lands and the Willoughby Escarpment to the west. Williams Road (78 Avenue) was built in 1927 and named after the A.J. (Bert) Williams, a local landowner in the area. The eastern end of McLarty Road (80 Avenue) which ran from what is now 196 Street to 216 Street was named after Peter McLarty who had large land holdings in Willoughby, west of Williams. Many of the early buildings located on 208 Street have been restored as a tribute to the area's early history.

2.1.4 Mobility Context

Network Overview:

The Township's transportation network supports mobility for all modes of travel, including general purpose traffic, goods movement, and transit, walking, and cycling. Within the Williams neighbourhood, the transportation network consists of north-south corridors along 216 Street and a partial along 212 Street (portion south of 80 Avenue), and three east-west corridors generally aligned with 76 (Morrison Crescent), 78 and 80 Avenues.

The local road network served the rural area without a direct route to Highway #1. With the completion of the 216 Street interchange, the 80 Avenue extension (University Drive) and 212 Street Connector, the north-south and east-west connections are improved.

Transit Overview:
Transit service in Langley and throughout Metro Vancouver is planned and funded by TransLink. Currently, a few transit routes provide regional connections through Willoughby, from Langley Centre and Langley South. Carvolth Transit Exchange (202 Street and 86 Avenue) provides connecting transit service. Public transit service is not provided within Williams; however, with development transit service could be expected to serve the area along 80 Avenue and the 212 Connector.

Pedestrian and Cycling Facilities:
Dedicated cycling facilities (such as bicycle lanes or multi-use pathways) are not available in the Williams neighbourhood. The Township's Cycling Plan (2015) defines cycling facilities and identifies on- and off-street cycling facilities along all arterials in Williams (80 Avenue, 212 Street Connector, and 216 Street). There are numerous opportunities to incorporate greenways, pedestrian infrastructure, and cycling routes through the neighbourhood.

2.1.5 Infrastructure Context

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

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

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

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

2.2 Policy Framework

2.2.1 Metro Vancouver Regional Growth Strategy

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

2.2.2 Official Community Plan

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

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

As further stipulated in the OCP, centres provide the foundation for developing the spatial pattern for communities and neighbourhoods and serve as the policy manifestation of a complete community. Centres offer a varying mix of commercial, employment, residential, health, educational, and recreational amenities that support the daily needs of residents and workers and serve as important gathering places when they are planned as people-oriented spaces. Centres also accommodate a variety of transportation systems, public spaces, and green infrastructure, each of which have a clear place in a spatial hierarchy. The spatial arrangement of the different components in centres helps create synergies among land uses, activate the public realm, create opportunities for housing and mobility choice, and contribute to reductions in energy use and greenhouse gas emissions.

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

2.2.3 Willoughby Community Plan

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

Each neighbourhood within the Willoughby area is intended to support a variety of land use densities and elements such as an elementary school and neighbourhood park, neighbourhood convenience shopping, with good linkages providing for pedestrian and bicycle movements along green corridors.

Another key policy feature is view scape preservation of the Willoughby Escarpment, a ridge with a gentle slope in the Milner Valley that runs along the northwest edge of the former Hudson Bay Company farm. The policy goal is to protect the scenic and ecological resources associated with lands characterized by steep slopes, ridgelines and edge transition areas between urban development and the Agricultural Land Reserve.

There are two distinct land uses in Williams: an employment area north of 80 Avenue and a residential area in the south of 80 Avenue. The Willoughby Community Plan also includes a significant greenway network in Williams area and connections to adjacent neighbourhoods.

3.0 NEIGHBOURHOOD VISION AND GOALS

Careful planning and thoughtful design are needed to create places that support a high quality of life for all residents and contribute to the prosperity of the community. Planning the Williams neighbourhood begins with recognizing the Vision and Guiding Principles of the Willoughby Community Plan. Policy will be guided by its Neighbourhood Goals.

3.1 Vision Statement

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

> "*The Williams neighbourhood is a vibrant, walkable, and connected community with scenic viewscapes. As a gateway to the Township and Willoughby community, it provides jobs close to home while maintaining a family friendly neighbourhood. The Willoughby Escarpment and green spaces blend the neighbourhood into adjacent agriculture lands."*

3.2 Goals

The Vision is further articulated in the Neighbourhood 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:

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

Goal 2:

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

Goal 3:

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

Goal 4:

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

Goal 5:

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

Goal 6:

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

Goal 7:

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

Goal 8:

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

Goal 9:

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

Goal 10:

Remembering Our History
Incorporate history into neighbourhood design elements.

Goal 11:

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

Goal 12:

An Implementable Plan
Develop a plan that is readily implementable.

4.0 NEIGHBOURHOOD URBAN DESIGN CONCEPT

4.1 Neighbourhood Design Concept

Located at the eastern end of the Willoughby Escarpment, the hillside setting of the Williams area offers superb views of Milner Valley, Mount Baker, and vistas beyond. The Williams area benefits from key transportation linkages to Willoughby, Walnut Grove, and the University District, and serves as an important gateway to the Township.

The neighbourhood spatial structure establishes a mixed-use, pedestrian/cyclist-friendly, transit-supportive neighbourhood with housing and employment areas.

The Employment District, the Transition District and the Mixed-Use and Residential District are the key geographic areas of the neighbourhood, as shown in Figure 4.1. These districts and their arrangement, shape the built character and influence how residents, business owners, employees, and students work, shop, and travel in the neighbourhood. Key design elements include:

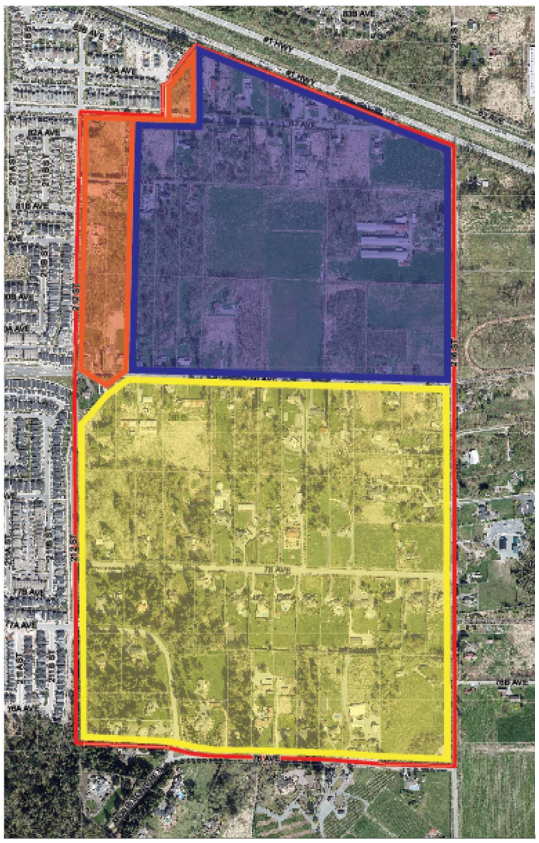


Figure 4.1: Neighbourhood Urban Desing Concept

- **Block structure and street patterns** provide the urban framework.
- **Street design characteristics** such as sidewalks, medians and curbs, roadway width, pavement and surface materials, street trees, and landscaping contribute to the character and sense of place.
- **Lot patterns, size, shape, and placement of buildings**, along with size and shape, define the physical character of a place.
- **Building forms and types** provide places with distinct identities.
- **Vegetation, landscaping, natural features, and open spaces** are neighbourhood features that integrate and accommodate nature to enhance neighbourhood livability.
- **Distinctive place elements** are neighbourhood amenities such as play fields, trails and greenways, schools, and other public spaces.

Williams will become a distinct neighbourhood and is projected to accommodate approximately 11,000 residents in 5,770 dwelling units at full build out. (These projections are subject to change with the introduction of small-scale, multi-unit housing options by the province of British Columbia.)

4.2 Employment District

The Employment District is strategically located adjacent to Highway #1 and the 216 Street Interchange, providing superior regional access. It accommodates a range of light industrial, office, business, and employment uses, which may also include a combined gasoline and electric vehicle charging station, overnight accommodations, small-scale restaurants, and convenience stores. These business and employment lands are key generators for job growth that will provide significant contributions to the local economy.

Employment District Policies:

1. Develop an interconnected arterial, collector, industrial, and local road network (see Map 4). Required roads include:
    a. 214 Street (Collector Road, connecting 80 and 81 Avenue)
    b. 81 Avenue (Collector Road, connecting 214 and 216 Street)
    c. 214 Street (Local Road, connecting 81 and 83 Avenue)
    d. 83 Avenue (Local Road, connecting with 214 Street)

2. Terminate 83 Avenue at the shared boundary between the Employment District and Transition District to prevent vehicle traffic movement between these areas. Limit the length and extent of 83 Avenue within the Employment District, both east and west, as accessed from 214 Street, and predicated on land consolidation, to accommodate the maximum amount of space for watercourse compensation areas.

3. Provide pedestrian and bicycle multi-use pathways and greenways along both retained portions and repurposed portions of 83 Avenue between 212 and 216 Street.

4. Prohibit access to off-street vehicle parking and freight deliveries, other than those listed in Policy #1, to/from 216 Street and 80 Avenue in the Employment District.

5. Design a Watercourse Compensation Area (see Maps 1 and 2**)** to include a reconstructed stream channel, a 15-metre wide planted buffer on either side of the ordinary high water mark, approximately 500 metres in length, for a total compensation area of approximately 15,871 m^2 (not including channel areas within culverts).The reconstructed stream channel shall be surface-connected to Guy Creek (at 216 Street, immediately south of the Highway #1 interchange) through another reconstructed stream channel, resulting in an additional Watercourse Compensation Area, with a minimum total area of approximately 25,497 m^2 (not including the channel itself and areas within culverts), a minimum length of approximately 782 metres and a 15-metre wide planted buffer on both sides of the ordinary high water mark of the reconstructed channel, shall be identified and designed as part of the development of lands between 80 and 83 Avenue, to balance functional compensation space and contiguous development space. Existing pond(s) will require an additional watercourse channel and

extension of this minimum length. There will be a maximum of three culverts for the reconstructed stream channels in the north portion, to accommodate road crossings (not including separate, clear-span pedestrian crossings).

6. Incorporate drainage infrastructure, in the form of a detention pond, and a sanitary force main pump station, in the design and layout of the Employment District.

7. Prepare a Comprehensive Development Plan (CDP), at the expense of the development proponent, for each application. The CDP will include an illustrative plan that details the spatial structure and design features of the Employment District, including building types and tenures, access, and movement, building massing, form, layout and height, streetscape design and landscaping, parking and loading, watercourse compensation areas, stormwater detention, integration of greenways, energy conservation measures and development and servicing.

4.3 Transition District

The Transition District provides a linear band of single-family forms of residential development along 212 Street and 83 Avenue, followed eastward by rowhouses and townhouses, a greenway and environmental conservation areas that combine to create a multi-feature transition between existing residential areas in the Yorkson neighbourhood and the Employment District in north Williams.

Transition District Policies:

1. Provide for a combination of rear-loaded single-family lots, fronting 212 Street and 83 Avenue, as well as rowhouses and townhouses uses east and south of said single family lots, in the Transition District.

2. Design block perimeters and block face lengths that result in a street network with high connectivity, that balances pedestrian and bicycle comfort and mobility, emergency and courier vehicles and resident automobile access and movement.

3. Layout the blocks, lots, lanes and local road patterns with a maximum block size length of 160 metres between street intersections and on average between 140 and 150 metres, measured between the outside curb faces of two cross streets. There should be a minimum of 3 east/west streets along the 212 Street frontage to serve the Transition District. At a minimum, 2 of these public streets should extend into the multi-family land use designation a minimum of half the distance, not including a cul-de-sac nor other road terminus feature. Provide a connection from 212 Street, the full length of one side of the street extension, to the Creek Greenway to the east, which runs along the Watercourse Compensation Area on the west side of the Employment District.

4. Design and orient the lot pattern in blocks with a Single Family Mixed Residential land use designation, so that the largest roof area of buildings is oriented directly south and within plus or minus 30 degrees (determined as the maximum deviation) or less (5 to 15 degrees is determined as optimal for solar sequestration) of the true east-west axis. Provide evidence of compliance as part of a subdivision application submission.

5. Provide development site dimensions for multi-family development in the Transition District to accommodate a building footprint, that conforms to the plan policies, relevant zoning provisions and other development requirements, and a building roof area of a sufficient scale and optimal orientation for roof-top photovoltaics and adequate energy supply generation. Provide evidence of compliance as part of a subdivision application submission.

6. Design buildings to incorporate a pitched roof, to orient and site the largest surface area of said pitched roof to be south facing, within plus or minus 30 degrees (determined as the maximum deviation) or less (5 to 15 degrees is determined as optimal for solar sequestration) of the true east-west axis, in order to maximize solar gains in the winter and minimize in the summer. Provide evidence of compliance as part of a subdivision application and/or as part of a zoning amendment application, in advance of any other development permit area application or building permit.

4.4 Mixed-Use and Residential District

The Mixed-Use and Residential District includes a range of commercial/residential mixed-use, medium to high density apartment and townhouse, and low density rowhouse and single family uses. It has urban parks, a forested view park, trails and neighbourhood greenways, and nature conservation and watercourse compensation areas that provide fish and wildlife habitat as well as contribute to the protection, restoration, and enhancement of the “treed” character of the Willoughby Escarpment. An elementary school and neighbourhood park campus and other public amenities will contribute to establishing a highly livable and dynamic residential neighbourhood.

Mixed-Use and Residential District Policies:

1. Provide a variety of development forms and housing types that incorporate a range of commercial/residential mixed-use, medium to high density apartment and townhouses, and low density rowhouse and single family uses.

2. Incorporate an array of public amenities in the design of the Mixed-Use and Residential District that includes urban parks, a forested view park, trails and neighbourhood greenways, nature conservation and watercourse compensation areas that provide fish and wildlife habitat as well as contribute to the protection, restoration and enhancement of the “treed” character of the Willoughby Escarpment, a combined elementary school and neighbourhood park campus and others that will contribute to establishing a highly-livable and dynamic neighbourhood.

3. Design neighbourhood blocks that result in a street pattern with high connectivity, that incorporates pedestrian and cyclist comfort and mobility, transit accessibility (where appropriate), freight delivery and commercial loading, and automobile movement.

4. Develop an interconnected road network that conforms to the hierarchy of roads in the Mixed-Use and Residential District as conceptually delineated in the Williams Circulation Concept Plan on Map 4.

5. Establish a “High Street” shopping area in the Mixed-Use and Residential District with its centre being situated at the intersection of 214 Street and 79 Avenue. The High Street shall extend north to 80 Avenue, south to the 78A Avenue alignment, west to the 213 Street alignment, and east to the 214B Street alignment (north of 79 Avenue) and to the 215 Street alignment (south of 79 Avenue). Prohibit access to off-street parking (residential and commercial), freight delivery and commercial loading facilities along the High Street areas. Incorporate service access lanes, at a mid point along the length of the block, including wayfinding signage, to provide for access to said features.

6. Provide continuous (except for service lanes and pedestrian connections), pedestrian focused commercial uses on the ground floor of all buildings along the “High Street”, as Mandatory Commercial Street Frontage. Primary pedestrian entrances at finished grade that provide access to residential uses above may be located along Mandatory Commercial Street Frontage areas provided that they are modest in size and carefully designed to avoid dominating the commercial character of the street. Provide continuous weather protection (canopies, awnings) for pedestrians on building façades with no gaps wherever possible. Design commercial entrances that are slightly recessed at grade of the adjoining sidewalk to prevent door swing from impeding the through-movement zone of the adjacent sidewalk. Windows shall not have permanent or semi-permanent decal systems covering a windowpane fronting Mandatory Commercial Street Frontage, unless required by law (such as retail cannabis establishments).

7. Provide a public square at the southeast and northwest corners of 214 Street and 79 Avenue. Approximately 0.2 hectare (0.5 acre) in size, each of these public squares shall be funded through the Willoughby Greenway Amenity Policy (WGAP).

8. Provide continuous (except for interruptions by Mid-Block Service Lanes and Pedestrian Connections), ground-oriented, pedestrian focused, commercial, civic/assembly, and/or employment living – meaning space within a building or structure that can accommodate a permitted commercial use and permitted residential use within a single strata or rental unit.

9. Provide continuous ground-oriented residential or highly transparent residential building amenity uses on the ground floor of all buildings along all other frontages identified as Residential Street Frontage. Incorporate a useable (a minimum 2 metres for all terrace floor space dimensions), covered, elevated, single-storey height front terrace at the main entrance, that presents to the public street.

10. Configure the pedestrian scale block and local road patterns with a maximum block size length of approximately 180 metres and maximum block size depth of approximately 60 metres, between two street cross-sections or intersections, measured between the inside curb faces of two cross streets. Blocks that front arterial streets must adhere to this maximum block size length or depth and incorporate Mid-Block Services Lanes that align perpendicular to the arterial street, terminate before the arterial street, and extend and connect with the arterial street greenway through a Mid-Block Pedestrian Connection.

11. Provide Mid-Block Pedestrian Connections perpendicular through the block length, approximately in the middle of the block and lanes with on-street/on-lane vehicle parking,

vehicle travel both directions, as well as cycling and pedestrian facilities. These Mid-Block Pedestrian Connections should bisect the length of a block to achieve a fine-grained grid pattern with Pedestrian Connection corridors set at approximately 90 metre intervals (i.e., this is intended to achieve a sub-block pedestrian access grid that is up to 180 metres length on any one side and 80 to 90 metres on adjoining sides).

12. Design Mid-Block Pedestrian Connections so that they are barrier-free and clearly identifiable from the street to increase block permeability for active transportation modes. These Pedestrian Connections will be co-located within the Mid-Block Lanes or an independent, exclusive vehicle-free corridors and would bisect blocks in one or two directions to achieve a sub-block active transportation grid that is available every 90 metres along the block and street structure.

5.0 LAND USE

The neighbourhood Vision and Goals for the Williams area are embodied in the Williams Land Use Plan. The Land Use Plan identifies the residential and employment land use designations in the Neighbourhood Plan area, as well as future transportation corridors, protected areas, trails, parks, and other community amenities and infrastructure. The land use policies describe in detail the location, types, and density of uses. The designations and policies, which represent a balanced outcome of public input and feedback, technical analysis, existing policy, and best planning practices will be used to guide the development approvals process through to full build-out of the neighbourhood.

5.1 Land Use Designations and Policies

This section describes the land use designations in the Land Use Plan (see Map 1). Included in each designation is a description of intent, as well as an identification of appropriate building typologies and development densities. Also included are general and specific policies for land use. General policies that apply across multiple designations are provided in Section 5.2. Policies unique to individual designations are provided in Sections 5.3 to 5.10. If there is a conflict between a general policy and a specific policy in a land use designation, the specific policy shall take precedence.

5.2 General Land Use Policies

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

<u>All Land Use Designations:</u>

1. Obtain a Development Permit in accordance with Section 488 (1) (a), (b), (e) and (f) of the Local Government Act (LGA) for development on lands, including subdivision, within the Williams neighbourhood as outlined by the Development Permit Areas on Map 4 and Map 4A of the Willoughby Community Plan, in order to achieve quality, resilient design.

2. Obtain a Development Permit in accordance with Section 488 (1) (c), (e) and (f) of the Local Government Act (LGA) for development on lands within the vicinity of the urban/Agricultural Land Reserve edge in the Williams neighbourhood as outlined by the Development Permit Areas on Map 4 of the Willoughby Community Plan, for the protection of farming (Development Permit Area ‘I’). Incorporate appropriate subdivision design, building setbacks and landscape buffers for lands along the east and south portions of the Williams neighbourhood that are adjacent to the Agriculture Land Reserve boundary in order to clearly establish the edge between the urban and rural areas, to enhance the viability of farming on adjacent agricultural lands, and mitigate and minimize the impacts of farming on urban lands. Variations to the buffer size will be considered in cases where buildings of heritage value are to be conserved and protected.

3. Consider lower densities for developments, as applicable, in cases where they cannot be achieved due to site constraints (e.g., topography or riparian setback requirements). Maximum permitted density may not be achievable on all properties.

4. Ensure development and infrastructure projects are built with the slope to minimize cut and fill excavations and to help preserve the natural topography of the hillside and escarpment. Buildings should be “stepped” on sloping sites to reduce the height and massing of the development and reduce the need for retaining walls, wherever possible, in order to establish a complementary, pedestrian-friendly streetscape and to support site and neighbourhood design efforts to retain and enhance the treed character of the Willoughby Escarpment.

5. Design appropriate building transitions between different land uses and distinct building types that are respectful of views, densities, traffic, and noise. Building massing, placement of glazing, site design and landscaping should mitigate overlook and address privacy implications.

6. Provide for inclusion of electric vehicle charging infrastructure as part of residential, commercial, industrial, and institutional developments to contribute to a sustainable transportation network.

Residential Designations:



1. Provide for a variety of housing forms, sizes, floor layouts and tenures within the Williams area to address a range of housing needs and stages of life, subject to the form and density provisions of the applicable land use designation, including the following:

    a. Incorporate a diversity of housing choices to assist in achieving housing affordability through the provision of smaller-lot single family homes, duplexes, rowhouses, townhouses, apartments, and small-scale, multi-unit housing options.
    b. Encourage a variety of tenures, such as fee simple, strata and rental, as well as a diverse range of housing options, such as co-housing, pocket neighbourhoods (a small group of cottage style housing units with shared parking), single-level housing and rowhouses and townhouses with “master” bedrooms on the ground level.
    c. Permit seniors housing facilities, such as community care facilities, assisted living residences and supportive housing in townhouse development forms.
    d. Include a diversity of non-market housing choices to assist in achieving housing affordability through the provision of non-market rental housing, supportive housing, women’s second stage housing, to name a few, as well as a variety of forms of housing such as co-housing and family-friendly housing that include dwelling units with three plus bedrooms; and
    e. Encourage development of secondary suites and coach homes as rental opportunities to achieve affordability objectives and provide housing options for college and university students.

2. Calculate the land area density on the basis of gross developable land area where the minimum and/or maximum density is expressed in terms of units per hectare (units per acre). Gross developable land area includes land dedicated for new roads, land above the top-of-

bank protected for watercourses, and land secured for transmission lines and other utilities provided they are upgraded as a linear park system. Gross developable land area does not include land dedicated for stormwater detention ponds.

3. Calculate development density for lands designated as Medium Density Townhouse, Medium Density Apartment, High Density Apartment, High Density Mixed Use, based on Floor Space Ratio (FSR), in relation to developable land area. Land area (undevelopable areas) dedicated for street, lane and trail rights-of-way, lands dedicated for park spaces, 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, as amended from time to time), lands to accommodate rainwater detention ponds, and easements/rights-of-way for electrical transmission, gas pipelines and other utilities, are not considered developable land area nor are they included in FSR calculations for determining development density.

4. Include adaptable housing requirements for a minimum of 5 percent of Single Family Mixed Residential and Rowhouse/Townhouse units per development, in accordance with Section 3.1.9 of the OCP (see Table 5.1), as amended from time to time. Adaptable housing requirements are modest improvements to provide and enhance accessibility, making it easier for residents to remain in place as they age and/or experience illness or injury.

5. Incorporate appropriate and responsive site design and building separation distances and setbacks to accommodate a continuous evergreen, coniferous tree row, that integrates with other site design requirements for street fronting dwelling units and comprised of retained and/or new tree plantings, along the south property line of a development site that it shares with a public street, in the Mixed-Use and Residential District. This can be accomplished through both tree retention and/or new tree plantings that are different than street trees in the public boulevard.

6. Provide a viewscape analysis of the Willoughby Escarpment, from various points in the Milner Valley (Glover Road corridor), in the preparation of Comprehensive Development Plans (see section 11.2.2, Policies 1 and 2) and for all proposed developments, south of 80 Avenue.

7. Require new single family home developments, including accessory residential uses, on fee-simple lot developments for land designated Single Family Mixed Residential to enter into an exterior design control agreement. The agreement should address the following general guidelines for new developments:

    a. Retain existing significant trees, especially evergreen, coniferous trees. Provide new trees in front, side, and rear yard spaces, with appropriate soil volumes.
    b. Incorporate high quality design and employ an architectural approach that is harmonious with the community context (e.g., front porch neighbourhood with modest scale, pedestrian-friendly buildings).
    c. Require developments to complement adjacent developments in terms of siting, form, and character, but individual architectural expression is encouraged both within and between street blocks.

d. Design all public facing building elevations to provide architectural interest, especially those that are visible from public streets, lanes, walkways, parks, and trails.
e. Integrate, as part of building design, screening measures (e.g., horizontal louvers, vertical baffles, awnings, brise-soleils, shutters, screens, overhangs) of exterior glazing on all south and west facing elevations of the building to contribute to the prevention of overheating of the interior of the residence during the summer seasons.
f. Provide a strong street presence through street facing buildings that include usable, modestly elevated above finished grade, covered front porches for single family, duplex and row-home development, and covered terraces for dwelling units on the ground-floor of townhouses, as well as other design elements that support social interaction. Single family dwellings shall not back onto a public road.

5.3 Single Family Mixed Residential (10 UPA)

The Single Family Mixed Residential designation accommodates a variety of compact lot, single family, and character compatible housing on a variety of lot sizes such as semi-detached (duplex), manor homes, rowhouses and small-scale, multi-unit housing options, as well as accessory forms of housing such as secondary suites and coach homes.



This variety of housing types is intended to primarily accommodate street-oriented housing with rear lane access in order to maximize parking opportunities, provide a high-quality pedestrian environment, and improve energy efficiency through the siting and alignment of homes. The accessory forms are intended to provide opportunities for rental housing.

Single Family Mixed Residential Policies:

1. Provide for a variety of compact lot, single family housing and small-scale, multi-unit housing options on a variety of lot sizes (e.g., semi-detached, manor homes, and rowhouses) at minimum densities as defined as Residential Compact Lot Zoning schedules in the Township of Langley Zoning Bylaw, for all areas designated Single Family Mixed Residential on Map 1.

2. Foster the development of accessory housing including secondary suites or coach homes with a single-family home.

3. Design street, block and lot patterns that incorporate lanes, that provide rear-loaded access to off-street parking, in order to maintain a strong, pedestrian-oriented streetscape and “front porch” character in the neighbourhood.

4. Minimize the front yard setbacks in order to create a pedestrian-oriented street presence and to provide sufficient rear yard space for detached garages and useable outdoor space.

5. Protect the privacy and livability of individual dwelling units and between developments through an appropriate transition of building height and massing, landscaping, and sound attenuation.

6. Incorporate the development of rowhouses on Residential Compact Lots, as defined in the Township of Langley Zoning Bylaw, provided that the rowhouse developments are designed in a single row, fronting a road, and serviced by a rear lane and that the design of each contains no more than four units.

5.4 Townhouse

The Williams Neighbourhood Plan includes the Rowhouse / Townhouse (15 UPA) and Townhouse (22 UPA). These designations together will provide a mix of affordable, ground-oriented housing for families with children, seniors, and empty nesters". The emphasis in the design of townhouse developments is on a ground-oriented, walkable character, ensuring a good relationship of the units to the street and compatibility of form and scale to other residential areas. Access to vehicle parking will be provided via rear public lanes. Dwelling units that front a public street will have direct pedestrian access to/from said street.

5.4.1 Rowhouse / Townhouse (15 UPA)



The Rowhouse / Townhouse designation accommodates both rowhouse and townhouse developments, where all units front and have direct pedestrian access from/to the public street. This designation is located in the northwest portion of the plan area, between a predominately single-family neighbourhood in the Yorkson area and the employment lands to the immediate east. This lower density multi-family designation will provide a land use, form, and massing transition between these two land use conditions as well as a form of affordable, ground-oriented housing. Densities within this designation will range from a minimum 20 units per hectare (8 units per acre) to a maximum 37 units per hectare (15 units per acre).

<u>Rowhouse/Townhouse Policies:</u>

1. Provide for rowhouse or townhouse, as well as semi-detached dwellings on Residential Compact Lots, as defined in the Township of Langley Zoning Bylaw and duplexes, at a minimum density of 20 units per hectare (8 units per acre) to a maximum density is 37 units per hectare (15 units per acre).

2. Limit the maximum height of buildings to three (3) storeys.

3. Establish block and street patterns that include a public lane or strata road and provide continuous on-street parking along the public street that is not interrupted by driveway let-downs.

4. Design buildings and dwelling units, to include:

    a. Street-facing, pedestrian-oriented dwelling units that provide a useable, covered front porch at a main entrance that presents to the public street. Porches are permitted to project by up to 1 metre into the Front Lot Line Setback, as defined in the Township of Langley Zoning Bylaw, provided that the porch shall have a usable area that is no less than 1.5 metres by 3.0 metres; be open on at least two sides and protected by guard rails the height of which shall not exceed the minimum specified in the BC Building Code; and be a single-storey height and be integrated and located at the main entrance, and facing the public street;
    b. Off-street parking for the dwelling units shall be accessed from a rear lane or internal strata road.

