REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, February 3, 2025 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – February 3, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held February 3, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – January 27, 2025

That Council adopt the Minutes of the Regular Council meeting held January 27, 2025.

2. Public Hearing Meeting – January 27, 2025

That Council adopt the Minutes of the Public Hearing meeting held January 27, 2025.

C. DELEGATIONS

1. Donna Morriss
File 0550-07

Request by Donna Morriss, to appear before Council to discuss preserving the Campbell Valley Park's natural environment and protect it from intensive agriculture.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2025 to 2029 Facilities Renewal Plan
Report 25-09
File FAC 0810-30

That Council continue with limited annual budget funding for the Facilities Renewal Reserve Program.

OR

That Council approve external borrowing to fund the Facilities Renewal Plan.

OR

That Council establish a dedicated annual base funding amount specifically for the Facilities Renewal Reserve, to be funded by an increase in property taxes.

Clerk's Note: This item was forwarded from the January 27, 2025 Regular Council meeting.

2. Temporary Use Permit Application No. 000018
(1495446 BC Ltd. / 27043 – 8 Avenue)
Report 25-02
File CD 13-07-0032

That Council consider Temporary Use Permit No. 000018 for property at 27043 – 8 Avenue to facilitate parking of commercial vehicles for a three (3) year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000018 for property located at 27043 – 8 Avenue for the following uses:

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

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

a. Landscape area and screening provided in accordance with Schedule "B".
b. On-site landscaping being secured by a letter of credit.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).

E. REPORTS TO COUNCIL

d. All outdoor storage areas being covered by a dust free surface.
e. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 with respect to driveway access and stormwater management requirements including drainage and grading.
f. Submission of an exterior lighting plan.
g. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.
h. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
i. Installation of roadway signage regarding the presence of pedestrians and equestrians in the area and use of engine brakes.
j. Obtainment of relevant senior government environmental regulatory agency approvals and/or submissions of notifications and provision of copies of approvals/submissions to the Township as applicable.

or

That Council not authorize issuance of Temporary Use Permit No. 000018 for property located at 27043 – 8 Avenue.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100276 and Development Permit No. 101470 (1184854 BC Ltd. / Isle of Mann Property