5.4.2 Townhouse (22 UPA)

The Townhouse designation accommodates townhouse developments. It provides ground-oriented housing for households with children, seniors, and empty-nesters. The Townhouse designation is situated and adjacent to schools and parks, urban greenways, local-serving commercial services, future transit, and other destinations, and provides a land use, form, and massing transition between land use conditions.



Townhouse Policies:

1. Provide for townhouses, including those with a primary bedroom on the ground floor, at a minimum density of 39 units per hectare (16 units per acre) to a maximum density of 54 units per hectare (22 units per acre), for areas that are designated Townhouse as delineated on Map 1.

2. Limit the maximum height of townhouses to two (2) storeys for buildings fronting 212 Street. Three (3) storeys could be considered if the first storey is entirely below the finished grade of any greenways. The maximum height for buildings for the remainder of the development is three (3) storeys.

3. Design buildings and dwelling units fronting 212 Street, in order to provide a high quality pedestrian environment and to create a complementary form and scale of housing to that

across the street from and adjacent to neighbouring Yorkson (mimicking existing single-family, duplex and rowhouse development), to include:

a. pedestrian-oriented, dwelling units and building forms, that are street- or greenway-facing, that provide a useable covered front porch along with the primary unit entrance adjacent to and facing a public street or pedestrian route (including the opposite side of the street); Porches are permitted to project by up to 1 metre into the Front Lot Line Setback, as defined in the Township of Langley Zoning Bylaw, provided that the porch shall have a usable area with dimension that are no less than 1.5 metres by 3.0 metres; be open on at least two sides and protected by guard rails the height of which shall not exceed the minimum specified in the BC Building Code; and be a single-storey height and be integrated and located at the main entrance, and facing the public street;
b. Off-street parking for the dwelling units that is accessed from a rear lane or internal strata road, for those units that front an arterial street. Provide a minimum of four (4) off-street parking spaces for these dwelling units. All parking spaces within a building shall be non-tandem; and
c. No more than four (4) dwelling units are contained within each building that directly fronts a public street.

4. Provide direct, publicly-accessible connections in the form of Pedestrian Connections (see Section 6.2.5) through Townhouse developments – from public road to public road – in areas designated Townhouse, in the approximate locations delineated on Map 1 to support pedestrian connectivity.

5.5 Apartment

The Williams Neighbourhood Plan includes Medium Density Apartment (1.9 FSR) and High-Density Apartment (2.4 FSR) designations that are adjacent to the High-Density Mixed Use designation – the "High Street"— as well as schools, parks, and other amenities. The emphasis is on apartment developments that contribute to a walkable neighbourhood character, providing a compatible development form and scale to the adjacent mixed commercial/residential "High Street" area, and ensuring active streetscapes and good relationships between public and private lands. Off-street parking will be concealed below finished grade and accessed via integrated rear public lanes. Ground floor apartment units that front a public street or other public space (e.g., Mid-Block Pedestrian Connection) will have direct pedestrian access to/from said public street or other public space and include a front, elevated entry terrace. The entrances to all other apartment units will be accessed through a central entrance lobby, fronting a public street.

5.5.1 Medium Density Apartment (1.9 FSR)

The Medium Density Apartment designation accommodates four-storey apartment developments. This designation is situated between 78 and 78A Avenue, between townhouse developments to the south and high-density apartment and mixed-use development to the north. It is adjacent to the centrally located neighbourhood park and other neighbourhood amenities, and provides a land use, form, and massing transition between lower and higher density forms of development.

Medium Density Apartment Policies:

1. Provide for apartment land uses where all buildings and structures together have a maximum gross floor area of 1.9 times the net developable lot area for areas designated Medium Density Apartment as delineated on Map 1.

2. Conceal accessory off-street parking, both resident and visitor, and off-street bicycle parking/storage for residents. For an apartment use, concealed parking means an off-street parking use hidden from view and entirely below the finished grade of the development site. However, where grade/elevation changes exist on the development site that results in partial or full exposure of this structured parking feature on the downhill side, active uses (e.g., dwelling units, indoor amenity spaces, group children's day care) will be applied to hide the off-street parking portion of the structure. For the purposes of this section of the plan, accessory off-street parking means a use providing for all the vehicle and bicycle parking needs generated by a permitted use.

3. Design, orient and site buildings to improve and provide for passive and active solar building design, including the application of solar (photovoltaic) panels, if applicable. If used, the ridge of pitched roofs should orient east-west to position the largest portion of the roof directly south to maximize all-season solar sequestration.

4. Limit the average maximum length (longest building wall) of the building to 65 metres and on average between 50 and 60 metres where there is more than one building on a development site.

5. Provide a minimum and consistent building separation distance of 12 metres between all buildings, in order to achieve walkable neighbourhoods through a fine-grained block, lot and building pattern. This space will establish a common central courtyard space for individual developments and is to incorporate soft and hard landscaping such as pathways, trees and plantings, seating, lighting, covered areas, water fountain features and other design elements to accommodate gathering space. Additional separation distance maybe required to accommodate a Mid-Block Pedestrian Connection, as indicated on Map 1 and Map 3, or a Mid-Block Lane Link, or hybrid version of the two Links that uses a portion of said Link to provide access to off-street parking and loading spaces.

6. Limit the maximum height of apartment development to four (4).

7. Confine and align below grade structures – off-street parking, storage, mechanical, solid waste management and other, however with exception for safety, access, ventilation, mechanical, and other building requirements – to the footprint of the building(s) in order to effectively provide open, unbuilt space to retain existing trees, accommodate required soil volumes and adequate growing space for medium and large trees and other plantings, and other drainage/recharge facilities where buildings are not located. In site-specific circumstances where additional below grade structure beyond the building footprint is required, this expansion shall be confined to building separation area only and not below front, rear and side lot line setback areas (as defined by the Zoning Bylaw) in order to maintain these areas as medium

and large tree planting spaces that have access to sufficient soil volume, root depth, soil drainage and rainwater infrastructure. Incorporate raised planters over the extent of the corresponding below grade structure beyond the building footprint that provides sufficient surface area and depth, to accommodate required soil volumes and root depth for medium and large trees and their long-term stability.

8. Contribute to a high-quality pedestrian realm along all building frontages, including those adjacent to the Mid-Block Pedestrian Connections, Greenways, and to other publicly accessible spaces (e.g., public roads and lanes, parks, trails and pathways), with individual unit entries for ground floor apartment uses and associated private, elevated and landscaped terrace spaces. The entrance of a common lobby for an apartment use building shall be clearly visible from and facing toward public space(s) and connected to and from public street(s).

9. Incorporate appropriate site design with sufficient front yard lot line, side yard lot line, and rear yard lot line setbacks on a lot in order to establish generous spaces for medium- and large-sized trees with access to sufficient soil volume, including coniferous species, and other plantings, a pedestrian-oriented street presence, and a functional and livable outdoor space. Specific emphasis for sufficient spaces for medium- and large-sized trees shall be placed on all south property lines that abut a public street or lane, where at a minimum but not limited to, a second row of trees that are complementary to the required street trees along the streetscape.

10. Provide individual exterior entrances for ground floor apartment dwelling units on all sides of the building and include a pedestrian connection/path to public streets and lanes, greenways, a central courtyard, and a Mid-Block Pedestrian Connection. To ensure a degree of privacy, while maintaining visual surveillance, these ground floor apartment units should be defined through grade, elevated separation, and/or is universally accessible, between 0.6 and 1.2 metres above finished grade. These exterior entrances will be accompanied with a minimum 9.0 m^2 covered and usable terrace that is partially recessed into the building massing. The terrace can project up to a maximum of 1.0 metre into the common central courtyard. A hard surface pathway sufficiently sized to accommodate access for emergency services and separate from any vehicle space should be provided from the terrace steps or accessible ramp to the public sidewalk. The separation of the private terrace space from quasi-public and public space shall be clearly delineated, through hard and soft landscaping with horizontally and vertically layered features.

11. Provide for a range of apartment unit sizes and tenures to appeal to a broad mix of households at different stages of life. This can include student-oriented housing, seniors housing, family housing, and purpose-built rental.

12. Require apartment developments to incorporate lifestyle support features and necessities, such as secure storage space for oversize sports equipment and seasonal supplies, and secure parking for bicycles, scooters, and other micro mobility devices (e.g., electric kick scooter, electric unicycles).

13. Incorporate design features to make daily physical fitness more inviting and to encourage social interaction in apartment buildings. These building design features include primary stairs

that provide the most visible and inviting means of vertical travel, transparency measures for secondary fire-exiting stairs, physical fitness spaces, and outdoor gardening places.

14. Incorporate functional window overhangs, specifically for south and west facing windows, and other solar management building techniques to control seasonal solar gain and shading. Use openable windows designed to facilitate air flow and ventilation to apartment dwelling units.

15. Encourage the provision of non-market housing which can include any form of supportive or subsidized housing, including but not limited to rent-geared-to-income, below-market rental, affordable ownership, long-term housing with supports, and short-term housing with supports.

5.5.2 High Density Apartment (2.4 FSR)

The High-Density Apartment designation accommodates six-storey apartment developments. These high-density apartment lands provide ease of access to future public transit, commercial services, parks and schools, and other neighbourhood amenities.

High Density Apartment Policies:

1. Provide for apartment land uses where all buildings and structures together have a maximum gross floor area of 2.4 times the net developable lot area.

2. Conceal accessory off-street parking, both resident and visitor, and off-street bicycle parking/storage for residents. For an apartment use, concealed parking means an off-street parking use hidden from view and entirely below the finished grade of the development site. However, where grade/elevation changes exist on the development site that results in partial or full exposure of this structured parking feature on the downhill side, active uses (e.g., dwelling units, indoor amenity spaces, group children's day care) will be applied to hide the off-street parking portion of the structure. For the purposes of this section of the plan, accessory off-street parking means a use providing for all the vehicle and bicycle parking needs generated by a permitted use.

3. Design, orient and site buildings to improve and provide for passive and active solar building design, including the application of solar (photovoltaic) panels, if applicable. If used, the ridge of pitched roofs should orient east-west to position the largest portion of the roof directly south to maximize all-season solar sequestration.

4. Limit the average maximum length (longest building wall) of the building to 65 metres and on average between 50 and 60 metres where there is more than one building on a development site.

5. Provide a minimum and consistent building separation distance of 12 metres between all buildings, in order to achieve walkable neighbourhoods through a fine-grained block, lot and building pattern. This space will establish a common central courtyard space for individual developments and is to incorporate soft and hard landscaping such as pathways, trees and plantings, seating, lighting, covered areas, water fountain features and other design elements

to accommodate gathering space. Additional separation distance maybe required to accommodate a Mid-Block Pedestrian Connection, as indicated on Map 1 and Map 3, or a Mid-Block Lane Link, or hybrid version of the two Links that uses a portion of said Link to provide access to off-street parking and loading spaces.

6. Limit the maximum height of apartment development to six (6) storeys.

7. Confine and align below grade structures – off-street parking, storage, mechanical, solid waste management and other, however with exception for safety, access, ventilation, mechanical, and other building requirements – to the footprint of the building(s) in order to effectively provide open, unbuilt space to retain existing trees, accommodate required soil volumes and adequate growing space for medium and large trees and other plantings, and other drainage/recharge facilities where buildings are not located. In site-specific circumstances where additional below grade structure beyond the building footprint is required, this expansion shall be confined to building separation area only and not below front, rear and side lot line setback areas (as defined by the Township's Zoning Bylaw) in order to maintain these areas as medium and large tree planting spaces that have access to sufficient soil volume, root depth, soil drainage and rainwater infrastructure. Incorporate raised planters over the extent of the corresponding below grade structure beyond the building footprint that provides sufficient surface area and depth, to accommodate required soil volumes and root depth for medium and large trees and their long-term stability.

8. Contribute to a high-quality pedestrian realm along all building frontages, including those adjacent to the Mid-Block Pedestrian Connections, Greenways, and to other publicly accessible spaces (e.g., public roads and lanes, parks, trails, and pathways), with individual unit entries for ground floor apartment uses and associated private, elevated and landscaped terrace spaces. The entrance of a common lobby for an apartment use building shall be clearly visible from and facing toward public space(s) and connected to and from public street(s).

9. Incorporate appropriate site design with sufficient front yard lot line, side yard lot line, and rear yard lot line setbacks on a lot in order to establish generous spaces for medium- and large-sized trees with access to sufficient soil volume, including coniferous species, and other plantings, a pedestrian-oriented street presence, and a functional and livable outdoor space. Specific emphasis for sufficient spaces for medium- and large-sized trees shall be placed on all south property lines that abut a public street or lane, where at a minimum but not limited to, a second row of trees that are complementary to the required street trees along the streetscape.

10. Provide individual exterior entrances for ground floor apartment dwelling units on all sides of the building and include a pedestrian connection/path to public streets and lanes, greenways, a central courtyard, and a Mid-Block Pedestrian Connection. To ensure a degree of privacy, while maintaining visual surveillance, these ground floor apartment units should be defined through grade, elevated separation, and/or is universally accessible, between 0.6 and 1.2 metres above finished grade. These exterior entrances will be accompanied with a minimum 9.0 m^2 covered and usable terrace that is partially recessed into the building massing. The terrace can project up to a maximum of 1.0 metre into the common central courtyard. A hard surface pathway sufficiently sized to accommodate access for emergency services and

separate from any vehicle space should be provided from the terrace steps or accessible ramp to the public sidewalk. The separation of the private terrace space from quasi-public and public space shall be clearly delineated, through hard and soft landscaping with horizontally and vertically layered features.

11. Provide for a range of apartment unit sizes and tenures to appeal to a broad mix of households at different stages of life. This can include student-oriented housing, seniors housing, family housing, and purpose-built rental.

12. Require apartment developments to incorporate lifestyle support features and necessities, such as secure storage space for oversize sports equipment and seasonal supplies, and secure parking for bicycles, scooters, and other micro mobility devices (e.g., electric kick scooter, electric unicycles).

13. Incorporate active design features to make daily physical fitness more inviting and to encourage social interaction in apartment buildings. These building design features include primary stairs that provide the most visible and inviting means of vertical travel, transparency measures for secondary fire-exiting stairs, physical fitness spaces, and outdoor gardening places.

14. Incorporate functional window overhangs, specifically for south and west facing windows, and other solar management building techniques to control seasonal solar gain and shading. Use openable windows designed to facilitate air flow and ventilation to apartment dwelling units.

5.6 High Density Mixed Use (2.5 FSR)

The High-Density Mixed-Use designation provides opportunities for the integration of street-facing, ground-floor, pedestrian friendly retail shops, offices, restaurants, public houses, civic facilities, and personal services, along with apartment residential uses – including seniors' housing. The High-Density Mixed-Use designation also accommodates predominantly residential-only buildings that are in immediate proximity and surround the mixed-use buildings that front the new High Street.

<u>High-Density Mixed-Use Policies:</u>

1. Create a contiguous mixed-use commercial, residential, and recreational space on lands with a High-Density Mixed-Use designation as delineated on Map 1. All buildings and structures together must not exceed a gross floor area of 2.5 times the net developable lot area for all permitted uses.

2. Incorporate mixed-use buildings in this designation to have residential apartment units on the upper floors above the commercial-oriented ground-floor to ensure "eyes on the street" and provide residents with opportunities to live and meet their daily needs within the same area.

3. Require locally-serving commercial uses, such as an anchor grocery store, an anchor pharmacy, financial institutions, retail stores, convenience stores, delicatessens, bakeries, barber shops, beauty salons, business, medical and professional offices, restaurants and cafés

with space for outdoor/patio dining, child-care, liquor store, and fitness centre, and employment living uses – means unit/space within a building or structure that can accommodate a permitted commercial use within an at-grade ground-oriented unit, or a combination of both a permitted commercial use and a permitted residential use within an at-grade ground-oriented unit. Service stations, gas bars, vehicle servicing, and drive-throughs are not permitted. Encourage the provision child-care facilities within the High-Density Mixed-Use designation. Accommodate outdoor display spaces (such as flower, fruit and vegetable stands), outdoor patio dining, and public gathering/seating areas that serve as a key destination for the neighbourhood.

4. Locate retail and service commercial uses at ground floor spaces (first storey) in mixed-use buildings. Each retail and service commercial use occupy a maximum floor-space size of 1,000 m^2 (~10,764 ft^2) or less. This maximum floor-space size does not apply to the one anchor grocery store use, as well as pharmacies, fitness centres, and childcare.

5. Incorporate frequent entrances into commercial frontages with a maximum spacing of 15 metres. Where tenants require somewhat larger frontages, design considerations will be required to maintain the character and appearance of frequent entrances.

6. Encourage business, medical, and professional offices on the second storey above retail and service commercial uses located on the first storey and/or in separate, stand-alone buildings specifically for office uses only.

7. Accommodate and incorporate one (1) grocery use/establishment, with a maximum size of 4,500 m2 (~48,440 ft2) that serves residents of the neighbourhood and community, subject to other provisions of this Plan, on lands in the High-Density Mixed-Use designation. Prior to final reading of any rezoning application within this designation, the required grocery use/establishment must be confirmed to be provided within any phase of development.

8. Design a combination of mixed-use commercial/residential buildings, and commercial/ institutional/residential buildings in the High-Density Mixed-Use designation, that provide:

    a. a minimum of four storeys in height and a maximum of six storeys in height. “Step back” along the length of the upper fifth and sixth storeys of buildings by a minimum of 2.5 metres in order to reduce visual and overshadowing impacts related to building height.

    b. rectangular, generally, and trapezoidal shaped buildings, or one side of an “L” shaped building, that have maximum length of 65 metres and on average between 50 and 60 metres where there is more than one building on a lot.

    c. the longest wall length of a building(s) that is oriented south and the largest, unencumbered roof area of a building(s) that is south facing and oriented within plus or minus 30 degrees (determined as the maximum deviation) or less (5 to 15 degrees is determined as optimal for solar sequestration) of the true east-west latitudinal axis, in order to provide optimal passive and active solar design performance of all buildings.

Incorporate sloped roof surfaces that orient to the south to provide optimal and potential use of photovoltaic and other solar energy sequestration technologies.

d. a maximum lot coverage of sixty percent (60%) where a minimum of seventy-five percent (75%) of the off-street vehicle parking use associated with retail and service commercial and recreational uses is concealed parking. Maximum lot coverage can be increased to eighty percent (80%) where one hundred precent (100%) of the off-street vehicle parking use, including visitor, is concealed parking. For this specific policy provision, concealed parking means an off-street parking use hidden from view and below the finished grade of the development site, and/or off-street parking use that is also obscured and located within a principal building (at or above finished grade). Locate most of the surface parking, when provided, adjacent to retail anchors (e.g., grocery, pharmacy) and recreation spaces. Off-street parking means a use providing for the vehicle and bicycle parking needs generated by a permitted use.

e. concealed parking access, as well as off-street loading spaces, will be provided via a lane network. No off-street vehicle parking, loading spaces or manoeuvring drive aisles shall be permitted in the areas between the street travel lanes and/or on-street diagonal parking were provided on the High Street (portions of 214 Street and 79 Avenue) and the front building face of buildings. For clarity front building face refers to that part of the exterior wall of a building along the front elevation that orients one direction.

f. a range of apartment unit sizes and tenures to appeal to a broad mix of households at different stages of life. This can include student-oriented housing, seniors housing, family housing and purpose-built rental.

g. individual exterior entrances for ground floor apartment dwelling units on all sides of the building and include a pedestrian connection/path to public streets and lanes, greenways, a central courtyard, and a Mid-Block Pedestrian Connection. To ensure a degree of privacy, while maintaining visual surveillance, these ground floor apartment units should be defined through grade, elevated separation, and/or is universally accessible, between 0.6 and 1.2 metres above finished grade. These exterior entrances will be accompanied with a minimum 9.0 m^2 covered and usable terrace that is partially recessed into the building massing. The terrace can project up to a maximum of 1.0 metre into the common central courtyard. A hard surface pathway sufficiently sized to accommodate access for emergency services and separate from any vehicle space should be provided from the terrace steps or accessible ramp to the public sidewalk. The separation of the private terrace space from quasi-public and public space shall be clearly delineated, through hard and soft landscaping with horizontally and vertically layered features.

h. below grade structures, that are confined to the footprint of the building(s) to provide open, unbuilt space for new and existing trees, excluding safety, vehicle and non-vehicle access, ventilation, mechanical, and other building requirements. These underground setbacks and separations will provide required soil volumes and growing space for medium to large trees and other plantings. Underground setbacks and

separations also provide bioretention and other drainage/recharge facilities. In site-specific circumstances, where additional below grade structures beyond the building footprint are required, they shall not intrude into the front yard, rear yard and side yard setbacks. Incorporate raised planters over the extent of the corresponding below grade structures beyond the building footprint, in areas not otherwise occupied by drive aisles, lanes, loading, parking, and pedestrian/bicycling facilities; such spaces shall have sufficient surface area and depth to accommodate required soil volumes and root depth for medium and large trees to support long-term tree stability.

i. a common lobby for each building with office uses and apartment units above the first storey, whose entrance shall be clearly visible and directly connected to and from a fronting or public street and not secluded in the interior of the development.

j. building amenities, such as secure storage space for oversize sports equipment and seasonal supplies, and secure parking for bicycles and scooters with buildings with apartment units.

k. active design features to make daily physical fitness more inviting and encourage social interaction in buildings with apartments. Active design features include primary stairs that provide the most visible and inviting means of vertical travel, transparency measures for secondary fire-exiting stairs, outdoor, rooftop gardening places, and indoor amenity areas for the exclusive use of building residents and guests. Indoor amenity areas can provide recreational, social, and shared home-office space spaces, and should comprise a minimum of 3.0 m^2 per dwelling unit.

l. vertical oriented windows, appropriate window-to-wall ratios (WWR) and associated exterior shading devices and other solar management building techniques to control seasonal overheating and shade. Use operable windows designed to facilitate air flow and ventilation to apartment dwelling units. Apply common industry best practice targets – an overall WWR of forty percent (40%) – for the building overall to reduce heat gain and loss through the building envelope by increasing the area of insulated wall. As determined appropriate (e.g., commercial at-grade) distribute the overall WWR of the building such that the at-grade WWR target is higher (e.g., seventy-five percent [75%]) and deemed a priority for transparency purposes, and remainder of the building would be lower to meet the overall best practice target.

m. continuous weather protection for pedestrians on all building frontages that include ground floor commercial uses.

n. a high-quality pedestrian realm along all building faces, including those buildings not adjacent to public streets, and those that are adjacent to publicly-accessible spaces – (e.g., public roads and lanes, trails and pathways). Commercial and residential storeys should be clearly delineated by glazing patterns (e.g., lower window-wall ratios for residential), materials (e.g., commercial facades predominantly masonry and heavy timber), and horizontal architectural breaks (e.g., cornice, belt course).

9. Incorporate appropriate site design with sufficient front, side, and rear yard lot line setbacks and building separation distances on a lot. Setbacks and separations will establish generous spaces for medium and large trees (including coniferous) and other plantings, a pedestrian-oriented street presence, and functional outdoor space. Treed setbacks and separations can include tree retention and/or new tree plantings, but are distinct from street trees in public boulevards, greenways, thoroughfares, and other public spaces.

10. Provide minimum and consistent building separation distances of 12 metres between all buildings to achieve walkable neighbourhoods with a fine-grained block and lot pattern and communicate a pedestrian scale. Separation distances will serve as both Mid-Block Pedestrian Connections and abundantly landscaped garden spaces, except where a portion provides below-grade access (e.g., off-street parking) and loading (commercial and residential) spaces. These building separation features are discrete and distinct from every other development requirement such as, among others, landscaping areas and screening requirements as defined by the Township's Zoning Bylaw, development permit area landscaping guidelines, relevant portions of zoning schedules, and typically landscaped areas defined by required building setbacks and building separation distances.

5.7 Business Park

The lands with a Business Park designation are immediately adjacent to the 216 Street Interchange with primary access provided directly off 216 Street at approximately 81 Avenue as well as 80 Avenue at 214 Street. Given this strategic location, these business and employment lands are key generators for job growth that will provide significant contributions to the local economy. As such, the Business Park designation emphasizes high quality business uses, including a mix of light manufacturing, distribution warehousing, office, research and development, and similar uses. The interface and transition between the Business Park designation and neighbouring residential areas consist of a variety of treatments, including a Creek Greenway, a Watercourse Compensation Area and landscaping requirements associated with business park development.



Business Park Policies:

1. Provide for a range of employment and business activities in the Business Park designation as delineated on Map 1. Uses can include warehousing, wholesaling, and distribution, technical and educational, instructional, recreational, research and development, film studio and post-studio production, information technology, business and professional offices, mini-storage, micro-breweries, distillery, and private utilities. Allow for light-impact manufacturing uses provided that the business activities have no emissions (e.g., emissions from furnaces, boilers, or process heaters, and automotive or similar refinishing facilities or other activity regulated by

the Air Quality Regulatory Program of Metro Vancouver). Bulk storage of hazardous or flammable materials or substances, salvage, ready-mix concrete plants, and processing, manufacturing or repair of heavy machinery, equipment, and heavy transportation products are not permitted. Civic institutional uses such as municipal operations centre, public works yard, and associated ancillary uses are permitted.

2. Design distinctive buildings to emphasize the gateway functional of the area, along the 216 Street and 80 Avenue corridors that signifies the entry into the Williams Neighbourhood and the broader Willoughby Community. High quality building design and landscaping will be required to assist in the creation of this gateway character. Distinct roof lines and roof features should be considered, including active and planted/landscaped spaces.

3. Accommodate both multi-tenant complexes and freestanding, single-tenant buildings. High standards of building and site design, incorporating quality architectural building expression, superior landscaping, and appropriate vehicular and pedestrian circulation are required.

4. Contain all business and employment activities wholly enclosed within buildings with no open storage.

5. Provide small outdoor open spaces for employee seating and recreation, with appropriate, all-season weather protection, that take advantage of south-facing exposure, and are part of site planning and building design.

6. Provide sidewalks, pathways, and other facilities, as part of site design and development, including road and subdivision patterns, vehicular access, parking and circulation design, that bisect the Business Park lands and link key area destinations, such as the commercial node, the area Greenway network, neighbouring park spaces and other recreational areas, in order to improve accessibility and provide amenities for employees. On-site pedestrian facilities and walkways should be linked to the public sidewalks by well-defined paths to minimize and manage conflict with vehicular traffic.

7. Locate business and professional offices, multi-storey mini storage, micro-breweries, technical and educational, and instructional and recreational types of uses (such as first aid training, martial arts and dance studios, trampoline, climbing, go-karts, skate, and ice rinks) along 80 Avenue given the active nature of the business that can provide ease-of-access to neighbouring residential areas and also serve as a transition to the residential uses along the south side of 80 Avenue.

8. The primary entrance(s), for both employees and visitors, and office uses shall be located and oriented to the street, with no surface parking between the face of building and the greenway for all developments along 80 Avenue and 216 Street as well as adjacent to adjoining intersections of 214 Street and 81 Avenue.

9. Allow restaurants as a permitted use in the Business Park designation, provided that it is incorporated into a building containing one or more of the principal uses. Drive-through features are not permitted.

10. Restrict parking, loading, access and circulation adjacent to Watercourse Compensation Areas.

11. Design buildings to be street-fronting and pedestrian-focused. Avoid generic, “big box” building designs that exhibit little visual interest and transparency to the street. Variations in massing and changes in height and horizontal planes are encouraged; long and non-articulated buildings should be avoided. All exterior mechanical units or equipment, including roof top units that may be visible from a public street and adjacent residential areas, should be enclosed or sufficiently screened.

12. Landscape surface parking lots and locate them to the rear of buildings that front 80 Avenue or 216 Street. Surface parking at the side of buildings is permitted elsewhere in the Business Park lands. If side parking is provided, design elements shall be applied to ensure it is partially screened from view from the adjacent public road and sidewalk to create a separation between public/private space along roads and sidewalks.

13. Include secure, weather-protected bicycle parking for employees.

14. Incorporate a 6-metre-wide Interface Buffer, in addition to landscaping and setback requirements as stipulated in other municipal bylaws, that includes plantings, a berm and a sound attenuation fence in between lands designated for Townhouse (north of 83 Avenue) and Business Park.

5.8 Civic Institutional

The Civic Institutional designation is intended to accommodate civic uses such as, but not limited to, municipal operations centre, public works yard, detention pond, and associated ancillary uses. Sites and buildings should respond to the gateway location with high quality materials and exemplary design.

Civic Institutional Policies:

1. Prioritize office space with high window-to-wall ratios along the north and east edges of the designation at or above the grade of adjacent roads, greenways, and highway infrastructure.
2. Screen outside storage uses by locating buildings on permitters of sites where feasible, or large trees with dense understory landscaping where buildings do not frame the edges of sites.
3. Provide a municipal operations centre at a size of approximately 8 to 15 acres (3.24 to 6 hectares)

5.9 Conservation Areas

The Conservation Areas designation seeks to protect important fish and wildlife habitat in the Williams area through the Streamside Protection and Enhancement Development Permit Area policies. Such spaces include sensitive environmental areas that protect not only fish and wildlife habitat, but provide other environmental benefits such as rainwater conveyance, open space for existing and new native

plants, including native evergreen, coniferous trees, and passive recreation opportunities. The intent of the Conservation Areas designation is habitat protection and enhancement, and restoration works that improve instream and riparian habitats for fish and wildlife species, as well as rainwater management and area hydraulics.

As shown on Map 1, one Conservation Area has been identified to include a Class B watercourse. However, this should only be considered as a guide. Other watercourses could be identified in the Williams area that are deemed to be a Conservation Area by a qualified environmental professional. Therefore, further environmental assessment may be required to verify the accuracy of the classification, the location of watercourses or the presence of watercourses that may not be shown.

Conservation Areas Policies:

1. Protect, enhance, and apply restoration works that improve the quality of instream and riparian habitats for fish and wildlife species in the Conservation Areas through the development and subdivision approval processes, based on the policies for Streamside Protection and Enhancement Areas (SPEAs) in the Township of Langley Official Community Plan (OCP).

2. Redirect flows, as determined from a Qualified Environmental Professional, from constructed stream channels in Watercourse Compensation Areas to Conservation Areas, or other watercourses or drainage channels within and outside the plan area, to contribute to the provision of high habitat values for fish and wildlife.

3. Include a fish passable culvert crossing with the redesign and upgrade of 76 Avenue, as part of off-site works and services associated with adjacent development.

4. Manage watercourses and associated riparian areas in accordance with the requirements of Section 3.13.19 of the OCP.

5.10 Watercourse Compensation Areas



The intent of the Watercourse Compensation Areas designation is to accommodate the relocation of Class B (yellow-coded) watercourses in the Williams area and re-establish higher-value habitat areas for fish and wildlife, that would be subsequently protected under the Township's Streamside Protection and Enhancement Areas (SPEAs). This will involve the relocation of Class B watercourses for both the north and south tributaries of Guy Creek through redevelopment. The objectives achieved from this approach include:

- improved fish and wildlife habitat that is currently comprised of fairly degraded stream channels that are fragmented and consist of barriers that restrict fish and wildlife movement;
- retention and enhancement of trees and native vegetative plantings along the Watercourse Compensation Areas of the southern Guy Creek tributaries that will retain and enhance the "treed" character of the Willoughby Escarpment;
- reduction or elimination of the need for culverts and other vehicular crossings of the watercourses associated with the riparian compensation areas;
- contribution to a buffer between residential and employment uses for the northern Guy Creek
- promotion of groundwater recharge and reduce flood risk;
- benefit air quality and contribute to the absorption of greenhouse gases; and
- provide passive recreation opportunities.

The Class B watercourses identified in the Williams neighbourhood and accommodated through relocation and compensation in the Watercourse Compensation Areas should only be used as a guide for determining fisheries habitat values and siting areas for relocation and compensation for a given watercourse. Further environmental assessment may be required to verify the accuracy of the classification, the location of watercourses or the presence of watercourses that may not be shown.

<u>Watercourse Compensation Areas Policies:</u>

1. Manage all Class B (yellow-coded) watercourses in accordance with requirements of Section 3.13.19 of the Township of Langley Official Community Plan.

2. Relocate and reconstruct Class B watercourses and establish associated riparian habitats, to the Watercourse Compensation Areas as depicted in Map 1 and prescribed in policies below, based on best and required practices, as part of development and subject to municipal, provincial, and federal government regulatory approval processes.

3. Design the Watercourse Compensation Area to include a reconstructed stream channel, a 15-metre-wide planted buffer on either side of the ordinary high-water mark, approximately 500 metres in length, for a total compensation area of approximately 15,871 m^2 (not including channel areas within culverts). The reconstructed stream channel within this Watercourse Compensation Area shall be surface-connected to Guy Creek (at 216 Street, immediately south of the Highway #1 interchange) through another reconstructed stream channel, as depicted in Map 3, resulting in an additional Watercourse Compensation Area, with a minimum total area of approximately 25,497 m^2 (not including the channel itself and areas within culverts), a minimum length of approximately 782 metres and a 15 metre wide planted buffer on either side of the ordinary high water mark, shall be identified and designed as part of the development of lands in the Employment District between 80 and 83 Avenue. Also, compensation of existing pond(s) will require an additional watercourse channel and result in an extension of this minimum length. The number of culverts for the reconstructed stream channels in the north portion of the Williams area, to accommodate road crossings (not including separate, clear-span pedestrian crossings), shall be kept to a maximum of three.

4. Design the Watercourse Compensation Area in the Residential District area to include a reconstructed stream channel, a 15-metre-wide planted buffer on either side of the ordinary high-water mark, approximately 433 metres in length, for a total area of 12,081 m^2 (not including channel areas within culverts). The reconstructed stream channel within this Watercourse Compensation Area should be connected to the water channel retained within the Conservation Areas designation and other surface drainage along 216 Street, as determined by Qualified Environmental Professionals.

   An additional Watercourse Compensation Area, with a total of approximately 5,849 m^2 (required compensation for existing ponds) and a 15 metre wide planted buffer on either side of a stream channel (not including the channel itself and areas within culverts), shall be added to or located south of this Watercourse Compensation Area, between 216 Street and lands designated as Conservation Areas in this Plan, as determined by Qualified Environmental Professionals, arborists and BC Land Survey professional. Modifications to the exact location of any or all of the Watercourse Compensation Areas in the Residential District can be considered and will not ultimately require a Plan amendment, provided that they remain in the general area south of 78 Avenue and that the combined goals of providing fish and wildlife habitat and contributions toward the retention and enhancement of the “treed” character of the Willoughby Escarpment are to be upheld and not compromised with this additional Watercourse Compensation Area. The total number of culverts for the reconstructed stream channels in the south portion of the Williams area, to accommodate road crossings (not including separate, clear-span pedestrian crossings), shall be kept to a maximum of three.

5. Identify and confirm the exact location and the extent of the SPEA through a survey undertaken by a BC Land Survey professional. Changes to the Watercourse Compensation Areas as depicted in Map 1 and delineated in policy above may be considered in accordance with the SPEA requirements, provided other policy provisions of this Plan, such as the retention and enhancement of the “treed” character of the Willoughby Escarpment, are upheld and not compromised.

6. Complete at the time of development the watercourse relocations and compensations as depicted in Map 1 and delineated in policy above. Additional municipal, provincial and federal government regulatory approval processes may apply. The depiction of watercourse locations in the Neighbourhood Plan area should not be interpreted as final approval / endorsement by municipal or senior government regulatory agencies. Additional considerations include:

    a. A minimum habitat balance applies to each relocated Watercourse Compensation Area as depicted in Map 1 and delineated in policy above, with an overall minimum habitat balance threshold (59,298 m²; in addition to the retained watercourse immediately north of 76 Avenue) to be met for the entire plan area. Any additional watercourses found on-site will increase the habitat totals accordingly and if relocated, they shall be integrated into the watercourse concept depicted in Map 1 and delineated in policy above.

    b. Lands containing a watercourse being relocated off-site will be required to provide funds for the equivalent land and reconstruction costs of their portion of the relocated watercourse as well as temporarily pipe the watercourse(s) if they are unable to provide the equivalent reconstructed watercourse as depicted in Map 1 and delineated in policy above.

    c. Where a watercourse is relocated to lands not currently containing a watercourse or SPEA, the owner of said lands will not be responsible for the cost of watercourse construction. Land with these relocated watercourses shall be compensated for the land and construction costs of the watercourse relocation as funds become available.

    d. Where watercourse relocations cannot be completed at time of development, interim solutions may be considered until such time that watercourse relocations, as depicted in Map 1 and delineated in policy above, can be fully completed. Interim solutions will be subject to municipal, provincial, and federal government regulatory approval processes and, upon completion of watercourse relocations, interim solutions will be removed at the developer’s expense.

7. Align Creek Greenways adjacent to and within the outer six (6) metres of the Watercourse Compensation Areas, or SPEA, in consideration of connectivity to other Greenways, Enhanced Sidewalks, Wildlife Habitat Patch and public park spaces. The design of the Creek Greenways must conform to the requirements of the Streamside Protection and Enhancement Development Permit Area. Access from new development to Greenways or environmental areas may be restricted if the access is deemed detrimental to the overall biological integrity and viability of the compensation or other environmental sensitive areas. Tree removal shall be avoided, and additional native plants may be needed to enhance Creek Greenways. The locations of future Creek Greenways are shown in Map 1.

6.0 NEIGHBOURHOOD FACILITIES

6.1 Parks and Open Spaces

This plan establishes a network of parks and open spaces to provide active and passive outdoor recreational opportunities for a complete and liveable neighbourhood in the Williams area.

6.1.1 Neighbourhood Park

Adding one (1) new Neighbourhood Park to provide a variety of recreational opportunities, including sports fields, playgrounds, and access to elementary and middle schools will contribute to the area's liveability. These policies provide direction for the neighbourhood park site to be appropriately located, sized, and configured, and that necessary access and connectivity to and from the parks meets users needs. A neighbourhood Park is to be accommodated in the initial phase of development in the Williams Neighbourhood Pan.



Neighbourhood Park Policies:

1. Provide one (1) new Neighbourhood Park (minimum 2 hectares or 5 acres in size), which will form part of a joint neighbourhood park-elementary school site with a minimum size of 4 hectares (10 acres). Locate the new Neighbourhood Park within the vicinity of 214 Street and 78 Avenue, as shown on Map 1.

2. Identify and secure the Neighbourhood Park site along with the rezoning of all lands designated for residential development.

6.1.2 Williams View Park

Williams View Park is located on a high point on the Willoughby Escarpment and one of the most visible from Milner Valley. Located in the vicinity of Morrison Crescent and 76 Avenue, it provides public open space for the neighbourhood, within an urban forest space that is established through retention, restoration, and enhancement.

Williams View Park will be a combined passive and active open space with recreational activities carefully woven into the urban forest context to enhance the Willoughby Escarpment from Milner Valley and view opportunities to the valley below.

Williams View Park Policies:

1. Develop Williams View Park, that is approximately 2 hectares (5 acres) in size in the vicinity of Morrison Crescent and 77 Avenue, as shown on Map 1.

2. Prepare a Williams View Park design 100 metres by 200 metres as conceptually illustrated in Figure 6.1. Include extensive tree plantings, strategic view opportunities to Milner Valley and Mount Baker, connections to Arbour Ribbon, informal adventure playgrounds, outdoor exercise circuits, and other compatible recreational activities.

3. Fund Williams View Park through the Willoughby Greenway Amenity Policy (WGAP).



Figure 6.1: Williams View Park Illustrative Design

6.1.3 Urban Parks

Williams will have two (2) Urban Parks which will provide a variety of recreational opportunities, including gathering and active play areas, and soft and hard surface spaces. These policies provide direction for the Urban Park sites to be appropriately located, sized, and configured, and that necessary access and connectivity meet users' needs.

Urban Parks Policies:

1. Develop a minimum of two (2) Urban Parks as shown on Map 2.

2. Locate one Urban Park within the High Street area, in the north section of the Mixed-Use and Residential District (see Figure 6.2). This Urban Park shall:

    a. be bordered by a minimum of two public streets and immediately adjacent to High Street. At least one side must be bordered by storefronts, at finished grade, preferably occupied by restaurants and cafes with outdoor patios;

    b. incorporate seamless connections between the streetscape and the park area;

    c. maximize building entrances, dwelling unit terraces and balconies, windows facing directly toward the park; and

    d. provide on-street vehicle and food truck parking.

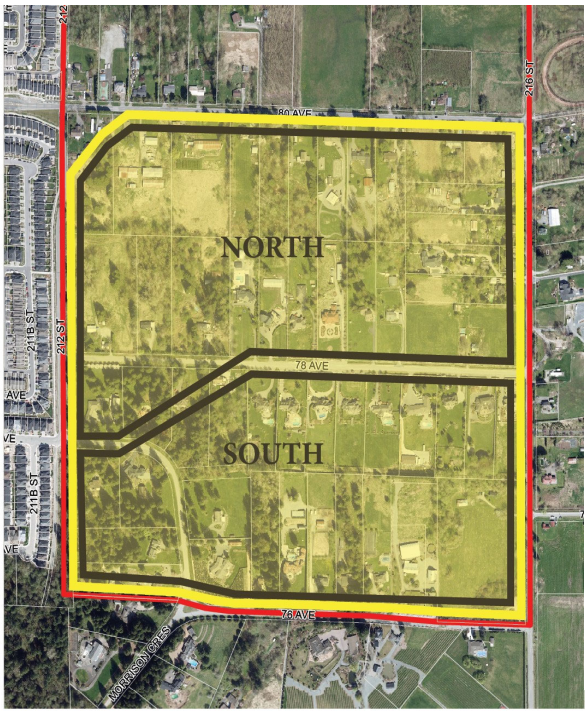


Figure 6.2: Sections in the Mixed Use and Residential District

3. Locate one Urban Park in the Townhouse area south of 78 Avenue (see Figure 6.2). This Urban Park shall:

    a. be bordered by a minimum of two public streets, one of which can be a lane, and immediately adjacent to a Street Greenway;

    b. incorporate seamless connections between the streetscape/lanescapes, and the park area;

    c. maximize building and dwelling unit entrances, dwelling unit terraces, balconies and porches facing directly toward the park; and

    d. provide on-street vehicle and food truck parking.

4. Design Urban Parks to be all-season public spaces.

5. Urban Parks will incorporate various park design objectives: an inclusive urban park (accessible and offered to all), a green urban park (integration of nature, natural materiality, and a significant tree canopy), a blue urban park (maximizing access to water settings,

interactive waterplay, and visible management of rainwater), a sensory urban park (immersing all five senses), a neighbourly urban park (all-season weather protection, abundant seating and lounging opportunities that support socializing), an active urban park (supporting exercise and mobility), and a playable urban park (offering opportunities for all-age creativity and play) in the park design process.

6.1.4 Wildlife Habitat Patch

A Wildlife Habitat Patch of approximately 1,563 m² (0.4 acre) shall be secured, enhanced, and maintained for education and recreation opportunities near the vicinity of Morrison Crescent and 77A Avenue. The Wildlife Habitat Patch is intended to provide food and foraging opportunities for wildlife and serve as a small node in a network of greenways and watercourse riparian areas in the Williams neighbourhood.



Wildlife Habitat Patch Policies:

1. Provide a Wildlife Habitat Patch, along with associated Off-Street Greenway and Enhanced Sidewalks with connections to neighbouring Creek Greenway and Enhanced Sidewalks, within the vicinity of the intersection of Morrison Crescent and 77A Avenue, as illustrated on Map 4 of this Plan and Map 7 of the WGAP (WGAP).

2. Prioritize the location, configuration, and vegetation enhancement deemed most capable of supporting wildlife in an urban setting.

3. Protect intrusion into the Wildlife Habitat Patch to preserve ecological integrity.

4. Include interpretive signage and additional amenities, as and where appropriate, while keeping the overall protection of the area the priority.

5. Fund the Wildlife Habitat Patch and the connecting Off-Street Greenway and Enhanced Sidewalks through the WGAP.

6.1.5 Neighbourhood Forested Mews

Neighbourhood Forested Mews is a decommissioned public right-of-way that serves as a pedestrian-friendly walkway.

Neighbourhood Forested Mews Policies:

1. Provide and develop the Neighbourhood Forested Mews at the locations as indicated on Map 2 of this Plan. The Neighbourhood Forested Mews will encompass the entire width – approximately 20 metres – of the existing public right-of-way.
2. Incorporate appropriate soils along the Neighbourhood Forested Mews to support long-term, stable rooting for trees as well as rainwater detention and nutrient holding capacity.
3. Retain and include new trees, with a focus on native trees, and integrate a 3.0m wide shared-use, asphalt trail.
4. Consider relocation of the Neighbourhood Forested Mews provided that the area is the same or greater and there is a clear net benefit (e.g., retention of mature trees).
5. Consider the orientation of adjacent residences to front the Neighbourhood Forested Mews, if deemed appropriate and feasible. Provide these residences with pedestrian access to the Mews, yet include measures to differentiate public and private space, and provide a minimum of four (4) off-street parking spaces for each dwelling unit that fronts the Mews. No tandem parking within a building shall be permitted.
6. Require development to fund the removal and/or relocation of infrastructure, and any soil remediation, as part of Works and Services requirements of the Township's Subdivision and Development Servicing Bylaw.
7. Fund the reforestation of the Neighbourhood Forested Mews from existing and appropriate Township of Langley sources.
8. Fund the 3.0 metre wide shared-use trail through the WGAP.

6.2 Greenways and Pedestrian Connections

Greenways and pedestrian/cycling connections in Williams are an important component of the mobility network. Some greenways also provide opportunities to integrate landscape and stormwater management features such as bioretention basins and raingardens into the public realm. The specific locations of planned greenways and pedestrian connections are illustrated on Map 4 of this Plan and Map 7 of the WGAP.

6.2.1 Street Greenways

Street Greenways are wide landscaped boulevards along major roads. They are an important component of the active transportation network connecting pedestrians and cyclists with parks, natural areas, commercial nodes, neighbourhood amenities and services, and adjacent neighbourhoods.

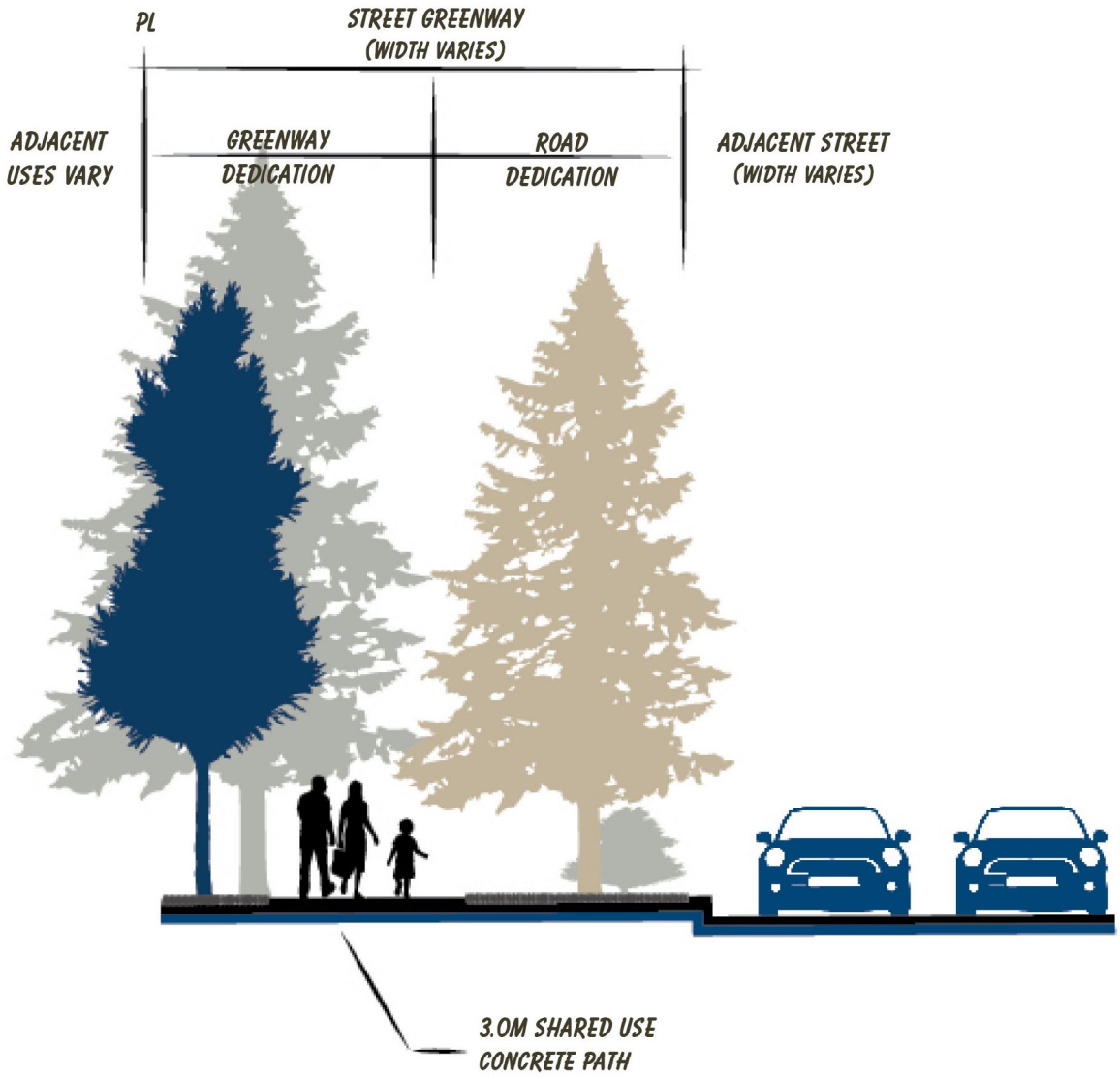


Figure 6.3: Street Greenway Illustrative Design

Street Greenways Policies:

1. Provide contiguous Street Greenways in the locations identified on Map 2 of this Plan and Map 7 of the WGAP.

2. Construct Street Greenways in accordance with the standards provided in Table 6.1 and illustrated in Figure 6.3.

3. Incorporate tree species, such as cedar and other evergreen, coniferous varieties, that complement the deciduous street trees.

4. Discourage the crossings of Street Greenways by driveways. Where no alternative exists, driveways should be consolidated and intersections with greenways shall be designed for the safety of greenway users.

5. Provide safe street crossings for pedestrians and cyclists at key intersections.

6. Fund Street Greenways through the WGAP.

6.2.2 Off-Street Recreational Greenways

Off-Street Recreational Greenways are multi-use pathways that accommodate both pedestrians and cyclists. They can be used for both recreation and commuting purposes.

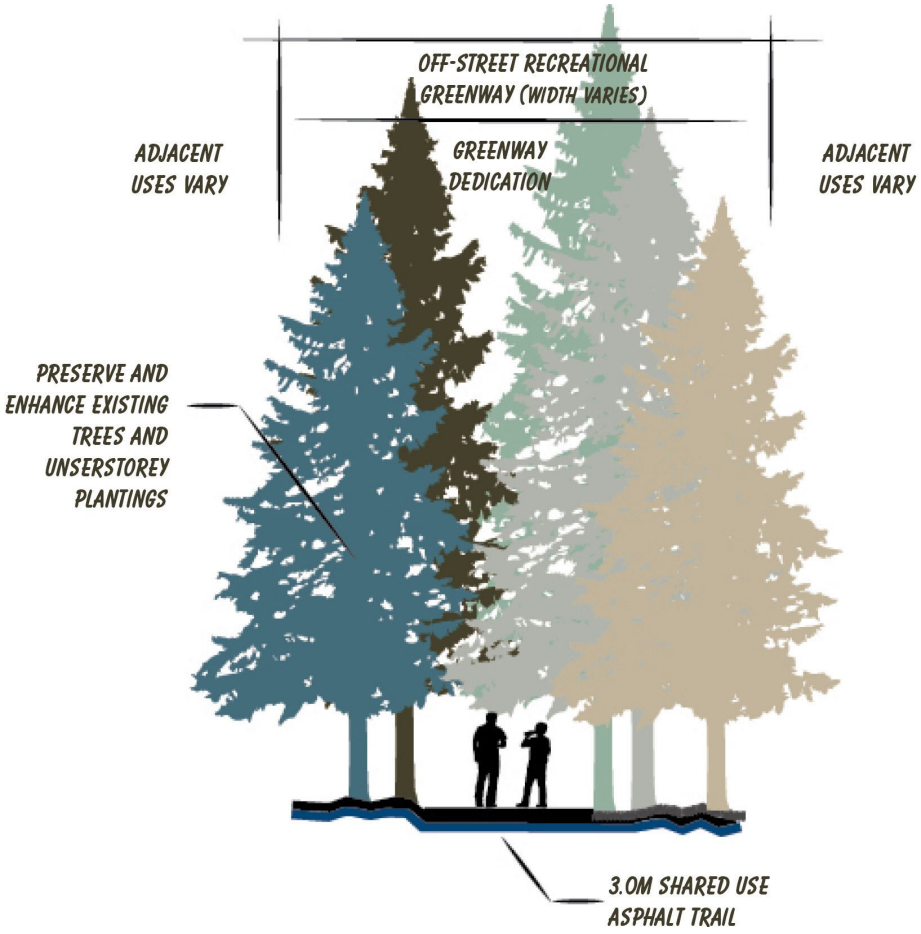


Figure 6.4: Off-Street Recreation Greenway Illustrative Design

Off-Street Recreational Greenways Policies:

1. Provide Off-Street Greenways as shown on Map 2 of this Plan and Map 7 of the WGAP.

2. Construct Off-Street Greenways in accordance with the standards provided in Table 6.1 and illustrated in Figure 6.4.

3. Fund Off-Street Greenways through the WGAP.

6.2.3 Creek Greenways

Creek Greenways are off-street trails that run adjacent to existing watercourses 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.

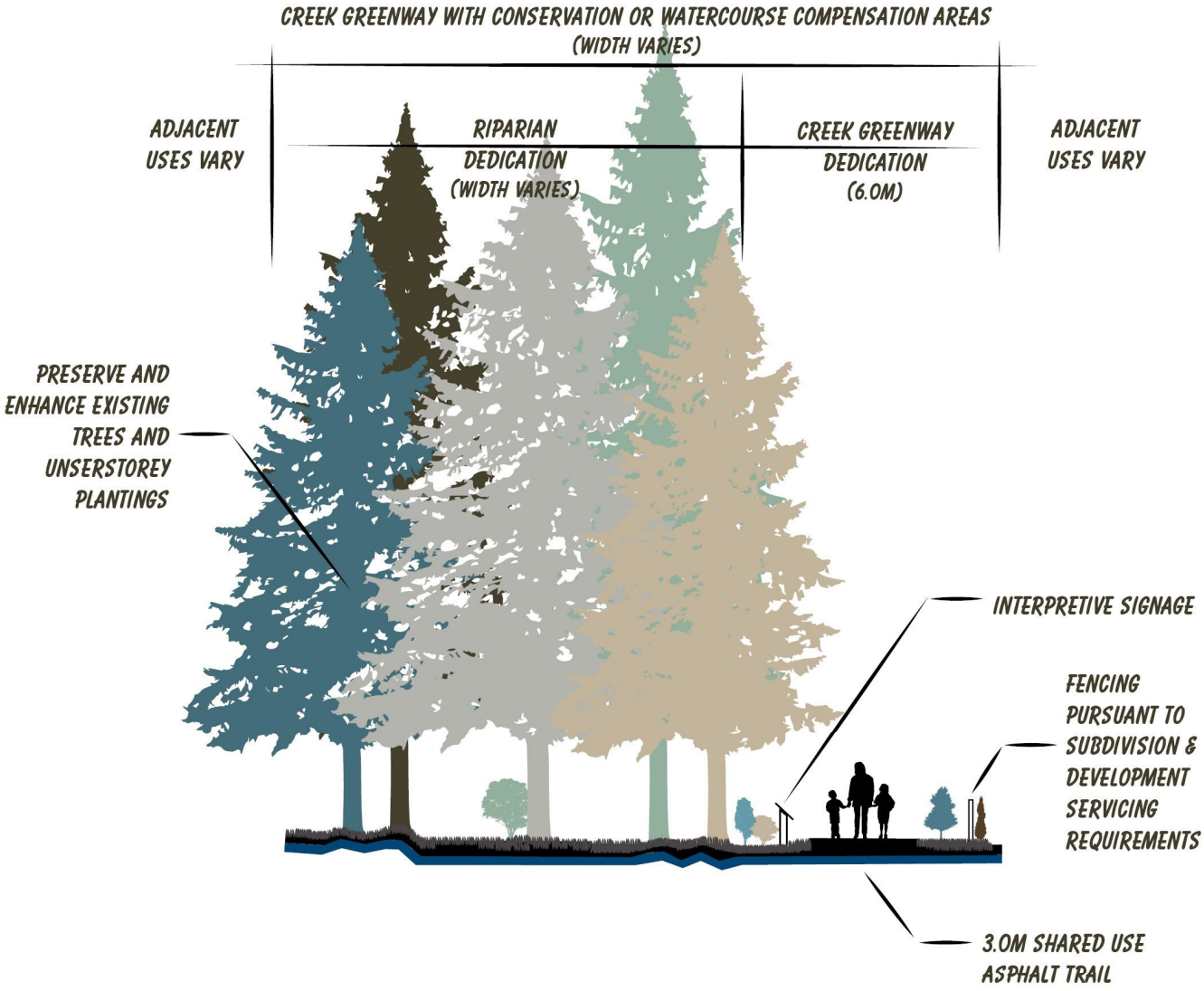


Figure 6.5: Creek Greenway Illustrative Design

Creek Greenways Policies:

1. Provide Creek Greenways as identified on Map 2 of this Plan and Map 7 of the WGAP.

2. Construct Creek Greenways in accordance with the standards provided in Table 6.1 and illustrated in Figure 6.5.

3. Locate Creek Greenways generally adjacent to the Conservation Areas and Watercourse Compensation Areas. Consideration will be given to locating the Creek Greenways within the

outer edges of the Conservation Areas and Watercourse Compensation Areas provided that they do not negatively impact the habitat value or biological integrity of said areas.

4. Build appropriate “connections” where the Creek Greenways intersect with pedestrian and cycling facilities and other Greenways.

5. Fund Creek Greenways through the WGAP.

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 Policies:

1. Provide Enhanced Sidewalks as shown on Map 2 of this Plan and Map 7 of the WGAP.

2. Construct Enhanced Sidewalks in accordance with the standards provided in Table 6.1.

3. Fund Enhanced Sidewalks through the WGAP.

6.2.5 Pedestrian Connections

Pedestrian Connections are to be provided to link developed areas of the neighbourhood, to and from greenways and trails, schools, and areas where public access points along a road are widely spaced. The locations for the Pedestrian Connections, as shown on Map 2, 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 accessibility of the neighbourhood and to improve connectivity with adjacent neighbourhoods and destinations.

Pedestrian Connections Policies:

1. Provide Pedestrian Connections, which are a minimum three (3) metre wide concrete shared use, hard-surface (e.g., concrete, asphalt) pathway, in the locations identified on Maps 2 and 4.

2. Design entrances to Pedestrian Connections, adjacent to Greenways, Enhanced Sidewalks, and other public rights-of-way, so that they are visible and will be interpreted as a “public” pathway.

3. Pedestrian Connections are not funded through the WGAP.

6.2.6 Greenways, Pedestrian Connections and Enhanced Sidewalk Standards

Table 6.1

TYPE	STANDARDS
Street Greenways	• 4.5m wide dedication (8m wide dedication along 216 Street, between 76 and 80 Avenues) • 3.0m wide shared use, concrete pathway
Off-Street Recreational Greenways	• 6.0m to 10.0m wide dedication, depending on location • 3.0m wide shared use, concrete pathway
Creek Greenways	• 3.0m wide shared use, asphalt trail located in the outer 6.0m of the required riparian area
Pedestrian Connections	• 3.0m wide shared use concrete pathway
Enhanced Sidewalks	• Within the road dedication • 2.0m wide buffer between the curb and sidewalk • 3.0m wide concrete sidewalk • 1.0m wide buffer between

6.3 Schools

At the time of plan adoption, there were no public schools in the Williams area. A future elementary school site in Williams is anticipated to accommodate growth in the number of students. Approximately 2 hectares (5 acres) of land for a new school site will be required. The Langley School District will acquire the new school site, which would be developed at such time that the population growth warrants the establishment of the new school.

The Langley School District has developed a Long-Term Facilities Plan which covers a 10-year planning horizon and is reviewed annually and a full update approximately every 5 years to align with municipal community and neighbourhood reviews.

Schools Policies:

1. Accommodate an elementary school, which will form part of a joint elementary school-neighbourhood park site ("joint site") with a minimum total size of 4 hectares (10 acres, half for the elementary school and the other half for the neighbourhood park), within the vicinity of 214 Street and 78 Avenue, as indicated on Map 1.

2. Identify and secure the joint site along with the rezoning of all lands designated for residential development.

3. Ensure that the joint site is appropriately located to serve the intended purpose and to the acceptance of the Township of Langley and the Langley School District.

7.0 NEIGHBOURHOOD CHARACTER AND IDENTITY

7.1 Neighbourhood Placemaking

The Williams neighbourhood is envisioned to be an urban, compact neighbourhood with an active public realm supported by sidewalks, greenways, and trails. Within the streetscape, a variety of amenity features will help to further animate public spaces, promote walking, encourage community interaction, and contribute to the identity of the neighbourhood and the making of place.

The neighbourhood is expected to include an elementary school, employment lands in the form of a business park, a local-serving commercial node, a variety of parks and open spaces, as well as pedestrian and cycling connections. View corridors from the neighbourhood to the south and southeast to the Milner Valley and vistas beyond (Mount Baker), are also provided in strategic locations. Neighbourhood, subdivision, and building designs will also contribute to the retention and enhancement of the treed character of the Willoughby Escarpment, as viewed from various points in the Milner Valley, specifically along Glover Road.

7.2 Neighbourhood Landmarks

Neighbourhood Landmarks are key place-making features in highly visible areas as viewed by pedestrians, cyclists, transit riders, and motorists. Two area gateway features into Williams are to be located as shown on Map 1 at the following locations:

- Intersection of 212 Street and 80 Avenue (see Figure 7.1)
- 216 Street and Highway #1 interchange (see Figure 7.2)

The Neighbourhood Landmark at 212 Street and 80 Avenue is located within a former dedicated road and comprises approximately 3,802 m^2 (0.95 acre). It provides a predominantly hard landscaped urban public open space at the confluence of Street Greenway networks in Williams, and connections with Smith and Yorkson neighbourhoods. The Neighbourhood Landmark is situated on both the north and south corners at the west side of the re-aligned intersection at 80 Avenue and the 212 Connector. These spaces are highly visible to pedestrians, cyclists, transit riders and motorists along both directions of 80 Avenue and those heading north on the 212 Connector, as well as residents and workers within its vicinity.

The second Neighbourhood Landmark at 216 Street and Highway #1 interchange, on the west side, is an open space area that includes a rainwater detention pond. It is located at the confluence of a variety of Greenways and its gateway design and complementary features thematically tie these elements together. The intent of the Neighbourhood Landmarks Policies is to establish key place-making features in these gateway areas and contribute to the identity of the Williams neighbourhood.



Figure 7.1: Neighbourhood Landmark at 212 Street and 80 Avenue Illustrative Design



Figure 7.2: Neighbourhood Landmark at 216 Street and Highway #1 Illustrative Design

Neighbourhood Landmarks Policies:

1. Provide and develop a Neighbourhood Landmark feature at the intersection at 80 Avenue and 212 Street approximately 3,802 m^2 (0.95 acre) in size, as indicated on Map 2.

2. Establish a coordinated Neighbourhood Landmark and community gateway feature at 216 Street and the Highway #1 interchange, on the west side, as indicated on Map 2, as part of the rainwater detention pond design. Additional land area may be required for the sizing of the rainwater detention pond to incorporate a viewing platform, a perimeter trail, and public art.

3. Design the Neighbourhood Landmarks in accordance with the general concepts as shown in Figure 7.1 and Figure 7.2, including the incorporation of public art.

4. Fund the Neighbourhood Landmark at 80 Avenue and 212 Street through the WGAP.

5. Fund the Neighbourhood Landmark at 216 Street and Highway #1 through the WGAP (not including the stormwater detention pond and associated plantings and landscaping).

7.2.1 Public Art

Public Art is intended to improve the character and vibrancy of the public realm and to encourage community interaction. It will be incorporated in the Neighbourhood Landmark locations in Williams.

Public Art Policies:

1. Include Public Art within the Neighbourhood Landmarks at the locations identified on Map 2.

2. Require the Township of Langley to manage, maintain, and insure all Public Art in accordance with Public Art Policy (No. 06-024).

3. Encourage as part of development Public Art in the design of buildings or landscapes in publicly accessible spaces or commercial spaces.

4. Fund Public Art for the public locations identified on Map 1 through the WGAP.

7.3 Stormwater Facilities as Amenities

Stormwater facilities (including detention ponds) are intended to serve a dual purpose. The primary use is functional with recreation and aesthetics serving as a secondary function. In their role as an amenity, efforts shall be made to design ponds with these goals in mind.

Stormwater Facilities as Amenities Policies:

1. Accommodate two (2) detention ponds in the vicinity of 216 Street: one at the northeast corner of the Plan area and another at the southeast corner.

2. Incorporate pedestrian access around all or part of the edge/perimeter of stormwater facilities and link this pedestrian feature with nearby Greenways.

3. Provide safe access and seating along the inner slope of detention ponds.

4. Include aesthetic considerations in the design of stormwater detention ponds, including but not limited to exposed walls and slopes visible by the public. Incorporate evergreen, coniferous tree plantings around the perimeter to complement the treed character of the Willoughby Escarpment.

5. Design aesthetically pleasing fencing that is thematically aligned with the design features of the Neighbourhood Landmark spaces. Acoustic barriers should be considered and included where traffic noise or adjoining uses negatively impacts the enjoyment of the amenity space and views to and from the facility.

7.4 Green Roofs

Green roofs (also known as “living roofs”) can promote effective stormwater management, reduce energy use, and provide additional spaces for amenity and recreation uses. They consist of various roofing layers topped with a soil-like growing medium and specific plant species that have the ability to withstand dramatic swings in climatic conditions.

Green Roofs Policies:

1. Encourage new commercial and industrial buildings to incorporate green roofs.

2. Consider the provision of accessible outdoor space on the green roof for recreational and ecological needs.

3. Encourage the use of plant species that are native and non-invasive and appropriate to the climatic conditions of the Williams area.

4. Design green roofs in accordance with the BC Green Building Code.

5. Adhere to Township policy regarding the management, maintenance, and insurance/liability related to green roofs. Green roofs are to be kept in perpetuity. Irrigation and maintenance are the responsibility of the building and/or property owner.

7.5 Landscape Buffer

A Landscape Buffer is a linear feature with plantings, earthen berms, and hardscaping (e.g., fencing) that provides visual and noise attenuation between different land uses and transportation infrastructure.



Figure 7.3: Landscape Buffer Locations

<u>Landscape Buffers Policies:</u>

1. Provide a “freeway” Landscape Buffer adjacent to Highway #1 that is 15 metres wide, includes retained and additional tree plantings, understorey plantings and ground cover, an earthen berm, and a 3-metre-wide trail as illustrated in Figure 7.3.

2. Provide an “interface” Landscape Buffer at the location between the Townhouse designation north of 83 Avenue and the areas east and south, designated as Business Park, as illustrated in Figure 7.3, that is 6 metres deep and that extends the full length of the east property line. This buffer feature is in addition to landscaping requirements and setback treatments required in the Township of Langley Zoning Bylaw and Subdivision and Development Servicing Bylaw.

3. Fund the provision of the “Freeway” Landscape Buffers through the WGAP.

7.6 Local Road Gateways

Local Road Gateways provide an additional place-making opportunity to indicate arrival to and departure from residential areas within Williams. These entrances help create an identifiable place and provide a significant entryway.

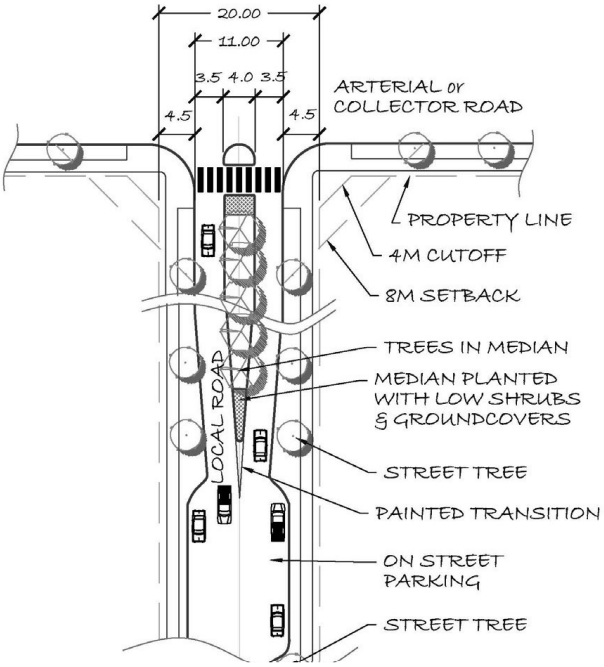


Figure 7.4: Conceptual Local Road Gateway Design

Local Road Gateways Policy:

1. Construct Local Road Gateways where local roads meet collector roads consistent with the standards illustrated in Figure 7.4. Incorporate additional landscaping and signage as appropriate.

7.7 Utility Boxes and Vaults

Urban communities include a variety of supporting infrastructure, some of which is visible, and others are not. Careful attention to siting and finish of at- or above-grade infrastructure will ensure that these elements do not interfere with mobility or the aesthetic qualities of the Williams area.





Utility Boxes and Vaults Policies:

1. Plan and coordinate the location of utility boxes, ventilation equipment or other at-grade mechanical equipment to minimize their impact on the public realm, including placing them underground or inside buildings, wherever possible.

2. Place existing overhead utilities underground as part of new development and upgrades to infrastructure.

3. Apply wraps on utility boxes and other at-grade mechanical equipment as part of off-site and on-site works and services associated with development in order to reduce graffiti and improve the visual aesthetic of the neighbourhood. Appropriate imagery could include local art, culture, and heritage.

7.8 Retaining Walls

To create high-quality development sites that work with the land, the sloping terrain of the southern portion of Williams may require significant grading and use of retaining walls.

Retaining Walls Policies:

1. Ensure development and infrastructure projects build with the slope to help preserve the natural topography of hillside areas and minimize cut and fill excavations.

2. Integrate landscaping, apply texture treatments, and use a “stepped approach” in the design of retaining walls where they are located along any public right-of-way, in a public space, or visible to the public.

7.9 Heritage

The Township of Langley Heritage Strategy recognizes the importance of Langley’s historic and archaeological resources, its rural lands, and its natural and cultural landscapes, in developing complete sustainable communities, and identifies nine goals and a number of actions to be implemented. The following actions would apply to resources identified in the Williams neighbourhood:

- Identify built, natural, and cultural landscape heritage sites, and policies for conserving them during the neighbourhood plan process;
- Preserve, protect, and celebrate significant historical resources that illustrate Langley’s range of heritage values;
- Encourage retention of existing building stock, where feasible, by demonstrating flexibility in the assessment of adaptive re-use projects;
- Encourage and support salvage efforts in the deconstruction of existing buildings; and
- Provide grants for the restoration of eligible heritage buildings through the Heritage Building Incentive Program.

Archaeological Resources

Although there are no previously recorded archaeological sites within the plan boundaries, there are reports that some lithic materials have been found within the Yorkson Creek area, indicating that the possibility of archaeological potential within the area cannot be ruled out. The provincial Archeology Branch maintains and oversees the legislative processes for the management of archaeological sites, and landowners, occupants and service providers are required to conform to provincial process and permitting requirements with respect to both known and unknown sites.

Natural and Cultural Landscapes

The Willoughby Escarpment that runs along the eastern edge of the Williams neighbourhood is a prominent geographical feature. This natural feature, which forms a natural division between Milner Valley and upland areas, includes some large stands of trees both within Williams and its adjacent rural areas to the south and southeast. The escarpment additionally provides for scenic views of the

location of the historic 1830s Hudson Bay Company Farm in Milner, and in some locations longer views to Mount Baker, the Golden Ears, and other peaks in the Coast Mountain Range.

Protection of the escarpment's visual and historical significance as viewed from the Milner area can be achieved through a combination of tree protection and tree replacement strategies. Implementation of these strategies will be emphasized for areas along the Agricultural Land Reserve boundaries, along the east and south boundaries of the plan. Given that the urbanization process will occur over several years and decades, the escarpment's image and character will evolve and regenerate as new trees grow and mature along the within the neighbourhood.

Built Resources

The historic resources in Willoughby that remain today reflect the community's rural history and community life near the turn of the twentieth century. As part of the Willoughby Heritage Study undertaken in 2005, historic assessments were completed for several buildings within the plan boundaries, although none of the sites identified have been added to the Township's Heritage Inventory to date.

The intent of these policies is to guide the preservation, restoration and commemoration of built and archaeological resources and natural and cultural landscapes that have heritage values as they relate to the Williams area.

Heritage Policies:

1. Protect the Character of Milner Valley as a Cultural Landscape

    1.1 Retain the historic views up and down Milner Valley as well as the natural topographical division between the valley's current agricultural/rural lands and the upland areas by preserving, enhancing, and incorporating trees and stands of trees along, above and below the Willoughby Escarpment, with a particular focus on the south portion of the Williams area and the urban/rural edge along the Agricultural Land Reserve boundary.

    1.2 Design and locate new development, buildings, roads, parks, and pedestrian connections within sightlines from Milner toward the Willoughby Escarpment, with consideration given to the various view levels, with the objective of enhancing and preserving a forested escarpment. Designs should include a view analysis.

    1.3 Apply compatible exterior materials and colours that blend with the natural, treed environment that characterizes the escarpment.

    1.4 Preserve specimen trees in the Williams area as part of development and infrastructure projects (e.g., row of "cherry blossom" trees along 76 Avenue).

2. Preserve Sites Deemed to be of Historic Value

2.1 Retain buildings, including those identified within the Plan boundaries that were identified in the Willoughby Heritage Study (2005) and others deemed to be of historic value, through heritage review and protection tools enabled by the *Local Government Act*.

3. Commemorate Williams History

3.1 Commemorate the early history of Williams, where appropriate, with historic place names or interpretive signage, and through complementary public realm design that recognizes and celebrates the tangible and intangible aspects of Williams's history.

7.10 Crime Prevention through Environmental Design

The safety and security of residents is an important component of any liveable community. Safety and security are considered not only in terms of personal safety and protection of property, but also in terms of safety for pedestrians, vehicles, and cyclists.

"Crime Prevention through Environmental Design" (CPTED) in development planning seeks to reduce opportunities for crime through 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 and minimizing the use of space by conflicting groups
- Image/Maintenance - ensuring that a building or area is clean, well-maintained, and graffiti-free

Crime Prevention through Environmental Design Policies:

1. Design new developments to provide "eyes on the street" through the placement of windows, porches, balconies, and street-level uses. Avoid blank walls.

2. Incorporate adequate lighting for all streets, lanes, parking areas, parks, trails, and building entrances. In places with high pedestrian traffic, pedestrian scale lighting should be provided.

3. Design landscaping and fencing to avoid the creation of blind spots or hiding places.

4. Consider clear sightlines between parking areas, public sidewalks, and building entrances in site design.

7.11 Lighting Design

Neighbourhood-specific on-street and off-street lighting for vehicle travel lanes, parking and pedestrian areas will help to create a pedestrian-friendly character, and desirable and active streetscapes in key areas of Williams.

Lighting Design Policies:

1. Provide ornamental street lighting fixtures at the Williams commercial node, located at 80 Avenue and 216 Street, for both on-street and off-street areas.

2. Locate and space on-street and off-street lighting elements based on the industry standard modeling and requirements.

3. Include pedestrian scale lighting along all streets, street greenways, creek greenways, and other pedestrian areas and connections.

8.0 MOBILITY

8.1 Street Network

As the Williams area develops, the street network will link various parts of the neighbourhood together and will be functional, safe, and efficient for all modes of travel. The street network in Williams is designed to support a modified grid pattern, combined with a “fine-grained” block and lot structure to link various parts of the neighbourhood together. This will distribute vehicular traffic through the planned street network within the Williams area (Map 4).

Street Network Policies:

1. Develop the street network, including arterial, collector, and local roads, as illustrated in the Circulation Concept Plan (Map 4). The alignment of the collector route of 77A Avenue to 78 Avenue is required to ensure connectivity. Flexibility will be considered without amendment to this Land Use Plan where roads cannot conform entirely to the concept due to site constraints.

2. Design the layout of residential areas with a block-based network of walkable streets on a modified grid with an east-west orientation. Single-access Street patterns (cul-de-sacs) shall be avoided; where this is impractical, safe, and functional pathway connections shall be provided.

3. Relocate the centre line of 216 Street, between 76 and 80 Avenue, to accommodate four-lanes plus left turn lanes on the west side with no encroachment on the east side into Agricultural Land Reserve lands. The streetscape on the east side will incorporate a protected bike lane and sidewalk. The streetscape on the west side will provide urban services, including curb and gutter, treed boulevard with understorey plantings, abundant coniferous trees, and extra-wide urban street greenway (12 metres wide) with 4 metres in the road right-of-way, protected bike lanes and a multi-use path, and an additional 8 metre land dedication funded through the WGAP.

4. Incorporate low impact design features for rainwater management into street designs to facilitate the infiltration of stormwater.

5. Require all residential development fronting on arterial and collector streets, all Greenways, and areas with Enhanced Sidewalks to provide rear lane or internal strata road access. The “H”-shaped configuration for rear lanes is intended to provide for short end blocks to feature street fronting units.

6. Secure road dedication for all categories of streets. A right-of-way includes sidewalks, travel and parking lanes, boulevards, and utility allowances.

7. Locate multi-family amenity spaces away from arterial streets.

8. Apply modest grade-separation features for all residential development along arterial streets to provide sound attenuation and to create walkable streets.

8.2 Pedestrian and Bicycle Circulation

The Williams cycling network will connect with cycling networks of adjacent neighbourhoods (Yorkson, Smith, NE Gordon Estates) and key destinations within Willoughby such as the Carvolth Transit Exchange and Willoughby Town Centre.



Pedestrian and Bicycle Circulation Policies:

1. Incorporate pedestrian facilities and networks such as Street Greenways, Creek Greenways, Enhanced Sidewalks, and Pedestrian Connections in conformity with Township standards and as illustrated in the Circulation Concept Plan (Map 4).

2. Provide additional cycling facilities and networks, including commuter, recreational, and community routes



8.3 Transit Service

The 2007 South of Fraser Area Transit Plan provides a long-term vision for transit to 2031. This vision includes 200 Street in the Willoughby area as a Frequent Transit Network (FTN) route in the short and

medium term and 208 Street as a Frequent Transit Network (FTN) route candidate. In 2023, 200 Street was identified as one of the first three priority bus rapid transit routes in Metro Vancouver and, over the longer term, has the potential to accommodate light rail rapid transit service within a dedicated median.

Williams is located 3 kilometres from the Carvolth Exchange, a major transit exchange that connects riders to Langley City, Maple Ridge, Abbotsford, and Millennium and Expo SkyTrain lines. In the future, transit ridership is expected to grow, and it is reasonable to assume that conventional transit services will likely operate on major arterial roads such as 216 Street, 212 Street and 80 Avenue, with some level of transit service on collector roads as well.

The proposed pedestrian and cycling network in the Williams Neighbourhood Plan will connect local residences and workplaces to transit stops until such time as bus transit is provided.

Transit Service Policies:

1. Accommodate future bus transit routing and stops along arterial streets through appropriate street design standards.

2. Provide a street design standard along 78 Avenue to integrate future community shuttle transit service.

3. Design transit stops to include pedestrian amenities such as suitably sized landing pads for passengers, appropriate lighting, benches, and shelters.

8.4 Traffic Control and Traffic Calming

The Township has a generalized approach to intersection control which is delineated as follows:

Intersection Type	Traffic Control Type
Arterial/ arterial	Traffic signals
Arterial/ collector	Traffic signals
Collector/ collector	Roundabouts

Traffic Control and Traffic Calming Policies:

1. Incorporate traffic control and traffic calming infrastructure as outlined in the Circulation Concept Plan (Map 4).

2. Require a detailed transportation assessment in the development review process for individual sites to confirm intersection control types.

3. Apply additional traffic calming elements, as outlined in Council Policy 05-110 Neighbourhood Traffic Calming, for collector and local roads, specifically the north/south collector and local streets on steeper terrain and intersections along 76 Avenue (e.g. at 214 Street).

4. Limit “right-in / right-out” turning movements at the intersection of 76B Avenue at 216 Street and consider a pedestrian activated signal at 78B Avenue at 212 Street.

8.5 Parking and Transportation Demand Management

Parking management in Williams is intended to ensure sufficient on- and off-street parking supply. Off-street parking requirements differ by land use in accordance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

Parking and Transportation Demand Management Policies:

1. Accommodate on-street parking on both sides of all local and collector streets.

2. Design front-loaded residential development to include double-wide driveways and enough space for one vehicle to park on-street in front of each dwelling unit , except were fronting on arterial streets.

3. Design residential subdivisions with rear lanes and rear loaded lots for single family, semi-detached, and rowhouse dwelling units, as defined in the Zoning Bylaw, to support a high-quality pedestrian environment. Rear-loaded residential development must have space for one vehicle to park on-street in front of each dwelling unit, except for dwelling units that front arterial streets.

4. Provide a minimum four (4) off-street parking spaces for each dwelling unit fronting an arterial road. No tandem parking within a building is permitted.

9.0 INFRASTRUCTURE AND ENERGY

9.1 Engineering Services Plan

The Engineering Services Plan serves as a framework for the preparation of servicing plans for individual developments. Servicing strategies aim for efficiency, cost effectiveness, and the equitable distribution of costs. There may, however, be alternative servicing strategies to those presented in the ESP as a result of the ability to secure required land or rights-of-way for infrastructure, timing of development of specific properties, or simply, a different engineering approach.

Alternative servicing strategies may be considered and implemented by the Township provided that a new scheme meets the spirit and intent of the Williams Neighbourhood Engineering Services Plan and in the opinion of the Township, does not adversely impact servicing requirements for property owners.

9.2 Water

9.2.1 Existing Context

The Williams Neighbourhood Plan area is supplied with water from a Greater Vancouver Water District (GVWD) main on 204 Street through a number of connections and Pressure Reducing Valve (PRV) Stations. Pressure is maintained through the Willoughby Pump Station. The plan area is currently serviced internally by a coarse network of watermains given the largely rural nature of the area. The existing system indicates that the plan area lies within two (2) separate pressure zones: Pressure Zone 110m and Pressure Zone 131m.



The GVWD supply main, and the existing internal network are understood to have sufficient capacity to provide adequate flows to meet domestic demands and fire flows for the planned neighbourhood. The Engineering Services Plan completed as part of the Williams Neighbourhood Plan process provides an updated water distribution strategy to support the neighbourhood, and outlines pressure zone boundaries.

9.2.2 Future Conditions

A water system analysis has been completed to determine peak demands and fire flow requirements and identify water infrastructure improvements required to support projected population growth. However, this analysis was limited to the larger grid mains and did not include review or sizing of smaller local mains.

The analysis does identify the need for expanding and upgrading the existing system to meet water and fire suppression flows for peak demands based on projected growth. Additional information can be found in the Williams Engineering Services Plan that accompanies this Neighbourhood Plan. All works will need to be confirmed through detailed design as part of the subdivision process.

9.3 Sanitary Sewer

9.3.1 Existing Context

Currently there is no existing sanitary sewer infrastructure within Williams given its largely rural character; existing properties are serviced by individual septic systems. Land use changes will require a sanitary sewer collection and conveyance system for the area. The Engineering Services Plan for the Williams neighbourhood will confirm details of sanitary requirements, including requirement and location of pump stations, force mains and/or downstream infrastructure upgrades.

9.3.2 Future Conditions

Sewer system analysis has been completed to determine peak sewage flows and identify sewer infrastructure required to support projected growth in the Williams neighbourhood. Analysis was limited to trunk infrastructure and did not include alignment or sizing of local sewer mains.

Additional trunk sewer mains are needed throughout the neighbourhood to accommodate the increase in sewer loading and are proposed to generally align with major transportation corridors. Flows will gravity feed either to the northeast or southeast corners of Williams due to topography variations across the neighbourhood. Two sanitary pump stations will be needed in the vicinity of the 216 Street corridor: one in the north and one in the south. Sanitary force mains will then carry the flows to connect inlets at 83 and 77A Avenues respectively.

The Williams Engineering Services Plan has been completed to update the sanitary sewer strategy for the Williams neighbourhood. Servicing should follow the catchment areas shown and all works will need to be confirmed through detailed design as part of the subdivision process.

9.4 Stormwater

9.4.1 Existing Context

The Williams neighbourhood is part of the Salmon River Watershed, adjacent to the Yorkson Creek and Upper Nicomekl watersheds. Given the area's largely rural character, the current drainage system is dominated by the natural and augmented watercourses, branches, tributaries, and drainage channels of the "two" segments of Guy Creek, as well as a coarse network of road-side ditches, culverts, and partially piped sections. This drainage network drains into Salmon River.

9.4.2 Future Conditions

As part of the Williams Neighbourhood Plan process, the Williams Engineering Services Plan has been completed to update the stormwater management strategy for the Williams neighbourhood. All works will need to be confirmed through detailed design as part of the subdivision process.
The significant change in land use will affect the hydrology of the area, requiring compensatory actions to stave off increased risk to erosion and flooding. These actions include three primary components. The first component is the application of on-site best management practices (BMPs) such as infiltration trenches and absorbent landscaping to the greatest extent practical to retain rainwater on site and recharge it to ground. BMPs will be applied both on private sites as well as off-street public corridors, particularly the pedestrian greenways to help reduce the impervious area.

The second component is the conveyance systems, largely piped, to convey generated runoff to communal detention ponds. Preliminary routing and sizing of trunk storm sewers has been identified in the Engineering Services Plan.

The third component is detention ponds and associated outlets to the Salmon River. Two (2) new detention ponds are proposed and identified in general terms on Map 1. The exact location and size of these ponds are to be verified at the time of a development application. The number and size of detention ponds may vary based on the ability to secure land or rights-of-way for infrastructure, the timing of development of specific properties, or a different engineering approach.

Integrating stormwater ponds and associated conveyance systems as an amenity feature in the neighbourhood serves multiple purposes including ecological, recreational, educational, and aesthetic values. Considerations will be given to hard and soft landscaping in urban and naturalized settings. Apply the policy guidance as outlined in Section 7.4 of this Plan in the design of detention ponds.

9.5 Hydro, Telephone, Street Lighting, and other Utilities

The Township Subdivision and Development Servicing Bylaw stipulates new hydro and telecommunication lines are to be provided underground. Street lighting shall be provided on all streets and lanes in accordance with this Bylaw. Unique lighting standards apply to the commercial node, located in the vicinity of 80 Avenue and 216 Street as outlined in Section 7.11.

To foster a strong sense of place, utility boxes throughout Williams shall be wrapped to reduce graffiti and to improve the visual aesthetic of the neighbourhood. Appropriate imagery will need to be investigated with heritage (built or natural), cultural events or topics, and art being possible options.

9.6 Energy

The Williams neighbourhood is designed as a walkable energy conscious community with green, energy-efficient buildings, and democratized energy generation opportunities such as building and roof orientation to accommodate solar sequestration technologies (e.g., photovoltaic/solar panels) and other renewables.

10.0 FINANCIAL STRATEGY

The Williams Neighbourhood Plan financial strategy is intended to assist in the orderly, cost effective, and equitable development of the neighbourhood. It is based on principles that the Township will not finance, nor assume a financial risk, in the provision of engineering services required for development. As such, water, sanitary sewer, drainage, highway services, and parks are to be solely funded through the collection of Development Cost Charges (DCCs) or other appropriate cost recovery mechanisms. Finally, it is the responsibility of property owners and/or the proponents of development to frontend the construction of engineering services and parks. To assist in this regard, the Township may consent to enter into cost recovery agreements.

DCCs are levied against new development to assist in the financing of new servicing infrastructure and amenities required by, and benefiting, new development. The Township's Development Cost Charge Bylaw sets DCC rates for each engineering service and for parks and describes when and how they are to be paid. Rates are uniform across the Township so that similar developments are levied the same rate regardless of their location. In principle, DCCs collected must balance with required expenditures. However, in the Township's context, they may exceed or be in deficit within an individual neighbourhood.

Infrastructure which is eligible to be funded with DCC revenue is identified in the Township of Langley's 20-year DCC program.

The Township has infrastructure financing policies in place and has previously negotiated specific agreements to permit property owners to receive DCC credits to assist in the cost recovery of DCC works that they have constructed. Given the high cost of the sanitary sewer, drainage, highway, and municipal water facilities required to permit development, the Township may provide opportunities to the property owners to achieve cost recovery.

Several cost recovery mechanisms are available for consideration, including Latecomer Agreements, Development Works Agreement (DWA), DCC rebates/credits and Development Cost Charges Frontender Agreements (DCCFA).

Each of these offers the ability for frontending property owners to potentially recover their infrastructure investments. However, it is critical that all agreements are structured to provide sufficient time for property owners to recover the costs of providing infrastructure potentially fully. It is therefore 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.

As indicated earlier, the Williams Neighbourhood Plan also includes several amenities to be funded through the WGAP. These amenities include:

- Wildlife Habitat Patch
- Urban Parks
- Williams View Park

- Greenways of various types
- Neighbourhood Landmarks
- Public Art

To provide funding for the construction of these amenities, the Township will require that new developments contribute amenity costs at time of rezoning. The Township strives to have relative equality in amenity costs between neighbourhoods. The funding approach to amenity costs is identified in the WGAP.

11.0 IMPLEMENTATION

Development of the Williams neighbourhood shall proceed based on drainage catchment areas, and the need for a combined neighbourhood park and elementary-middle schools.

11.1 General Prerequisites

Prior to the adoption of a Zoning Bylaw amendment in the Williams Neighbourhood Plan as identified on Map 1, the following general prerequisites shall be completed to the satisfaction of the Township:

1. Identify and secure a joint elementary school and neighbourhood park site to the acceptance of the Township of Langley and the Langley School District, subject to other provisions of this Plan, before any development may occur in the area, with the exception of non-residential developments.

2. Prior to opening of each phase for development the required community stormwater detention site to serve that area must be secured and must be located to serve the entire storm catchment area to the acceptance of the General Manager of Engineering. Interim on-site detention will not be allowed.

3. Major roads and engineering services, including drainage, water, and sanitary sewer, storm detention ponds, and road dedications, widenings and rights-of-way must be provided and extended (at no cost to the Township) to accommodate the proposed development. Various means of recovering servicing costs, such as Latecomer Agreements, Development Works Agreement (DWA), DCC rebates/credits and Development Cost Charges Frontender Agreements (DCCFA) may be considered, where applicable, to the acceptance of the Township.

4. Secure all required lands or rights-of-way for arterial roads, including sidewalks and active transportation infrastructure connections, prior to development applications proceeding to consideration of final adoption.

11.2 Development Prerequisites

11.2.1 Employment District

Prior to Council's consideration of first and second reading of a Zoning Bylaw amendment in the Employment District in this Plan, the following shall be completed to the satisfaction of the Township:

1. Prepare a Comprehensive Development Plan (CDP), at the expense of the proponent, that aligns with the Vision, Goals and policies of this

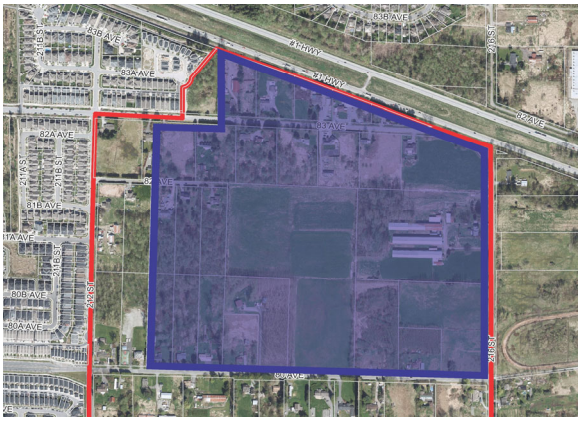


Figure 11.1: Location of the Employment District

Neighbourhood Plan for the entire Employment District (see Figure 11.1). The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the Employment District including building types and tenures, building massing, form, layout and height, streetscape design and landscaping, access and movement, parking and loading, watercourse compensation areas, stormwater detention, integration of greenways and other amenities, energy conservation measures and development and servicing.

2. Conduct a Transportation Impact Assessment (TIA) to determine the transportation impact associated with the CDP and identify necessary infrastructure upgrades and phasing of said improvements that are tied to development and servicing of the CDP. The TIA will be paid for in full by the proponent and carried out independently by a qualified engineering consultant to be selected and managed by the Township.

11.2.2 Civic Institutional Uses in employment District

Prior to Council's consideration of third reading of a Zoning Bylaw amendment in the Employment District in this Plan, secure lands for Civic Institutional as outlined in Section 5.8, prior to rezoning of lands that have not received third reading.

11.2.3 Residential District

Prior to Council's consideration of first and second reading of a Zoning Bylaw amendment in either the north or south sections of the Mixed-Use and Residential District in this Plan (see Figure 11.2), the following shall be completed to the satisfaction of the Township:

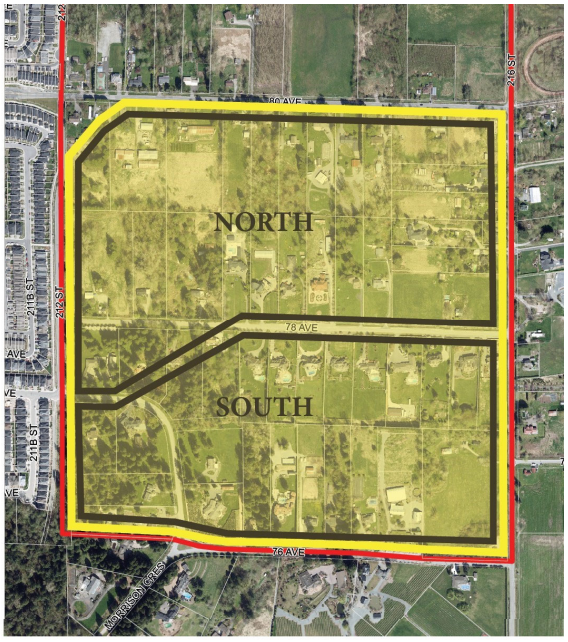


Figure 11.2: North and South areas of the Residential District

1. Prepare a Comprehensive Development Plan (CDP) at the expense of the proponent, that aligns with the Vision, Goals and policies of this Neighbourhood Plan, for either or both of the north or south portions of the Residential District, as determined to be appropriate by the General Manager of Community Development (see Figure 11.2). The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the north and/or south section of the Mixed-Use and Residential District, including building types, access and movement, building massing, form, layout and height, streetscape design and landscaping, Conservation and Watercourse Compensation Areas, stormwater detention, integration of greenways and other amenities, energy conservation measures and development and servicing phasing.

2. Conduct a viewscape analysis of the Willoughby Escarpment as part of the preparation of this CDP.

3. Conduct a Transportation Impact Assessment (TIA) to determine the transportation impact associated with the CDP and identify necessary infrastructure upgrades and phasing of said improvements that are tied to the development and servicing phasing of the CDP. The TIA will be carried out independently by a qualified Engineering Consultant to be selected and managed by the Township of Langley. The TIA will be paid for in full by the proponent.

4. Rezoning of lands for development will require that school sites be secured as outlined in Section 11.2.1.

11.3 Specific Development Prerequisites

The following development prerequisites must be resolved to the satisfaction of the Township prior to adoption of a Zoning Bylaw amendment. This list is not deemed to be exhaustive, as other requirements may be added based on-site specific conditions and changes to Township bylaws, policies, and procedures.

1. Enter into a servicing agreement with the Township to secure required road and utility upgrades/extensions, and a stormwater management plan in accordance with the servicing provisions of this Neighbourhood Plan together with existing servicing standards as set out in the Township of Langley Subdivision and Development Servicing Bylaw, as amended from time to time.

2. Compliance with the Erosion and Sediment Control Bylaw, as amended from time to time, including provision of an erosion and sediment control plan, to the acceptance of the Township.

3. Secure road dedications and widening, in accordance with the Subdivision and Development Servicing Bylaw, and the Master Transportation Plan, as amended from time to time, to the acceptance of the Township.

4. Compliance with Schedule I (Tree Protection) of the Subdivision and Development Servicing Bylaw as amended from time to time, including provision of a final tree management plan incorporating tree retention, replacement, and protection details, to the acceptance of the Township.

5. Transfer any designated greenway, trail, or any other greenspace as shown on the land use plan to the Township, or as determined by the Township.

6. Where green space or public amenity is designated on the subject lands, security must be provided within the Servicing Agreement for all approved Greenways, Pocket Parks, Wildlife Habitat Patches, Interface Landscape Buffers, Neighbourhood Landmark Amenity Features, Urban Forested Mews, and Public Art construction.

7. Implementation of environmental protection as outlined within the plan and/or by Department of Fisheries and Oceans (DFO) including transfer of environmental non-disturbance areas to the Township for environmental protection purposes.

8. Provide a Stage 1 Preliminary Site Investigation (Environmental), to the acceptance of the Township, where land is proposed to be transferred or provided by right-of-way to the Township for conservation, park, greenway and/or trail use. If any indicators of site contamination are found during this initial assessment, further investigation will be required to confirm the existence, type and extent of contamination, and provide recommendations regarding remedial work. A Certificate of Compliance (or equivalent) will be required to be submitted to and accepted by the Township. All remedial work will be at the sole cost of the proponent.

9. Incorporate secure (through the Servicing Agreement) and appropriate fencing for all developments that abut the greenways, parks, ecological buffers, and environmental area to municipal standard and to the acceptance of the Township.

10. Secure an age friendly amenity area in accordance with the Township's Zoning Bylaw as amended from time to time and to the acceptance of the Township.

11. Retain and conserve known or as yet unknown heritage resources in the plan area to the satisfaction of the Township.

12. Secure public access rights-of-way through detached strata developments for green links, roads, and sidewalks only. Public access shall not extend to on-street parking. No public access is to be granted for private entrances onto the green links.

13. Register a restrictive covenant on title preventing detached condominium strata developments from constructing or placing any barriers that would impede access to pedestrian connections – either physical or psychological (i.e., fences, gates, signage. etc.).

14. Registration of restrictive covenants that may include, but are not limited to:

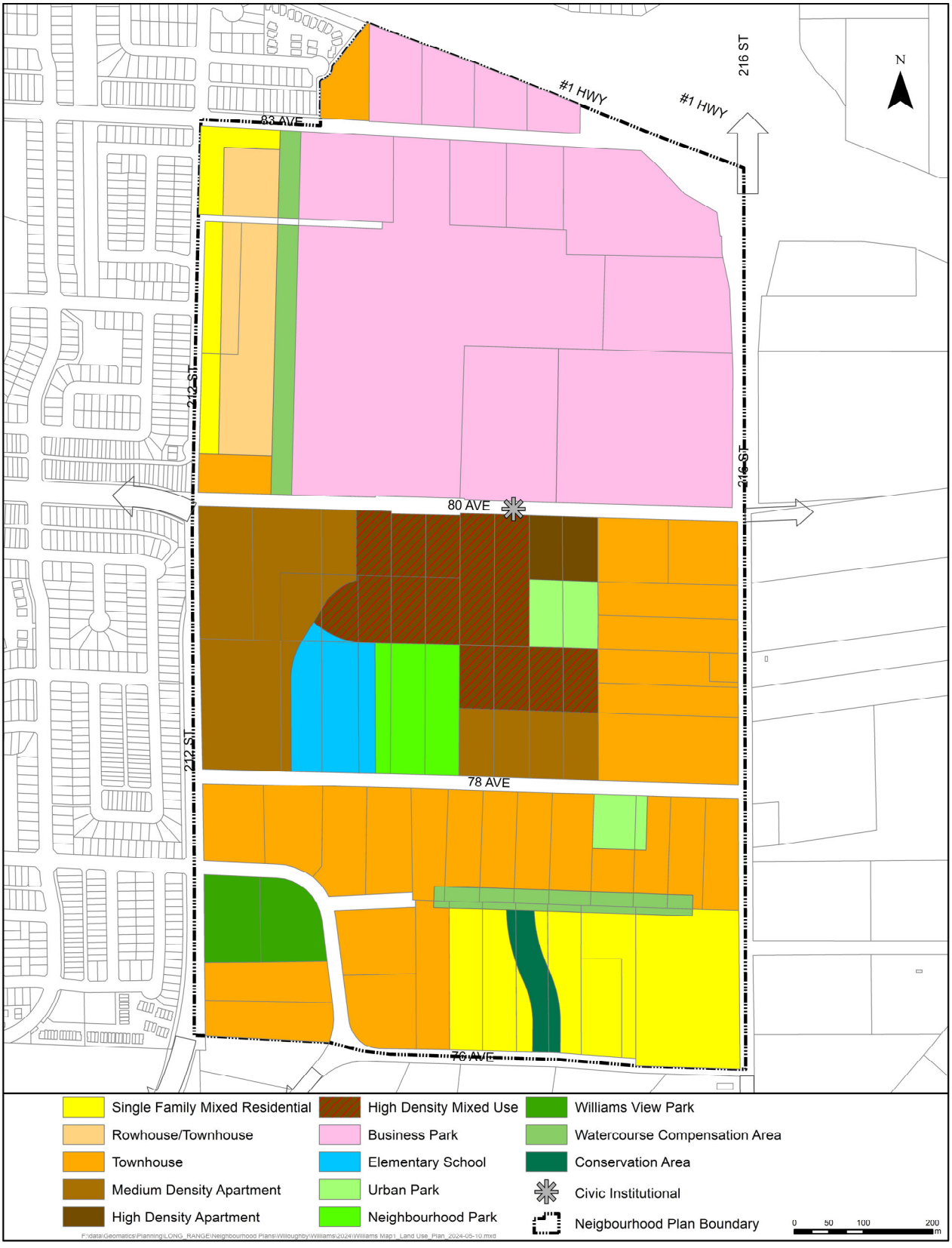
    a. Non-disturbance setbacks
    b. Driveway access/ location
    c. Building setbacks
    d. Restriction of on-street parking
    e. Exterior Design Control Agreements for single family developments

15. Register a restrictive covenant on title for the maintenance of the Pedestrian Connections and Interface Buffers. The covenant shall address preventing developments construction or placement of any barriers – physical or psychological (i.e., fences, gates, signage, etc.) that would prevent or discourage public access through the Pedestrian Connections.

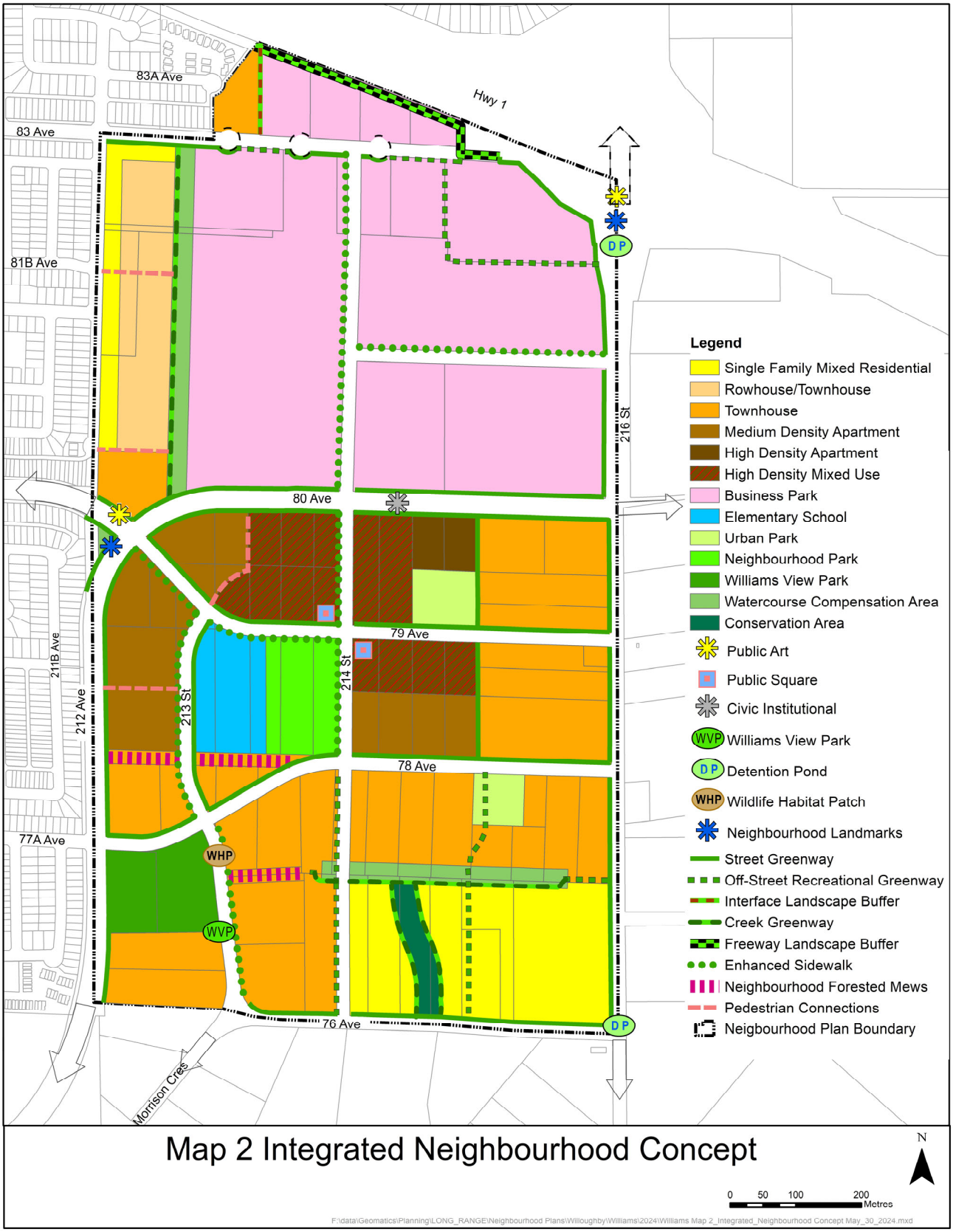
16. Pay rezoning, development permit and neighbourhood planning fees and amenity fees in accordance with the Williams Amenity Zoning Policy as amended from time to time.

MAPS

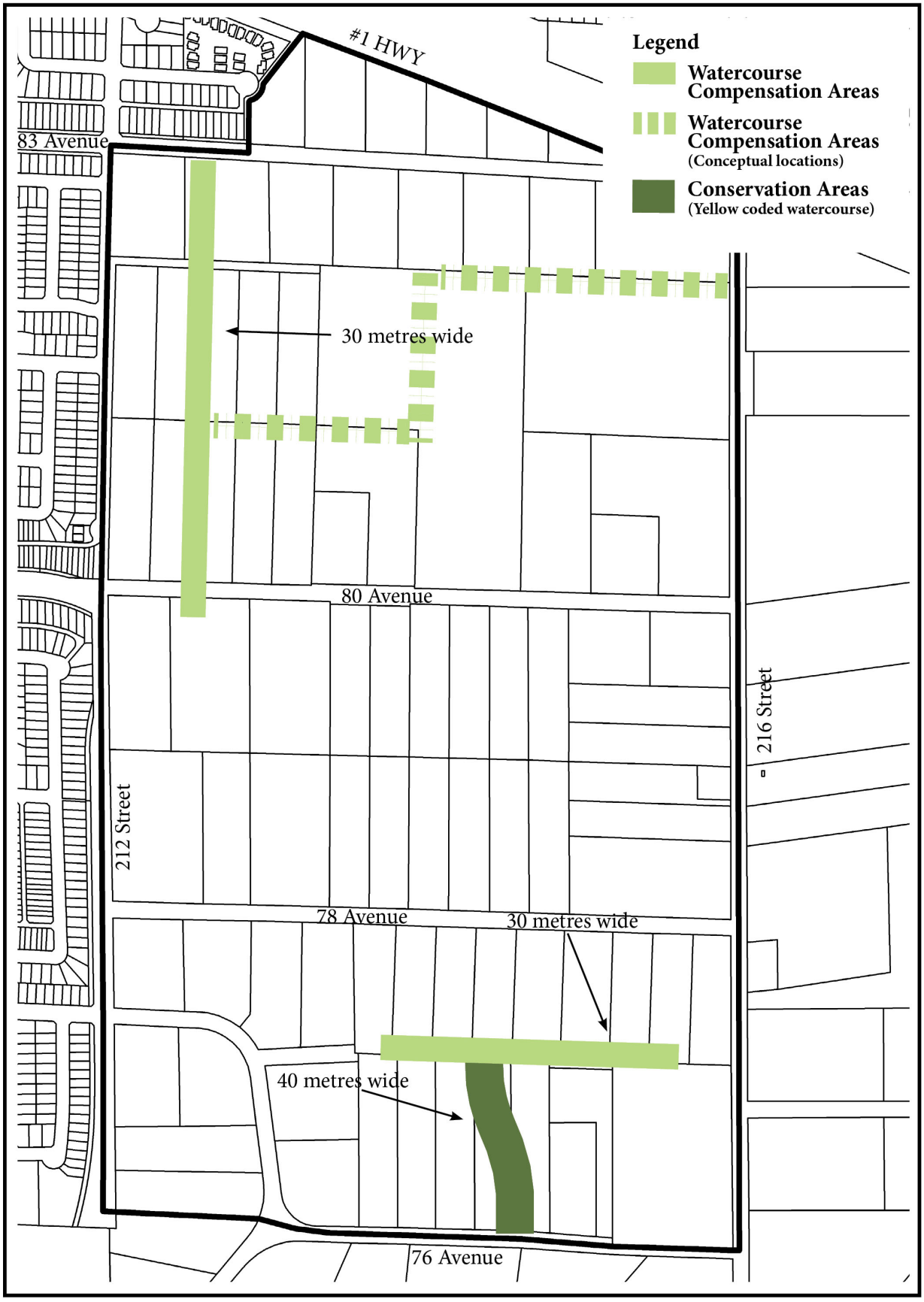
Map 1 | Williams Land Use Plan



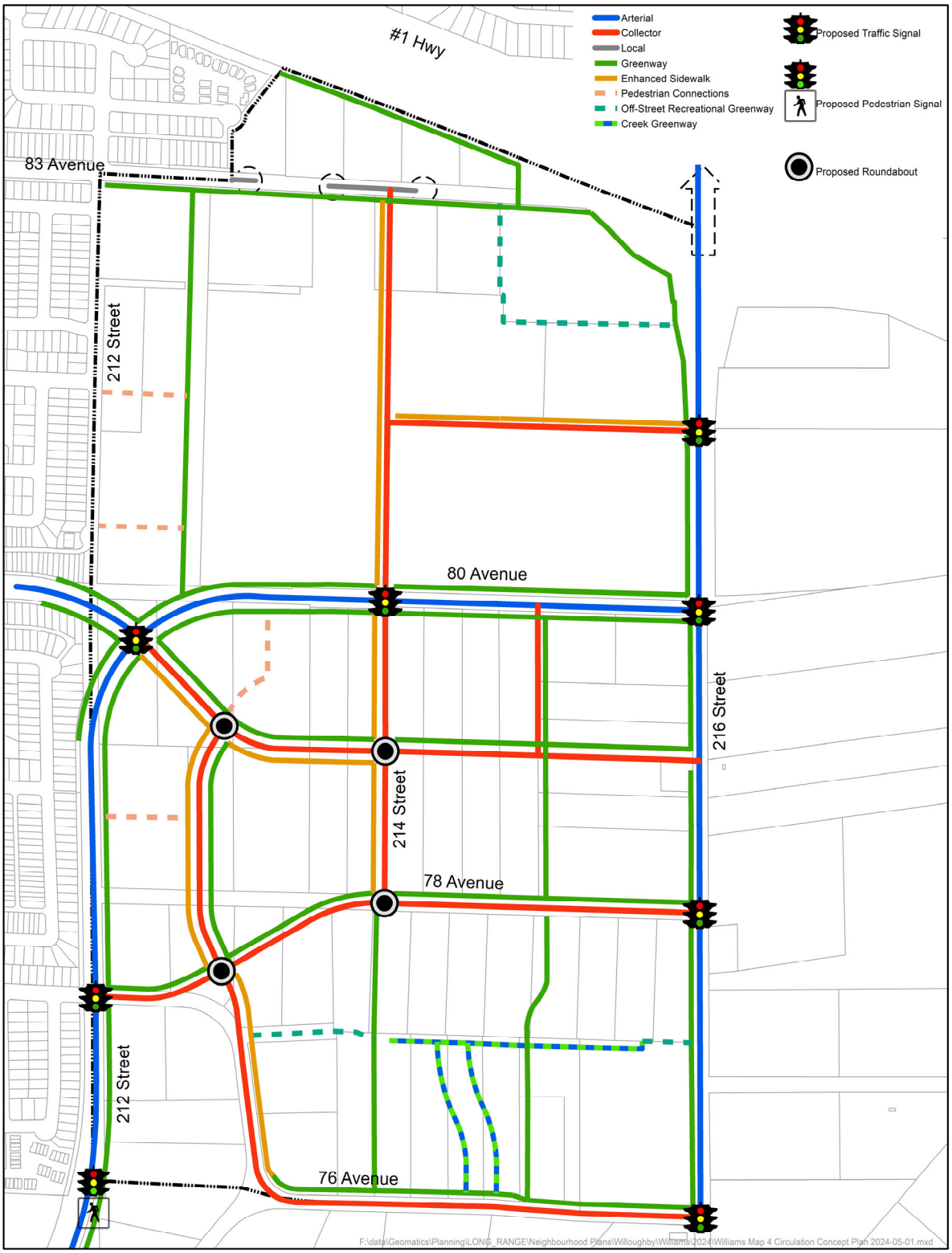
Map 2 | Integrated Neighbourhood Concept



Map 3 | Williams Riparian Areas Setbacks


#1 HWY
83 Avenue
Legend
Watercourse Compensation Areas
Watercourse Compensation Areas
(Conceptual locations)
Conservation Areas
(Yellow coded watercourse)
30 metres wide
80 Avenue
216 Street
212 Street
78 Avenue
30 metres wide
40 metres wide
76 Avenue

Map 4 | Williams Circulation Concept Plan



ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Willoughby Greenway Amenity

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

1. Purpose

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

2. Background

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

3. Related Policy

3.1 Willoughby Community Plan

4. Policy

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

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

4.3 The Township has determined that an equitable sharing of the cost of the Amenities in the Development Area will be $70.98 per m^2 of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule C. For the purposes of this Policy, "Developable Land" means the gross area of a parcel excluding streamside protection areas, the area below the top of bank and land to be used for greenways and parks. Detention Pond lands are included within the definition of "Developable Land".

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

4.5 Section 482 of the Local Government Act provides for the establishment of different density regulations for a zone, one generally applicable for the zone and the other applicable if conditions, including those relating to the conservation or provision of amenities, and the number, kind, and extent of amenities are met.

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

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

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

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

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

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

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

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

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

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

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

Table 1: Cost of individual amenities

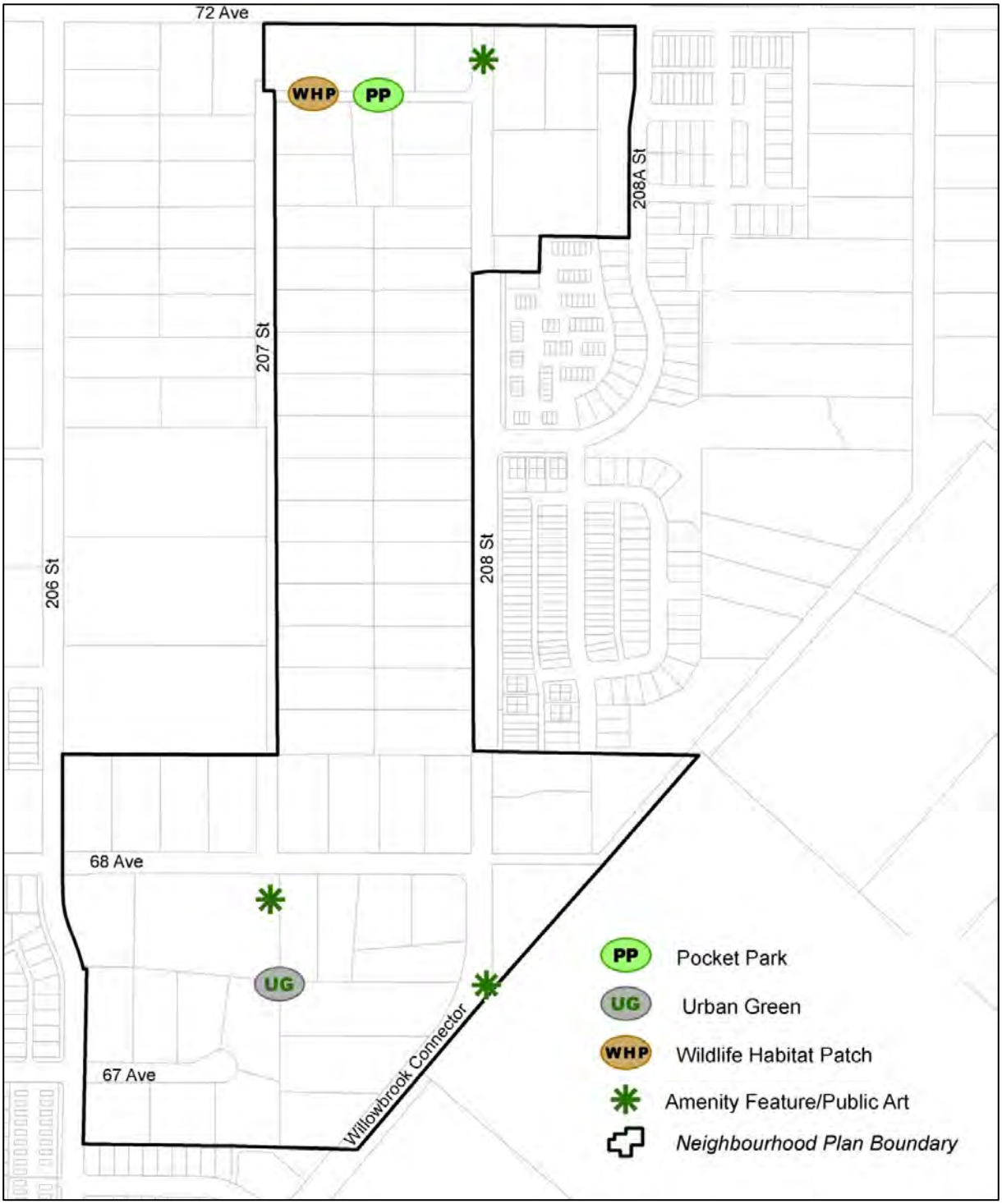
	Amenity	Amount	Per Unit
1	200 Street Greenway	$ 828.00	lineal metre
2	199 Street Greenway (6.0 metre width)	$ 725.00	lineal metre
3	200 Street Greenway fronting Commercial only	$ 690.00	lineal metre
4	202B and 68 Avenue amenity	$ 300.00	square metre
5	202B and 72 Avenue amenity	$ 100.00	square metre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

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

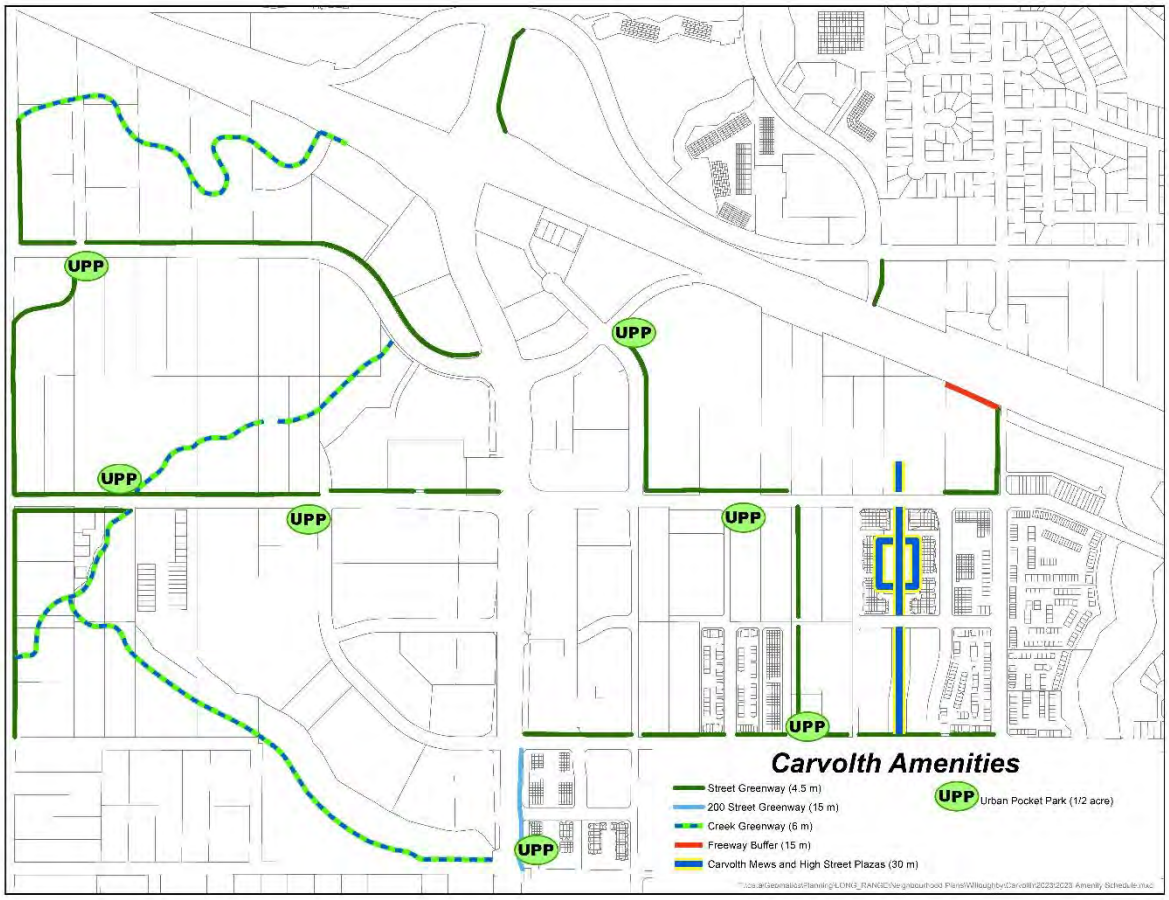
4.14 Nothing in this policy will fetter the discretion of the Council of the Township to exercise its legislative powers and functions.

Schedule A
Willoughby Amenities

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



Map 2: Willoughby Amenities (Carvolth Neighbourhood Plan area)

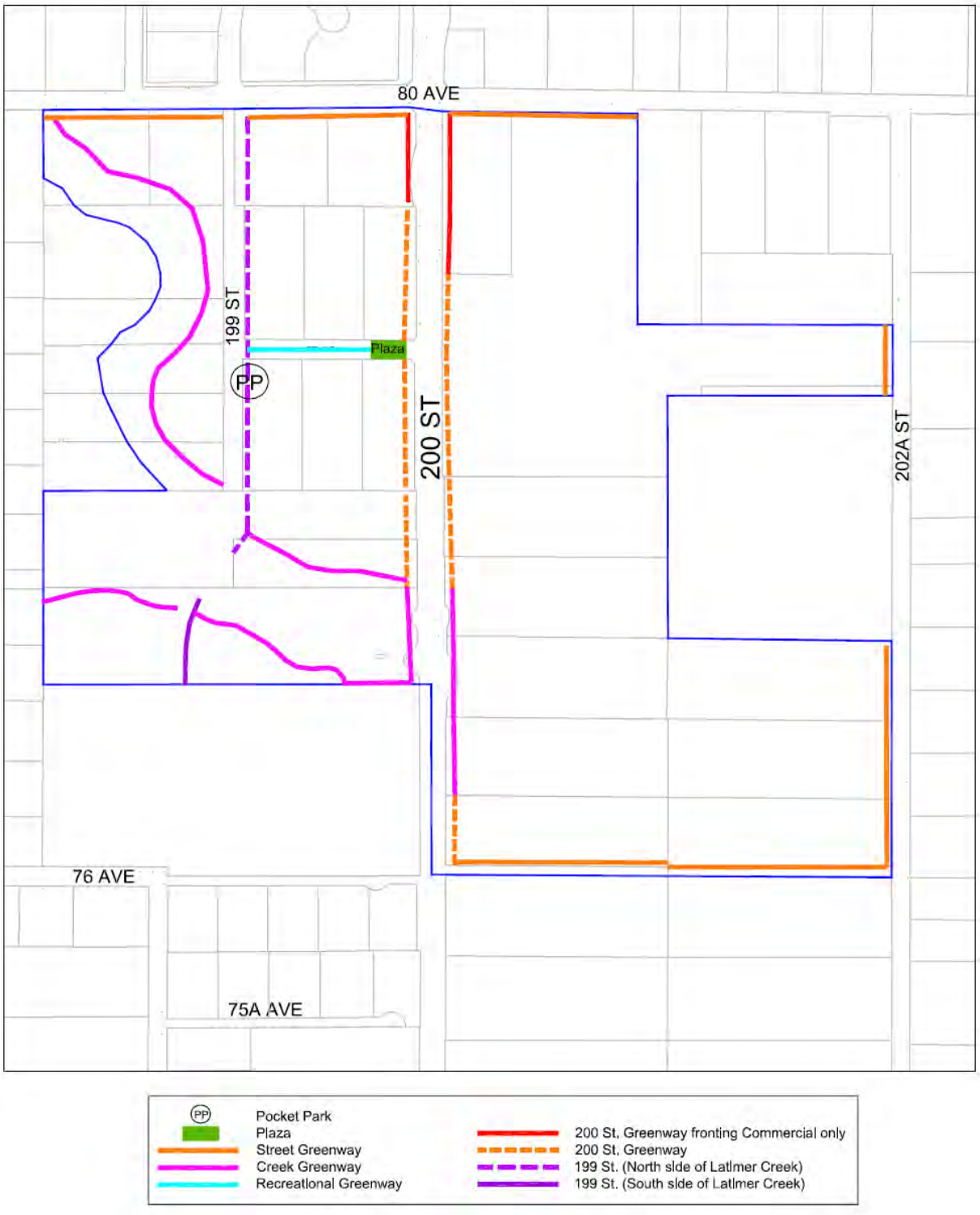


Public Art should be located in the plaza at 200 Street and 88 Avenue and in Carvolth Commons.

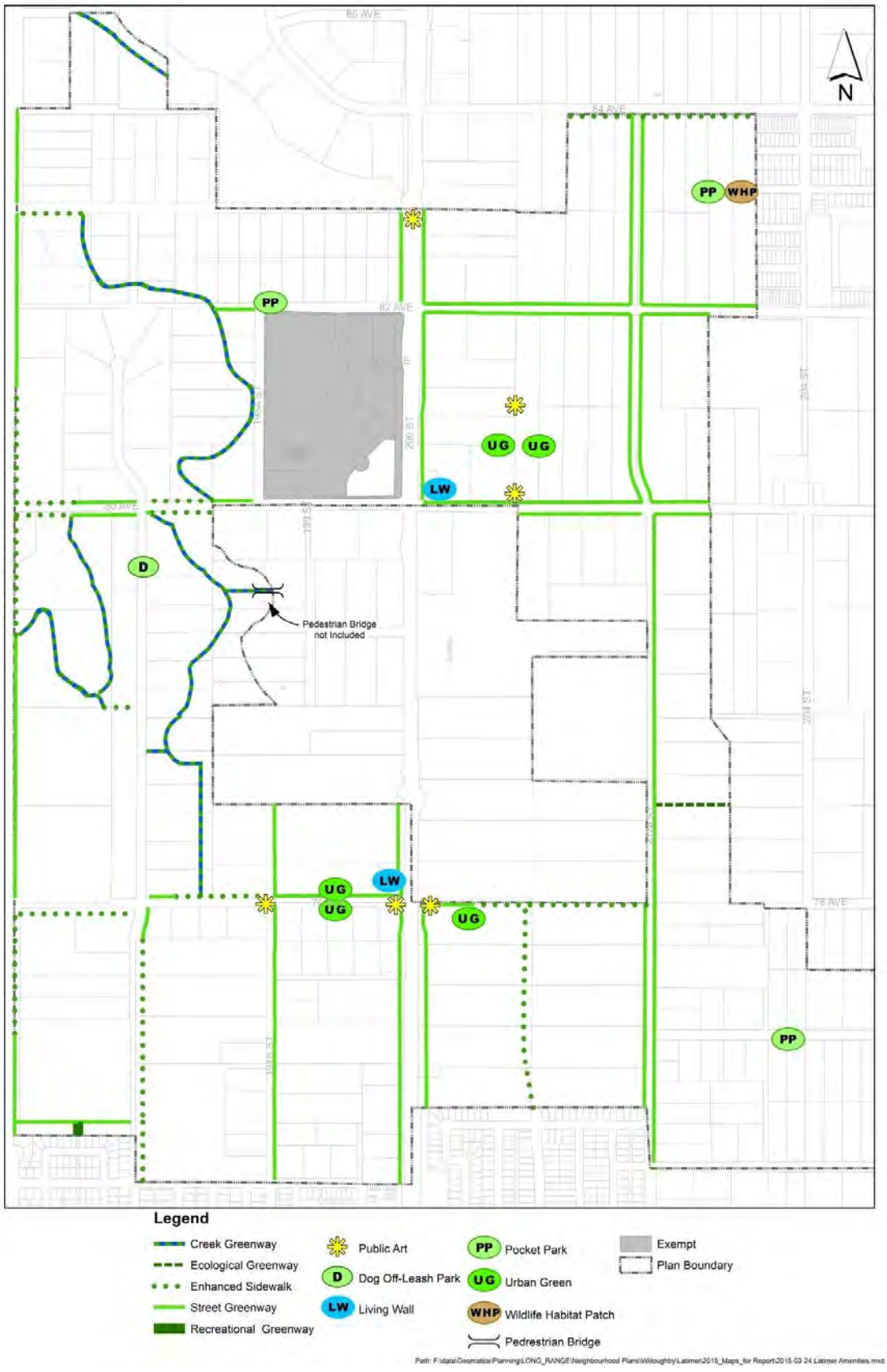
Map 3: Willoughby Amenities (Central Gordon Estate Neighbourhood Plan area)



Map 4: Willoughby Amenities (Jericho Neighbourhood Plan area)



Map 5: Willoughby Amenities (Latimer Neighbourhood Plan area)



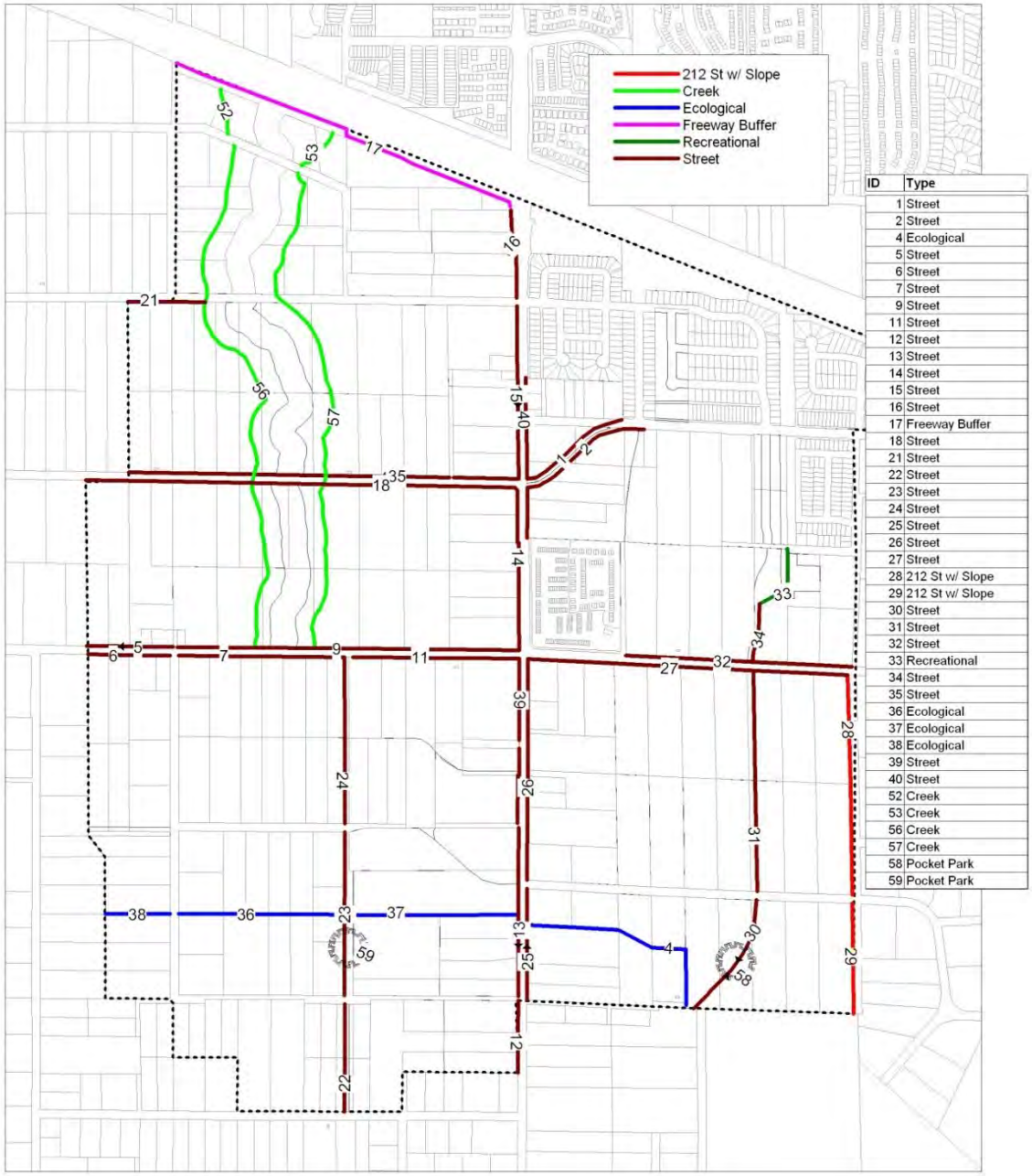
Map 6: Willoughby Amenities (Smith Neighbourhood Plan area)



Map 7: Willoughby Amenities (Williams Neighbourhood Plan area)



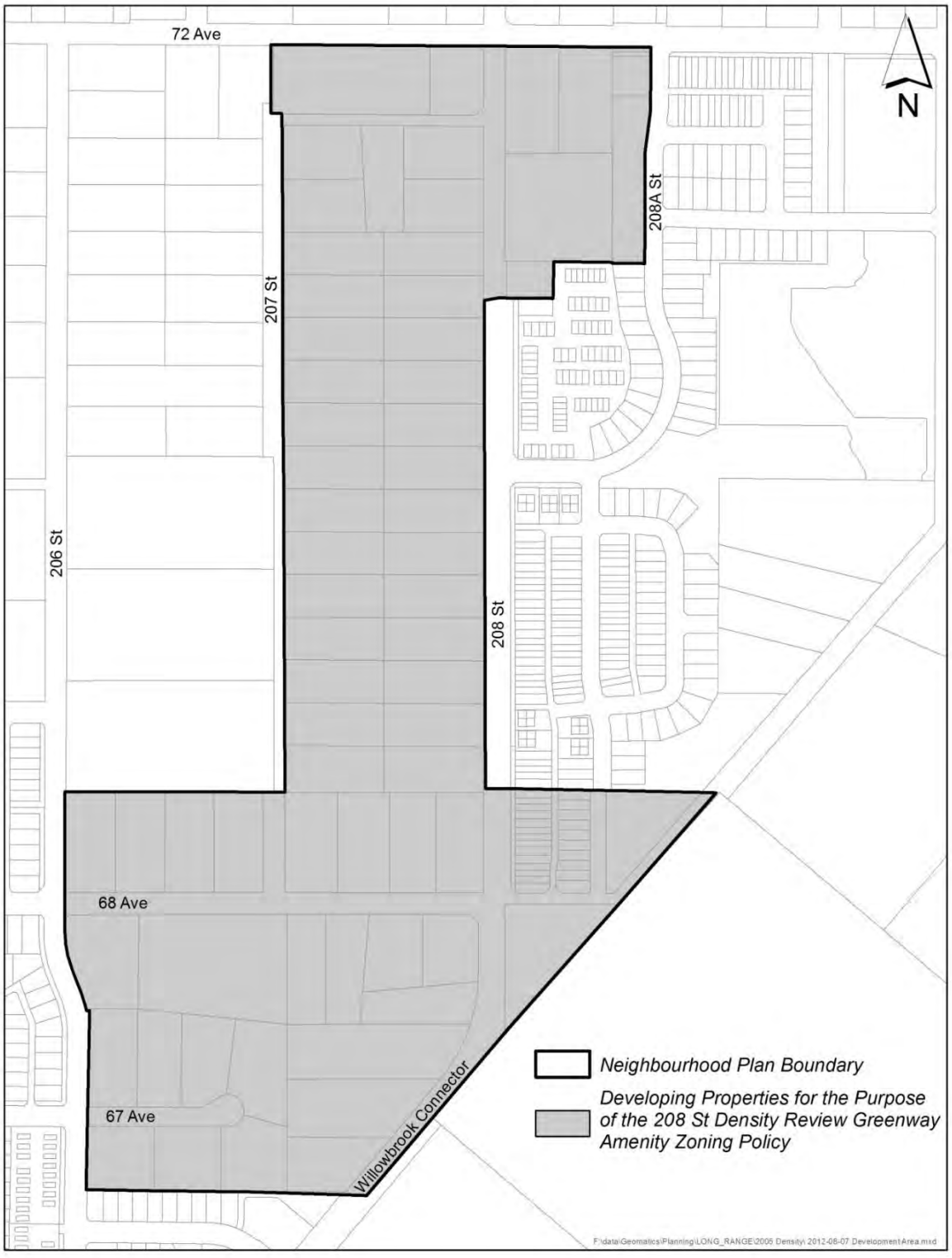
Map 8: Willoughby Amenities (Yorkson Neighbourhood Plan area)



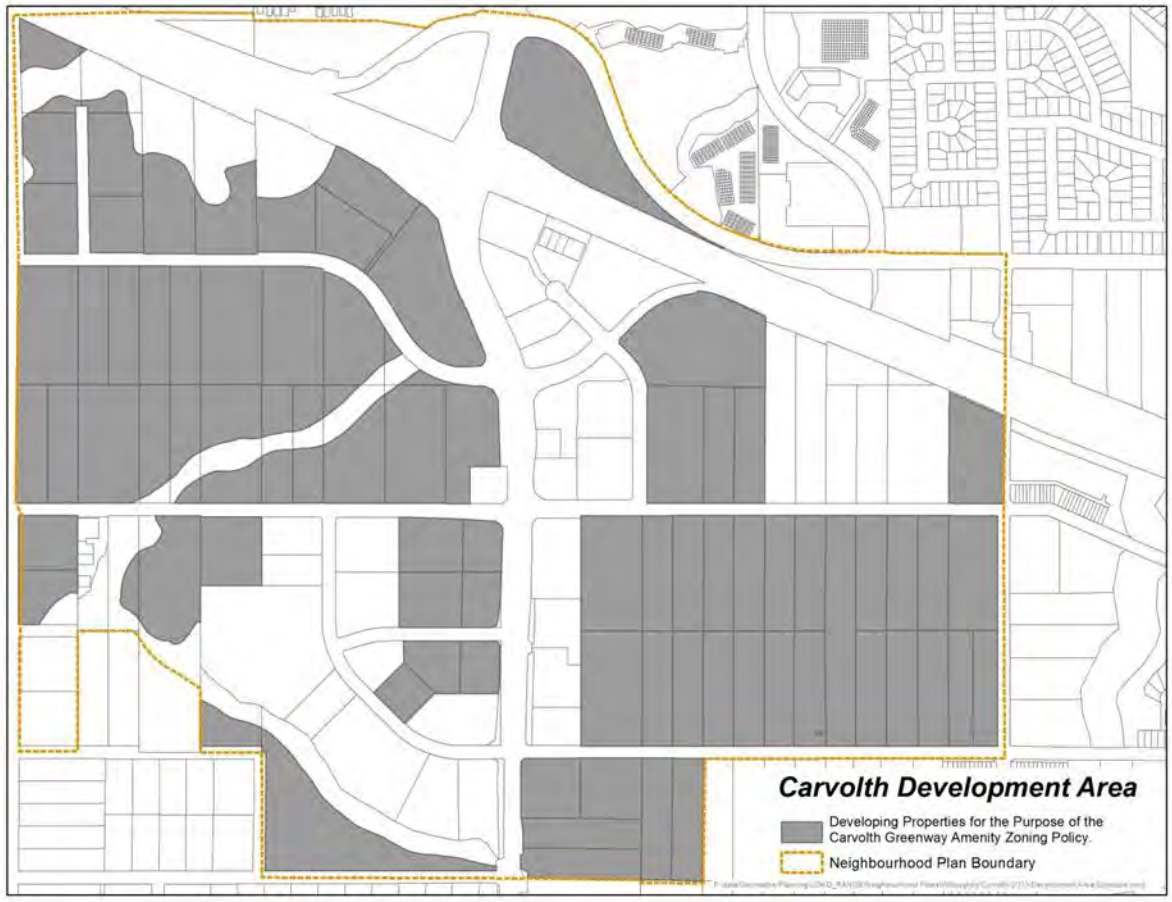
ID	Type
1	Street
2	Street
4	Ecological
5	Street
6	Street
7	Street
9	Street
11	Street
12	Street
13	Street
14	Street
15	Street
16	Street
17	Freeway Buffer
18	Street
21	Street
22	Street
23	Street
24	Street
25	Street
26	Street
27	Street
28	212 St w/ Slope
29	212 St w/ Slope
30	Street
31	Street
32	Street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

Schedule B
Willouby Development Area

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



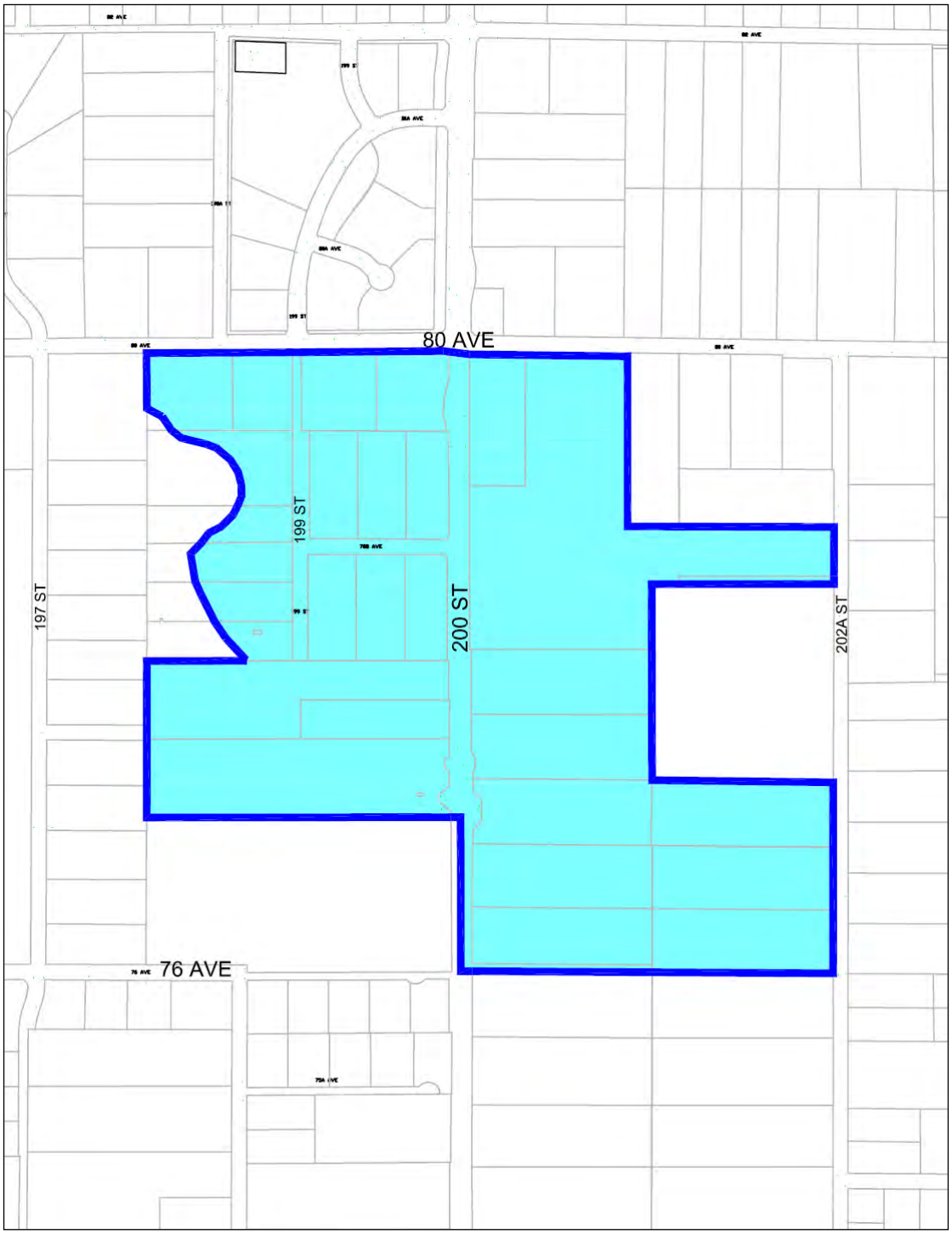
Map 10*:* Willoughby Development Area (Carvolth Neighbourhood Plan area)



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



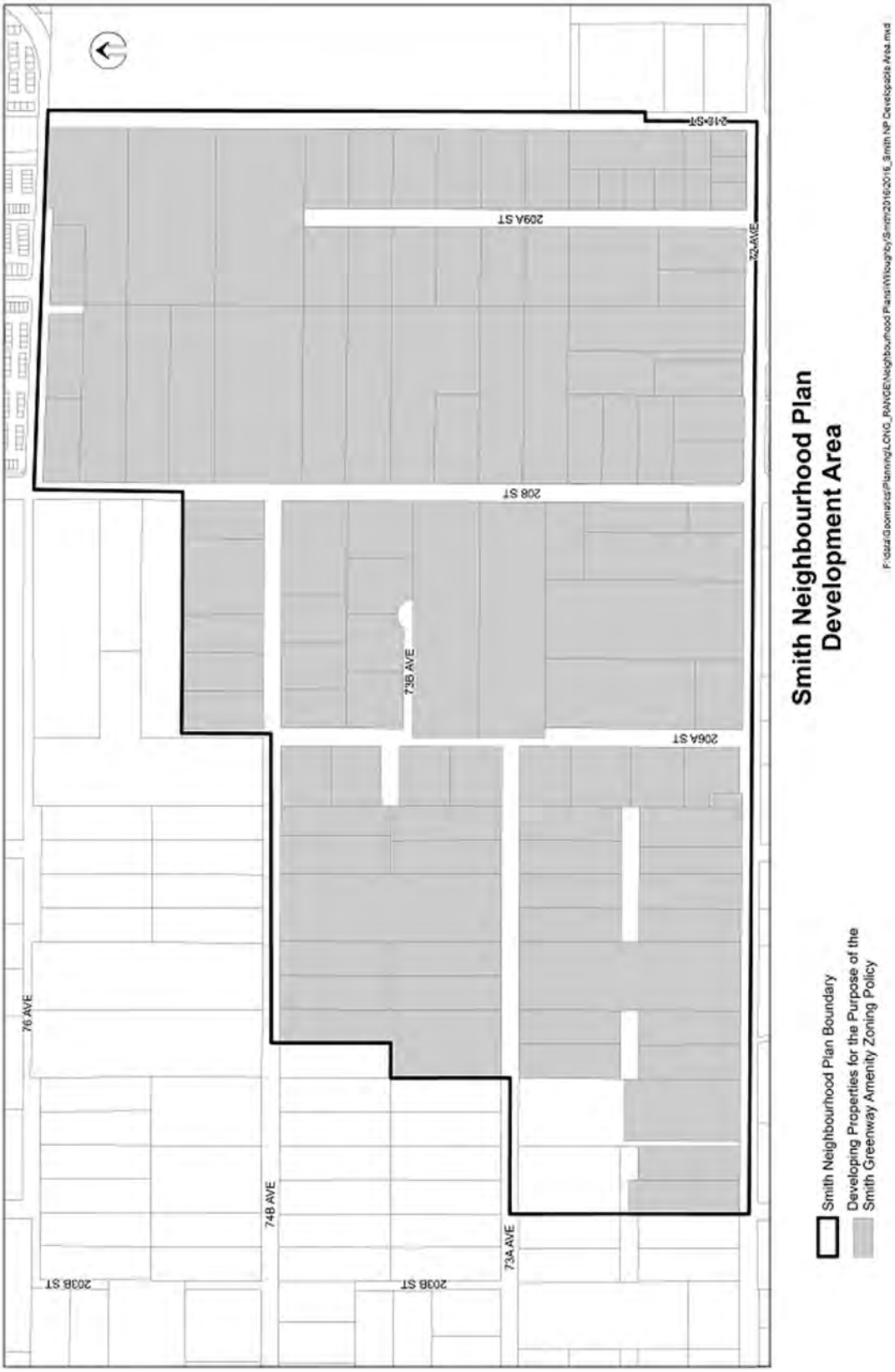
Map 12: Willoughby Development Area (Jericho Neighbourhood Plan area)



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



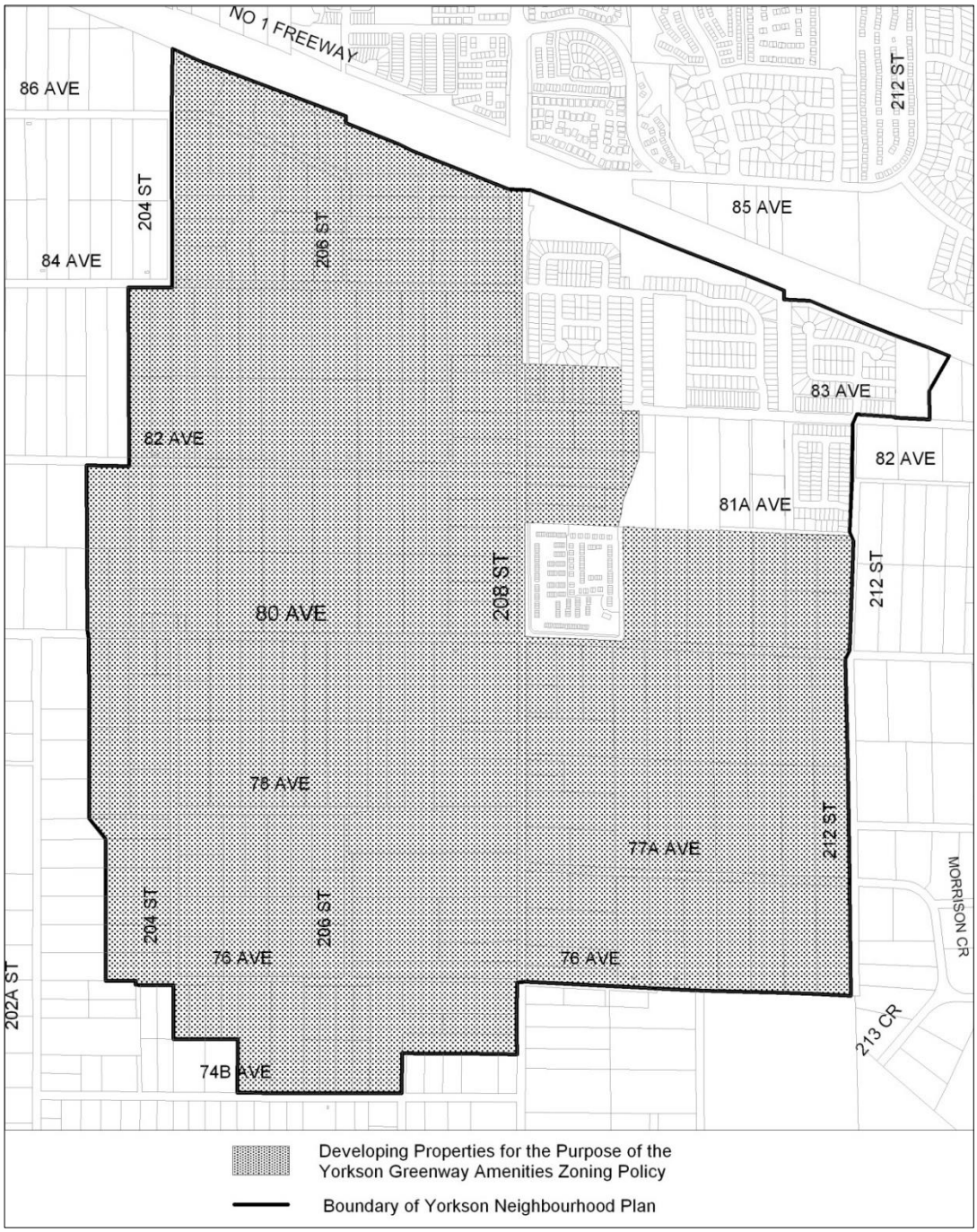
Map 14: Willoughby Development Area (Smith Neighbourhood Plan area)



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



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



Schedule C
Willoughby Amenity Cost

Table 2: Willoughby Total Amenity Cost Calculation

NP Specific/NP Universal	Amenity	Approximate Area (acres)[1]	Construction Cost	Land Cost	Total Cost
Universal	200 St Greenway (15 m width)	7.8	$2,086,746.81	$31,205,782.30	$33,292,529.11
Jericho	199 St GW (North side of Latimer Creek)	0.57	$278,737.00	$2,280,000.00	$2,558,737.00
Jericho	200 St Greenway fronting Commercial only	0.29	$179,957.00	$1,160,000.00	$1,339,957.00
CGE	202B & 68 Ave amenity	0.025	$607,200.00	$100,000.00	$707,200.00
CGE	202B and 72 Ave amenity	0.012	$40,000.00	$48,000.00	$88,000.00
Smith	212 St Connector Greenway with wall	0.43	$329,893.50	$1,725,537.00	$2,055,431.00
Yorkson	212 St Greenway	2.58	$755,254.45	$10,309,489.79	$11,064,744.24
Williams	216 St Greenway at (8 m land, 12 m construction)	1.44	$620,993.00	$5,776,763.03	$6,397,756.03
Smith	Blue Link / Art Walk		$689,510.00		$689,510.00
Carvolth	Carvolth Commons	1.3	$1,772,517.00	$5,200,000.00	$6,972,517.00
General	Creek Greenway (6 m)		$7,669,770.07	$0.00	$7,669,770.07
Latimer	Dog Off-Leash Park	1	$200,000.00	$4,000,000.00	$4,200,000.00
General	Ecological Greenway	11.74	$1,116,462.88	$46,966,594.55	$48,083,057.44
Williams	Enhanced sidewalk (1 m extra road ROW width)		$796,089.24		$796,089.24
Universal	Enhanced sidewalk[2]		$2,094,917.49		$2,094,917.49
Universal	Freeway Buffer	5.18	$1,972,248.32	$20,700,993.23	$22,673,241.55
Universal	Heritage		$900,000.00		$900,000.00
Carvolth	Integrated Open Space	2.3	$3,256,439.00	$9,200,000.00	$12,456,439.00
Latimer	Living Wall		$1,080,000.00		$1,080,000.00
Jericho	Multi-Use Trail Linkages		$20,000.00		$20,000.00
Williams	Neighbourhood Forested Mews (approx 2.07 Ac. In ROWs)		$247,143.47		$247,143.47
Williams	Neighbourhood Landmark Amenity Area (212 and 80; West side) (total area 0.45 acres)(private land area 0.11) (pub art incl)[3]	0.11	$242,599.00	$550,400.00	$792,999.00
Williams	Neighbourhood Landmark Amenity Area (North of 212 St and 80 Ave) (pub art incl) (0.5 acres total area)		$471,409.00		$471,409.00
Williams	Neighbourhood Landmark Amenity Area at 216 Interchange (pub art incl)		$585,040.00		$585,040.00

NP Specific/NP Universal	Amenity	Approximate Area (acres)[1]	Construction Cost	Land Cost	Total Cost
Williams	Off-Street Recreational Greenway (6 metre width)	1.55	$708,315.80	$6,209,221.65	$6,917,537.44
Williams	Off-Street Recreational Greenway Buffer (10m)	0.94	$303,785.10	$3,769,705.96	$4,073,491.06
Jericho	Plaza	0.2	$161,880.00	$0.00	$161,880.00
Universal	Pocket Park	10.776	$2,568,784.74	$43,104,000.00	$45,672,784.74
Universal	Public Art		$3,200,000.00	$0.00	$3,200,000.00
Williams	Public Square	1	$146,339.52	$4,000,000.00	$4,146,339.52
Universal	Recreational Greenway	0.56	$241,733.38	$1,201,126.74	$1,442,860.12
Smith	Smith View Park Assist (1 acre)		$500,000.00		$500,000.00
Universal	Street Greenway (8.5 m construction, 4.5 m land)	39.90	$21,374,504.69	$159,594,943.87	$180,969,448.56
Universal	Urban Green	1.5	$2,222,410.05	$6,000,000	$8,222,410.05
Carvolth	Urban Pocket Park existing detention pond)		$73,170.00		$73,170.00
Carvolth	Urban Pocket Parks	3	$439,019.00	$12,000,000.00	$12,439,019.00
Universal	Wildlife Habitat Patch (1 acre)	3.078	$0.00	$12,313,180.13	$12,313,180.13
Williams	Wildlife Habitat Patch (1,563 m^2 additional outside of ROW) (includes path)	0.39	$124,418.33	$1,544,848.04	$1,669,266.37
Williams	Williams View Park	5.02	$406,520.00	$20,080,000.00	$20,486,520.00
	Total	103.19	$60,212,117.83	$403,040,586.29	$463,252,704.63

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

Net Development Area = 1612.70 acres = 652.64 hectares = 6,526,406.48m^2

Amenity Cost = $463,252,704.63 / 6,526,406.48 = $70.98per m^2 or $709,813.53 per hectare or $287,252.87 per acre

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Code of Ethics, Conduct, Confidentiality, and Conflict of Interest for Council Members and Appointees

Policy No:	**01-025**
Approved by Council:	**2011-11-07**
Revised by Council:	**2016-05-30**
	2023-02-13

1. Purpose

1.1. The residents and businesses of the Township of Langley (the Township) are entitled to have a fair, honest, and responsible local government that has earned the public's full confidence for integrity. Therefore, the purposes of this Code of Ethics, Conduct, Confidentiality, and Conflict of Interest (the Code) are to ensure that:

1.1.1. all members of Council (Members) and all persons appointed by Council to boards, committees, commissions, panels, or task forces, whether they are members of Council or not (Appointees) carry out their duties with integrity, impartiality and independence

1.1.2. Members and Appointees treat one another, Township officers and employees, and the public with respect

1.1.3. the conduct of Members and Appointees in the performance of their duties and responsibilities with the Township is above reproach

1.1.4. Members and Appointees respect and uphold confidentiality requirements

1.1.5. Members and Appointees avoid any conflict of interest

2. Application of the Code

2.1. The Code is applicable to all Members and Appointees. The bodies to which Council can appoint Appointees are referred to collectively as Committees throughout this Code.

3. Policies

3.1. Code of Ethics

3.1.1. Members and Appointees will adhere to the following Code of Ethics:

3.1.1.1. maintain the highest ideals of honour, integrity, respect, and accountability and discharge public duties in a manner that is fair, honest, professional, and responsible

3.1.1.2. comply with all applicable federal, provincial, and local laws in the performance of public duties. These laws include, but are not limited to, the Local Government Act, Community Charter, Freedom of Information and Protection of Privacy Act, Criminal Code, Human Rights Code, all laws pertaining to financial disclosures and employer responsibilities, and any other relevant Township bylaws and policies

3.1.1.3. base their decisions on the merit and substance of the matter at hand

3.1.1.4. refrain from abusive conduct, personal charge or verbal attacks upon the character or motives of other Members and Appointees, Township officers, and employees, or the public

3.1.1.5. respect and adhere to the structure of government as established in the Township. In this structure, the Council determines the policies of the Township with the advice, information, and analysis provided by Committees, staff, and the public. Members and Appointees, therefore, will not interfere with the administrative functions of the Township or with the professional duties of Township staff, nor will they impair the ability of staff to implement Council policy decisions

3.1.1.6. not use public resources that are not available to the public in general, such as staff time, equipment, supplies or facilities, for private gain or personal purposes

3.1.1.7. not accept any gift, money, property, position or favour of any kind whether to be received at the present or in the future, from any person except as follows:

3.1.1.7.1. where such a gift or favour is authorized by law

3.1.1.7.2. where such contributions are lawful campaign contributions

3.1.1.7.3. where such gifts or favours are received as an incident of the protocol, social obligation, or common business hospitality that accompany the duties and responsibilities of the member, and then only in compliance with applicable laws

3.2. Confidentiality

3.2.1. Members and Appointees will adhere to the following requirements in relation to confidentiality:

3.2.1.1. unless otherwise authorized by Council or a Committee, keep in confidence any record held in confidence by the Township, until

the record is released to the public as lawfully authorized or required

3.2.1.2. unless otherwise authorized by Council or a Committee, keep in confidence information considered in any part of a Council meeting or Committee meeting that was lawfully closed to the public, until Council or the Committee discusses the information at a meeting that is open to the public

3.2.1.3. Members and Appointees will not use confidential information for the personal profit or gain of themselves or others

3.3. Conflict of Interest

3.3.1. Members and Appointees will adhere to the following requirements in relation to conflicts of interest:

3.3.1.1. be aware of and act in accordance with Division 6 of Part 4 of the *Community Charter* and the Oath of Office

3.3.1.2. be aware of and declare, in writing where necessary, any real or perceived conflicts of interest. A conflict of interest exists where:

3.3.1.2.1. a Member or Appointee is a director, member or employee of an organization seeking a benefit from he Township on which the decision making body will make a recommendation or decision

3.3.1.2.2. the Member or Appointee has a direct or indirect pecuniary interest in the outcome of deliberations

A conflict of interest does not exist if:

3.3.1.2.3. the pecuniary interest of the Member or Appointee is a pecuniary interest that is sufficiently in common with electors of the Township generally

3.3.1.2.4. the pecuniary interest is so remote or insignificant that it cannot reasonably be regarded as likely to influence the Member or Appointee in relation to the matter

3.3.1.2.5. where a conflict of interest exists, Members and Appointees must not participate in the discussion of the matter or to vote on a question in respect of the matter, must declare to the body that a conflict exists, and must remove themselves from the meeting during consideration of the issue to which the conflict relates. The declaration of a conflict and the Member's or Appointee's exit from and return to the meeting will be noted in the minutes

3.3.1.2.6. where in the opinion of Council or a Committee, a Member or Appointee is in a conflict of interest and has not so declared, the body may ask for a review of the matter by the Township Clerk. The matter, if unresolved, may then be referred to legal counsel or to Council for review

3.4. Code of Conduct – Committee Appointees

3.4.1 Expressing Personal Opinions or Beliefs

In some circumstances and within certain programs, advisory committee members or board members may be required or requested to provide an opinion in regards to the nature of a program or service. It is extremely important that committee or board members use judgment before expressing specific opinions. Township advisory committee members and board members should refrain from expressing their personal convictions and ideals, such as religious or any other personal beliefs or philosophies, to fellow committee or board members or to the public.

3.4.2 Representation to the Media

It is extremely important that only Council members or designated staff speak to the media in relation to Township issues. If at any time, advisory committee or board members are approached or contacted by a media representative, the member should contact the staff member coordinating the committee or board.

3.4.3 Comments

Advisory committee and board members will refrain from providing comments, either written or in an electronic format, to members of Council that do not advance or enhance the purpose of the committee/board.

4. Implementation of the Code of Ethics

4.1. This Code is intended to be self-enforcing. Members and Appointees should view the Code as a set of guidelines that expresses the standards of conduct expected of them. Implementation is most effective when Members and Appointees are thoroughly familiar with the Code and embrace its provisions. For this reason, the Code will be provided to candidates for Council and applicants to Committees.

4.2. Members and Appointees will be requested to sign the Statement, attached as Appendix A, affirming they have read and understood the Township of Langley Code. In addition, Council and Committees shall annually review the Code, and Council shall consider recommendations from Committees and update the Code as necessary.

5. Compliance and Enforcement

5.1. Members and Appointees themselves have the primary responsibility to ensure that the standards and requirements in this Code are understood and met, and that the public can continue to have full confidence in the integrity of the governance of the Township of Langley.

5.2. Council may impose sanctions on Members and Appointees whose conduct does not comply with the Township's Code. Council may:

5.2.1. impose a motion of censure on a Member

5.2.2. rescind the appointment of an Appointee to a Committee

5.2.3. take action under s. 117(2) of the *Community Charter* or under the *Offence Act*

5.2.4. control the Member's or Appointee's access to areas of the Township property or to officers and employees, including by phone or email

5.3. To ensure procedural and administrative fairness, a Member or Appointee who is alleged to have violated any provision of the Code shall have a minimum of one week or the time between two consecutive regular Council meetings, whichever is greater, to prepare his or her case, with legal counsel if the Member of Appointee so chooses, to respond to these allegations. Before considering a sanction, Council must ensure that a member has:

5.3.1. received a written copy of the case against him or her

5.3.2. a minimum of one week or the time between two consecutive regular Council meetings, whichever is greater, to prepare a defence against any allegations

5.3.3. a fair opportunity to be heard

6. Violation Not Cause to Challenge a Decision

6.1. A violation of this Code of Ethics shall not be considered a basis for challenging the validity of a Council or a Committee decision.

APPENDIX A:
MEMBER STATEMENT

Council of the Township of Langley and Council Appointees to Boards, Committees, Commissions and Task Forces

As a Member of the Township of Langley Council or an Appointee of a Township Committee or Board, I agree to uphold the Code of Ethics, Confidentiality and Conflict of Interest adopted by the Township and to conduct myself by the following model of excellence. I will:

- recognize the diversity of backgrounds, interests, and views in our community;
- help create an atmosphere of open and responsive government;
- conduct public affairs with integrity, in a fair, honest, and open manner;
- respect one another and the unique role and contribution each of us has in making the Township a better place to work and live;
- strive to keep the decision-making processes open, accessible, participatory, understandable, timely, just, and fair;
- avoid and discourage conduct which is not in the best interests of the Township;
- avoid any real or perceived conflict of interest and declare at the earliest opportunity, in writing, any interest that is or may be in conflict with the business of the body of the Township in which I am participating;
- respect and uphold confidentiality requirements; and
- treat all people with whom I come in contact in the way I wish to be treated.

I affirm that I have read and understood the Township of Langley Code of Ethics, Confidentiality, and Conflict of Interest.

Signature: _____ Date: _____

Name (please print): Office / Committee:

_____ _____

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 23, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	5260-26-10
SUBJECT:	16 AVENUE CORRIDOR UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an overview of previous studies undertaken on the 16 Avenue Corridor and an update on the progress of the recommendations from those studies.

In 2016, TransLink's engineering consultant in partnership with the ICBC, Ministry of Transportation and Infrastructure, the Cities of Surrey and Abbotsford, and the Township, completed a study of the 16 Avenue corridor from King George Boulevard to Bradner Road. The study involved engaging stakeholders, consulting the public, assessing current and future conditions, and developing a strategy for improvements. Attachment A includes Council Report 16-36, "16 Avenue Corridor Update." The study recommended the following improvements:

- Short-Term Improvements (0-5 years):
  - Improve safety at the 240 Street intersection.
  - Build pullout bays for RCMP and CVSE enforcement.
  - Establish a practice to limit and/or reduce the number of driveways over time.
  - Improve safety through Campbell Valley Park.
- Medium-Term Improvements (6-15 years):
  - Signalize intersections at 208 Street, 232 Street, and 272 Street.
  - Two-way left turn lanes (TWLTL's) in sections with closely spaced driveways.
    - 196 Street to 200 Street.
    - 240 Street to 248 Street.
- Long-Term Improvements (15+ years):
  - Widen the entire corridor to four lanes with raised center medians where applicable.
  - Introduce TWLTL's in median of the four-lane cross-section along the rural portion of the corridor.
  - Straighten road alignment through Campbell Valley Park, if feasible.
  - Signalize intersections at 224 Street and 240 Street.

In 2016, an engineering consultant working for the Township completed a study of the intersections along 16 Avenue. The study included a detailed examination of major intersections and identified improvement options. Attachment B includes Council Report 16-117, "16 Avenue Traffic Signals Study." The study recommended the following improvements:

- Signalize intersections at 208 Street, 232 Street, and 272 Street.
- Re-examine unsignalized intersections at 224 Street, 240 Street, and 256 Street.

Changes to the corridor that may impact the capacity of a Major Road Network (MRN), such as 16 Avenue, require TransLink approval.

Following completion of the two studies, the Township consulted with TransLink, who approved the following improvements which Council also approved as part of previous budgets along the 16 Avenue corridor:

- Intersection improvements including new traffic signals at 208 Street, 232 Street, 240 Street, and 272 Street.
- Four pull-out bays to facilitate RCMP and CVSE enforcement activities.

Additionally, staff have been limiting and/or reducing the number of driveways on 16 Avenue as part of driveway permitting.

The improvement measures implemented on 16 Avenue have addressed safety and operational concerns, improved traffic flow and facilitated RCMP and CVSE enforcement. TransLink has funded approximately 50% of the project costs through MRN grant programs.

Staff have been in discussions with representatives of Metro Vancouver Parks regarding safety at various access points and trail connections at the Campbell Valley Regional Park, including along 16 Avenue. Straightening of the curve on this section of 16 Avenue may be explored as part of a potential future long-term widening project.

In October 2022, staff conducted a comprehensive review of the remaining unsignalized intersections at 224 Street and at 256 Street. It was determined that existing traffic conditions do not meet the signal warrant guidelines published by the Transportation Association of Canada. Staff will re-examine the intersections in the fall of 2024 to determine if existing traffic operations warrant the installation of traffic signals.

The Township has not implemented TWLTL's on the sections of 16 Avenue recommended by the studies in the medium term (6-15 years). This includes the section of 16 Avenue between 196 Street and 200 Street and between 240 Street and 248 Street.

As the studies were completed in 2016 and traffic conditions may have changed significantly, an updated study of the corridor would assist the Township in identifying safety and operational issues, along with improvement options. Council could consider directing staff to present a funding request to undertake an updated 16 Avenue Corridor Study (196 Street to 276 Street).

ATTACHMENT A	Report to Mayor and Council, April 11, 2016 – 16 Avenue Corridor Update (due to size, available upon request in the Clerk's Office)
ATTACHMENT B	Report to Mayor and Council, November 7, 2016 – 16 Avenue Traffic Signals Study (due to size, available upon request in the Clerk's Office)

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 23, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	5460-04
SUBJECT:	HUDSON BAY STREET S-CURVE SAFETY IMPROVEMENTS UPDATE		

The purpose of this memorandum is to provide Council with an update on the Hudson Bay Street s-curve safety improvements implemented in 2024. This includes a comparison of travel speeds before and after the implementation of road safety improvements.

In August 2023, vehicular traffic volume and speed surveys were conducted on Hudson Bay Street in the vicinity of the area of concern (close to the s-curve) simultaneously at two separate locations. The 85th percentile travel speed (the speed at which 85 per cent of the traffic is travelling at or under) approaching the s-curve in both directions on Hudson Bay Street was approximately 42 km/h.

Road safety improvements were implemented at the s-curve on Hudson Bay Street in April 2024. This included constructing two speed humps on Hudson Bay Street at either end of the s-curve. In addition, speed activated flashing lights were installed approaching the speed humps that activate when vehicles approaching the s-curve are travelling more than 20 km/h, the posted advisory speed for the curve.

In June 2024, staff conducted a post-construction vehicular traffic volume and speed surveys on Hudson Bay Street at the same locations as the previous surveys. Analysis of the data indicated that the 85th percentile travel speed approaching the s-curve in both directions was approximately 32 km/h.

Based on the findings of the analysis and site observations, the road safety improvements implemented at this location have been effective in reducing vehicle travel speeds approaching the s-curve. Therefore, staff are not proposing to undertake any further works at the Hudson Bay Street s-curve unless otherwise directed.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 23, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	1855-35
SUBJECT:	BRITISH COLUMBIA AIR ACCESS PROGRAM FUNDING FOR FUEL PUMPS		

The purpose of this memorandum is to provide Mayor and Council with information regarding the airport's recent application to the British Columbia Air Access Program (BCAAP). BCAAP is a cost-sharing program that provides funding opportunities for airports within British Columbia to assist with infrastructure-related projects.

At the July 15, 2024, Regular Meeting, Council approved $219,000 of funding for the AvGas Fuel Dispensers and Payment Kiosks Replacement at the Langley Regional Airport. Subsequently, staff contacted the BCAAP to enquire about financial support through their Critical and Urgent funding stream.

On August 13, 2024, staff received confirmation from the BCAAP that a $100,000 contribution would be made available from the province to assist with the Fuel Payment Kiosk and Dispenser Replacement project. This contribution will be added to the existing project account, with surplus funding being returned to the Airport Reserve.

To receive this funding, all works must be completed by March 31, 2025. Currently, a Solicitation of Qualifications (SOQ) has been developed and is out to the public for solicitation of qualified companies to conduct these works prior to proceeding with construction.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 23, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	0870-05
SUBJECT:	RELOCATION OF CANADIAN MUSEUM OF FLIGHT CONAIR TRACKER		

The purpose of this memorandum is to provide Mayor and Council with up-to-date information regarding the relocation of the Canadian Museum of Flight's Conair Firecat with registration number C-FOPU. The Firecat had been situated in protected area, which interfered with NAV Canada's weather instruments. Staff have been working with the museum for the past several years to have the Firecat relocated to a more suitable area.

As of September 9, 2024, the Firecat has been successfully relocated, as presented on the map included as Attachment A.

ATTACHMENT A Map of Updated Firecat Location

ATTACHMENT A



Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 23, 2024
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE NO:**	6750-01
SUBJECT:	ALDERGROVE TWILIGHT DRIVE-IN THEATRE		

At it's Regular Meeting of June 26, 2023, Council considered and carried the following resolution:

Whereas the Twilight Drive-In Theatre is the only permanent drive-in theatre in the Lower Mainland and provides leisure and entertainment opportunities for Township of Langley residents as well a vital attraction to the Aldergrove area;

Therefore be it resolved that Council directs staff to prepare a report to Council with potential options for Council to consider that could allow the Twilight Drive-In Theatre to remain open and operating in the Township of Langley.

Various meetings and discussions have occurred with the operators of the Twilight Drive-In Theatre, and representatives of the owner of the industrial zoned property. In summary, staff's understanding is that the owners of the property wish to pursue an industrial use of the site or otherwise substantially increase their revenues at the conclusion of the current lease, and the operators of the Drive-In have been unable to agree to the increases nor find an alternative location for their business.

Township staff have reviewed numerous properties throughout the Township (both privately held and Township owned) for suitability as a potential new location. Unfortunately various existing uses, restrictions such as the Agricultural Land Reserve, or drawbacks such as proximity to non-compatible uses or residents, have ruled out the possibilities in each case. Thus, unfortunately staff do not have a reasonable alternative to recommend to Council at this time.

It has recently been reported in the local news that the Theatre is estimating that it may be closing by the end of September, though a final date had not yet been determined.

Township of Langley

Est. 1873

HERITAGE ADVISORY COMMITTEE

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

MINUTES

Present:
R. Genberg, Community Co-Chair
Councillor M. Kunst, Council Co-Chair
Councillor B. Martens, Council Co-Chair

B. Mason, F. Pepin, and T. Quiring

Staff
S. Mikicich, Manager, Community Planning and Major Projects
A. Reeve, Planner II
K. Stepto, Recording Secretary

APPOINTMENT OF ALTERNATE COMMUNITY CO-CHAIR
R. Ardron informed staff and Council of her stepping down from the Heritage Advisory Committee due to other commitments and would be unable to continue as Community Co-Chair.

MOTION
Moved by T. Quiring,
Seconded by B. Mason,
That R. Genberg be appointed as the Community Co-Chair for the remainder of 2024.
CARRIED

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

R. Genberg acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
September 4, 2024

Moved by T. Quiring,
Seconded by F. Pepin,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the September 4, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee June 5, 2024

Moved by T. Quiring,
Seconded by F. Pepin,
That the Heritage Advisory Committee adopt the minutes of the June 5, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

No reports.

2. Report from Staff Liaison

A. Reeve reported that she will be attending the BC Association of Heritage Professionals conference in September.

3. Heritage Curator's Report

No report.

4. Heritage Review Panel

The Panel will be meeting on September 12 and will provide a report at the next HAC meeting.

5. Pioneer Recognition Planning Committee Report

No report.

6. Museum Advisory Group Report

No report.

E. CORRESPONDENCE

F. 2024 WORK PROGRAM

1. Information, Education and Awareness Project Update

A. Reeve provided an update on the Heritage Information, Education and Awareness Plan which was developed by the Task Force. She noted that the following objectives were identified:

1. Foster a sense of community ownership of local history:
    a. Raise awareness of historic places
    b. Improve navigability and accessibility of key heritage information
    c. Increase opportunities for the public to access and learn about historic places on-site
    d. Provide engaging information about historic places
    e. Acknowledge private and non-profit conversation of historic places

2. Protect historic places:
    a. Help various stakeholders identify historic places
    b. Raise awareness of heritage protections
    c. Engage Township residents in heritage identification and protection activities
    d. Incentivize protection of historic places

The following steps towards the objectives were started by staff in July 2024. Actions not completed in 2024 will become part of the 2025 HAC work plan.

Grow, improve and formalize existing Township initiatives:

1. Update website
2. Establish a consistent signage program
3. Establish a communications program for featuring historic places on our social media and website

Explore new initiatives:

4. Explore a program for facilitating public access to historic places
5. Explore engaging residents in less formal/low-cost heritage identification and recognition
6. Explore additional communications opportunities

Discussion ensued and it was suggested to use a QR code on the signage which would link to further information.

A. Reeve further provided an update on the HAC 2024 Workplan:

Item 1 – Documenting Heritage Sites

- Haldi house is now on the Registry. A plaque will be presented when the project is complete.

Item 2 – Heritage Register Recognition Program

- A plaque has been prepared for the Rizun residence and a plaque for the Aldergrove Firehall is currently being made.

F. 2024 WORK PROGRAM

Item 3 – Heritage Building Incentive Program

- Letters were recently sent to landowners with Designated buildings to raise awareness of the grant program. Letters will be sent to landowners on the Register soon. The Heritage Review Panel will be reviewing four applications at their next meeting.

Item 10 – Heritage Information, Education and Awareness

- The Action Plan is now in place and will be implemented over the fall and going forward.

A draft 2025 Workplan will be presented at the November meeting for discussion.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that work has started again on the Old Yale Barn after some delays over the summer. The contractor who installed the new roof will also be doing most of the other repairs. He further discussed the need for more signage for the BC Farm Museum as this is still a vital tourism attraction. It was also suggested that information for both museums could be distributed to newcomers to Langley through the Langley Immigration Partners Society.

2. Alder Grove Heritage Society Update

T. Quiring reported that the Township has started clearing the overgrown blackberries on the property. A constable from the RCMP came to do a safety inspection and suggested better lighting along the pathway. Community Heritage Days in August was cancelled. A film reel with Langley history was found and has been digitized. Another film was found in the Legion and will also be digitized. A public premier of the two films will take place at the Legion as a fundraiser. The "No Stone Left Alone" program will partner with Shortreed Elementary School for a Remembrance Day event. The Old Age Pensioners, the Lutheran Church, and the Legion will start digitizing their records soon.

I. NEXT MEETING

Date: Wednesday, October 2, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Quiring,
Seconded by B. Mason,
That the meeting terminate at 8:41pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

September 11, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
G. Abreo, Community Co-Chair

E. Barbour, A. Bayona, S. Cook, and T. Taylor

Staff:
M. Lorzano, Fitness Programmer
K. Young, Deputy Director, Recreation
K. Stepto, Recording Secretary

Guest:
C. Sarfeld, Langley Arts Council

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

G. Abreo acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – September 11, 2024

Moved by A. Bayona,
Seconded by E. Barbour,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the September 11, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – May 8, 2024

Moved by S. Cook,
Seconded by A. Bayona,
Recommendation that Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the May 8, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Langley Arts Council

Claire Sarfeld, Executive Director, provided information regarding the Langley Arts Council (LAC). She noted that LAC was formed in 1968. The mission of LAC is to cultivate, sustain and proliferate artistic activity by offering both monetary and resource support to the community as well as develop new and innovative programs in a variety of artistic disciplines. They are located in the Aldergrove Kinsmen Community Centre.

LAC has the following programming streams:

1. Art in Found Spaces – provide the community at large an opportunity to showcase and view original artworks in public spaces.
2. Classes and Workshops – provide accessible and affordable arts, cultural and heritage programming to all ages and levels.
3. Community Initiatives – present a wide array of free community arts programming for all ages.

2. Adult Programs and Services

Myron Lorzano, Recreation Programmer, provided a presentation on Adult Programs and Services in the Township. The following information was provided:

Program Philosophies:

- Provide a variety of program offerings
- Create a welcoming and safe environment
- Eliminate barriers to encourage participation whenever possible
- Provide opportunities in our community for residents to connect, be physically active, learn, and create to improve their quality of life.

2024 Fitness Highlights:

- Expansion of Small Group Training
- Increase of intake for Personal Training
- 42 registered fitness programs
- 50 drop-in fitness classes per week
- Expansion of Cardiac Maintenance Program at ACC
- TIME (Time in Movement Exercise) Program
- Move to Health Day Zumba Event
- Summer Outdoor Yoga Program

2024 Aquatic Highlights:

- Aquafit – 30 classes offered/week
- Water Walking in the Lazy River
- Sip’n Dip – 4x/season
- Adult Swim lessons
- Almost free lessons – adults

C. DELEGATIONS AND PRESENTATIONS

2024 Recreation Highlights:
Gymnasiums:

- Ball hockey
- Soccer
- Badminton
- Pickleball
- Volleyball

Arenas:

- Stick and Puck
- Skating lessons

New Program Offerings in 2024:

- Water Walking and Aqua Fit at ACC
- Aqua Zumba at WGC
- Tandem Personal Training Package
- Learn To Play and Learn to Train Pickleball
- Almost Free Swim Lessons – Adults
- Family Yoga, High Energy Yoga Flow
- Adult and Tot Fitness/ Yoga
- Introduction to Kettlebells

Future Plans and Opportunities:

- Align indoor/outdoor programs to suit trends and fluctuating seasons
- Expand Beginner/Introduction program options
- Continue to add Aquafit classes
- Hire qualified instructors for new and ongoing programs
- Offer more Adult and Tot programs
- Utilize offsite spaces to increase program needs
- Promote and create special events

D. REPORTS

1. Co-Chairperson's Report

G. Abreo reported that he attended the Water Battle in the summer which was a very successful event. He commented that it was great that it was a non-registered event as he feels this gave the opportunity for more people to participate.

He further reported that he attended the Canada Day Drone Show which was also a great event. He commented that perhaps more food trucks could be offered and that a better sound system is needed.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Canada Day

K. Young provided the following update regarding Canada Day:

Family Fun Event:

- Held at McLeod Athletic Park
- 18,000-20,000 people in attendance
- Very successful event

Drone Show:

- 12,000 people in attendance. 10 times more people than staff anticipated.
- Staff noted the need for traffic control at the end of the event.

Discussion ensued and the following comments were provided:

- The sound system needs to be improved. Could not hear the speeches or the live music very well.
- The event could start earlier.
- The live bands need to be on an elevated stage.
- Traffic control was an issue.
- It is encouraging to see these type of community events taking place again in the Township.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. 2024 Water Battle

T. Taylor reported that this was a very successful event with 550-600 people in attendance. The support from Council and Township staff was a tremendous help. The planning team would like to see the event held in multiple neighbourhoods in 2025.

I. NEXT MEETING

Date: October 9, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Taylor,
Seconded by A. Bayona,
That the meeting terminate at 8:20pm
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	**REPORT:**	23-177
FROM:	FINANCE DIVISION	**FILE:**	1970-03
SUBJECT:	2024 PERMISSIVE TAX EXEMPTIONS		

RECOMMENDATIONS:

That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw No. 5932; and

That Council approve an update to the Permissive Tax Exemption Policy No. 03-087.

EXECUTIVE SUMMARY:

The Township adopted three separate property tax exemption bylaws in 2014 for charitable and not-for-profit organizations (Bylaw 5117), churches (Bylaw 5118), heritage properties (Bylaw 5119) and in 2020 adopted partnering permissive tax exemption (Bylaw 5644). These bylaws must be maintained and updated to ensure continuing compliance with statutory requirements of eligibility and to update existing bylaws when needed with:

- Additions, as new eligible organizations establish themselves in the Township of Langley
- Deletions when properties no longer qualify
- Adjustments to properties to meet policy requirements
- Approval of the current year permissive

PURPOSE:

The purpose of this report is to update Not-For-Profit Tax Exemption Bylaw 2014, No. 5117 and Churches Permissive Tax Exemption Bylaw 2014 No. 5118 and Partnering Permissive Tax Exemption Bylaw 2020 No. 5645 and Council Policy 03-837.

BACKGROUND/HISTORY:

Statutory property tax exemptions are provided under *Community Charter*, Section 220 for properties such as public hospitals, private schools, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over statutory exemptions.

Permissive property tax exemptions are provided under *Community Charter,* Sections 224, 225 and 226 for not-for-profit and charitable organizations, churches beyond the statutory exemption, partnering, heritage, riparian and other special exemption authority, and revitalization tax exemptions. These permissive exemptions are at the discretion of Council and are subject to Township budgetary constraints. Associated Municipal permissive exemption bylaws must be adopted and forwarded to BC Assessment by October 31 annually.

Through permissive exemptions from property taxes, Council supports organizations that provide services that fulfill some basic need, improve the life of Langley residents and are compatible with or are complementary to services offered by the Township.

The Township adopted three separate permissive property tax exemption bylaws in 2014 for charitable and not-for-profit organizations, churches, and heritage properties. These bylaws need to be maintained to ensure continuing compliance with statutory requirements of eligibility. Each of these bylaws requires removal of properties no longer meeting permissive exemption requirements, adjusting properties for changes and finally, adding new organizations meeting requirements.

The *Community Charter* requires Municipalities develop and disclose objectives regarding the use of permissive tax exemptions through a permissive tax exemption policy. It is the Province's objective that the policy for making decisions about permissive tax exemptions promote consistency and certainty to prospective applicants and allow the public to have input.

In 2019, Council approved an update to the Permissive Tax Exemption Policy 03-087 that came into effect in 2021, instituting a limit of $75,000 on permissive property tax exemptions for Not-for-Profit organizations. Based on Council direction, there is a proposed change to the Policy to exempt Provincial public hospital parking lots from this clause. Attached to this report is the revised Township Council Policy 03-837 regarding permissive tax exemptions.

In accordance with Section 227 of the *Community Charter*, public notification of the estimated value of each new exemption must be advertised for two consecutive weeks in a local newspaper. Advertising takes place September 7 and September 14, 2023.

DISCUSSION/ANALYSIS:

The 2024 permissive tax exemption applications were reviewed according to criteria established by Council policy.

Attachment A identifies one new recommendation, remove two parcels, and recommendations for approval for existing Not-for-Profits; and
Attachment B identifies one new recommendation for approval for Churches and Places of Worship, and
Attachment C identifies recommendation for approval for the Partnering agreement; and
Attachment D identifies there are no changes to the Heritage properties.

Applicable Policies:

Subject to the *Community Charter*, Section 224, the Township of Langley provides an exemption from property taxation annually to not-for-profit organizations and community

facilities serving the Township and its residents. The criteria for permissive tax exemptions are described in Policy 03-837 as per Attachment E.

Legislation:

The Province considers the authority to grant permissive tax exemptions a policy tool available to Municipalities to promote or achieve specific goals.

Community Charter, Section 224 states that a Council may, by bylaw in accordance with this section, exempt land or improvements, or both, from municipal portion of property taxes.

Council is not obliged to grant all permissive tax exemptions that are eligible under the Section 224 and 225 of the *Community Charter*. Council has the option to decide which permissive tax exemptions they will support based on various considerations such as budgetary constraints, alignment of community values and so forth.

Financial Implications:

Permissive tax exemptions are an exemption from paying property taxes for the successful applicants.

The Township supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Langley residents and are compatible with or are complementary to services offered by the Township.

The approximate value of a 1% property tax increase in 2024 is equal to approximately $1.6 to $1.7 million.

The table below compares the estimated value of permissive tax exemptions recommended for 2024 with those exemptions granted for 2023.

Value of Permissive Tax Exemptions	**Actuals 2023**	**Estimated 2024 before additions and deletions**
Places of Worship	$765,478	$803,752
Not-For-Profit Organizations	$608,449	$638,871
Heritage properties	$21,417	$22,488
Partnering Property	$1,516	$1,592
TOTAL	$1,396,860	$1,466,703

This table provides a summary of property changes and the related values

Reconciliation of Changes (In estimated 2023 dollars)	Places of Worship	Not-For-Profit	Heritage Properties	Partnering Property	TOTAL
Estimated 2024 taxes before changes	$803,752	$638,871	$22,488	$1,592	$1,466,703
Proposed additions	$5,688	$2,501			$8,189
Proposed adjustments					$0
Proposed deletions		-$4,195			-$4,195
Estimated Final 2024 taxes after changes	$809,440	$637,177	$22,488	$1,592	$1,470,697

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

~~Attachment A – Not-For-Profit~~
~~Attachment B – Churches and Places of Worship~~
~~Attachment C – Partnering Agreement~~
~~Attachment D – Heritage~~
~~Attachment E – Policy 03-837~~

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Budget Directives

Policy No: 03-842
Approved by Council: 2023-09-25
Revised by Council:

1. Purpose

1.1 This budget policy sets forth the principles and guidelines that govern the development, implementation, and monitoring of the Township of Langley budget. It seeks to guide the decision making on current and long-term operating and capital decisions. This policy aims to ensure transparent and accountable financial management, efficient resource allocation and the achievement of Council priorities to meet the needs of the community within the regulatory framework.

2. Background

2.1 In compliance with Section 165 of the Community Charter, all B.C. Municipalities must adopt a five-year financial plan annually by bylaw before May 15 each year and before the annual property tax bylaw is adopted. The financial plan must be balanced and set out the following for each year of the five- year period: proposed expenditures; proposed funding sources and the proposed transfer to or between funds. In compliance with section 166 of the Community Charter, the Five-Year Financial Plan must be available for public consultation prior to being adopted.

3. Objectives and Guiding Principles

3.1 Ensure fiscal responsibility: The budget policy aims to maintain sound fiscal practices, promote long term financial sustainability, and manage resources efficiently and effectively – balancing financing strategies available between:
a. Pay-as-you go funding current users pay.
b. Debt financing – future users pay to meet the needs of the Community.

3.2 Enhance accountability: This policy emphasizes accountability in the budget process.

3.3 Align with Council priorities: The budget will be aligned with the Township Council priorities and provides an action plan to assist staff in focusing resources on those priorities.

3.4 Maintain operational flexibility: The budget policy allows for flexibility in responding to unforeseen circumstances, economic changes and emerging needs while maintaining good financial management principals.

3.5 Provide timely information: The budget will be completed in a timely manner consistent with good financial management practices.

3.6 Public input: The budget process will encourage public input.

4. Budget Structure

4.1 The budget is organized and presented by fund, consisting of both Operating and Capital budgets for:

- Universal fund
- Water Utility
- Sewer Utility
- Solid Waste Utility

4.2 The Universal fund is further disaggregated into operating divisions or business units of responsibility

4.3 One-time expenditures are presented separately

5. Process and timeline

5.1 The key steps and approximate timeline:

Timeline	Process	Description
Jan- June	Define	Establish Council priorities for the following year; provide direction to staff
July- August	Prepare	Capital and Operating submissions are prepared by Divisions/Business Units
September	Submit	All budgets are submitted to Finance
Sept- October	Compile	Budgets are reviewed and consolidated
November	Presented	Budgets are presented to Council
November	Input	Public input period
December	Decision	Initial budget approval
January	Approval	Final adoption by Council of the Financial Plan and the financial plan bylaw

5.2 Steps:

5.2.1 Define – through Council discussion the priorities for the community are established and staff is given direction to ensure that all programs, services, and capital requests align with Council's priorities and goals.

5.2.2 Prepare/Submit – Divisions/business units prepare the financial plan at a detailed level and forward to Finance. Non-discretionary updates are made to labour contracts, operating expenditures, revenue, and rates. Discretionary funding requests can be detailed for consideration by Council. Project summaries are also prepared for capital projects. In addition, one time funding requests are detailed for Council consideration.

5.2.3 Compile – all budgets are reviewed and consolidated for further review and funding considerations.

5.2.4 Presented – Financial Plan is presented to Council for consideration and adjustments as requested by Council.

5.2.5 Input – In accordance with the Community Charter, the Financial Plan is made available for public comment and feedback is provided to Council.
5.2.6 Decision – Council receives the five-year Financial Plan
5.2.7 Approval – Council gives final reading of the Financial Plan and Bylaw. The Tax Rates bylaw will be presented and adopted by Council prior to May 15 as required by the Community Charter.

6. Operating Budget Presentation for Approval

6.1 All proposed budget adjustments shall be submitted to Finance in the budget format specified by Finance for approval by Council.
6.2 The format provided to Finance will include adequate details for presentation to Council.
6.3 Council will receive detailed changes by division/business unit.

7. Operating Budget Inclusion and Commitments

7.1 Where the capital budget contemplates debt financing, the estimated cost to fund debt obligations must be included in the operating budget in the year in which the debt obligation is expected to occur.
7.2 Amounts transferred to reserves or to the capital budget must be included in the operating budget.
7.3 If actual expenditures and transfers to other funds for a year exceed actual revenues and transfers from other funds for the year, the resulting deficiency must be included in the next year's financial plan as an expenditure in that year per Community Charter 165 (9).
7.4 Where the proposed funding to an existing program or a new program is 100% from grants or external funding sources and where the expenditures are included in the annual financial plan, the expenditures will not be committed until such time as written notice is received confirming the funding will be received.

8. Capital Project Presentation for Approval

8.1 The proposed expenditures for capital projects and the related financing shall be included in the budgets in a format specified by Finance for approval by Council.
8.2 This format will include details of the proposed project including drawing as suitable, justification, risks (financial and otherwise) as well as the following financial information:

8.2.1.1 Total project cost for all years of the project.

8.2.1.2 Multi year cashflow if approvable.

8.2.1.3 Operating Budget impact (OBI) with detail on the timing of the OBI as well as the nature of the OBI.

8.3 Council will receive a current debt schedule including information on renewals to occur during the budget year for approval of renewals.
8.4 Council will receive a schedule of reserve balances.

9. Capital Budget Inclusion and Commitments

9.1 Where the proposed funding for a capital item is 100% from grants or external funding sources and where the expenditures are included in the annual financial plan, the expenditures will not be committed until such time as written notice is received confirming the funding will be received.

9.2 Where a budgeted capital asset has been ordered but delivery will not be made until a subsequent budget year, or where a capital project is in progress, the amount of the funding required to fund the entire capital asset expenditure shall be retained in the applicable capital project.

9.3 If a capital project has been open for a minimum of 2 years and is not progressing in a reasonable and timely manner, a review by the Business Unit Manager and Finance will be completed and unless there are conditions to warrant retaining the funding, staff will recommend to Council to close the project and return the funding to the originating source.

9.4 Business unit managers are to notify Finance staff of all capital assets that are put in service.

9.5 The status of all projects must be assessed at least annually and any funding greater than required to complete the expenditures will be returned to the originating funding source.

9.6 Where capital project expenditures are expected to exceed the approved capital budget the expenditure must be approved by Council. Additional commitments for a capital project shall not be authorized if the value of the work will cause the project to be over expended until such expenditure is approved by council and the additional funding source is determined.

10. Roles and Responsibilities

10.1 Council approves the five-year financial plan.

10.2 Council is responsible for the Budget and delegates authority to carry out the approved expenditures to Township staff.

10.3 Finance department in consultation with the business units, is responsible to provide the tools necessary for the Business Unit managers to prepare, manage and monitor budgets.

10.4 Business unit managers have the responsibility to provide the level of service approved by Council within the approved operating and capital budget for their division.

10.5 Finance department monitors the annual operating and capital budgets and reports material variances between budgeted and actual expenditures and revenues.

10.6 No Business Unit manager shall incur a capital expense unless it has been approved by Council (except in an emergency to protect assets of the Township).

10.7 If a projected operating expenditure will create an over expenditure in the budget, the business unit shall propose a plan to reduce expenditures to cover the expected deficit. Details of the plan are to be provided to the Finance Department for reallocation of the budget.

10.8 Council will review the budget policy periodically to assess its effectiveness, identify areas for improvement and incorporate emerging best practices as appropriate.

11. Other Principals

11.1 A Department or Business Unit shall not incur any exceptional or new expenditure that alters the budgets unless it is approved by Council.

11.2 Reallocation of operating budgets between accounts within a business unit are permitted on the condition that the over expenditures in one account within a business unit will not overspend the total of all accounts for that Business unit.

11.3 Significant unanticipated revenues from senior government or funding from external sources and the related expenditure plans require a report to Council.

11.4 All grant applications must be approved by Council.

11.5 Unexpended funds at year end in the annual budget of any Business Unit and not otherwise allocated by Council direction shall become part of the Surplus.

11.6 Requests for increases in budget are to be provided to Council with justification and divided into discretionary and non discretionary.

11.7 One-time expenditures are for items which are one times such as studies etc. and are funded from prior year surplus to the extent it is available and is approved by Council through the budgeting process.

11.8 One time carry forwards from prior years are to be summarized with justification for review by Council during the budgeting process.

11.9 One-time transfers from reserve funds should not be used to offset property taxes.

11.10 All reports to Council must include a Financial Implications section whenever there are significant financial issues, budget impacts or funding requirements. These sections must be concurred with the Finance Department and such concurrence must be evidenced.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Council Remuneration

Policy No:	**01-017**
Approved by Council:	**2003-03-03**
Revised by Council:	**2006-02-20**
Revised by Council:	**2012-12-03**
Revised by Council:	**2016-05-30**
Revised by Council	**2019-02-05**
Revised by Council	**2022-12-05**
Revised by Council	**2024-04-29**

1. Purpose

1.1. To provide a policy for calculating Council's remuneration and expenses and how remuneration will be determined.

2. Related Policy

2.1 N/A

3. Policy

3.1. Council's remuneration has been authorized by Council resolution to be calculated by the following method:

3.1.1. That the salary of a Federal Member of Parliament, a BC Provincial Court Judge, a BC Provincial Cabinet Minister, a BC Provincial MLA, the job rate of a Superintendent of the RCMP and the Principal of the largest high school in Langley be defined as the comparators; Effective January 1, 2019, the Mayor's salary be benchmarked at 96% of the average salary of comparators for the calendar year 2019 and thereafter, less the highest and lowest salary of the comparators.

3.1.2. That the salary of each Councillor shall be benchmarked at 37% of the Mayor's salary.

3.1.3. That the comparators' salaries be reviewed in the first quarter of each year and if the average salary has increased, adjustments be made to Mayor and Councillors' salaries retroactive to January 1st of the year in which the annual review was conducted.

3.1.4. That, if based on the annual review of the comparator salaries, the average salary has decreased, the Mayor and Councillors' salaries be frozen until it is determined as a result of the annual review of the comparator salaries that an increase is warranted.

3.1.5. Deleted by Council Resolution December 5, 2022.

3.2. Travel Allowance

3.2.1. Given the Township's geographical size and need/requirement for the Mayor and Councillors to attend numerous job-related meetings and activities throughout the Township and region and the lack of public transportation, a travel allowance will be provided.

3.2.1.1. The Mayor's travel allowance will be $850 per month.

3.2.1.2. Councillors travel allowance will be $340 per month.

3.3. Taxes and Reimbursement of Expenses

3.3.1. The cost of attending conferences, conventions, or traveling (including the per kilometre charge) on municipal business beyond the boundaries of the City of Langley and the Township of Langley, is reimbursable by submitting an Employee Expense Reimbursement Form. Such funds reimbursed by the Township to the Council member are not considered taxable but rather additional expense allowances.

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).

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.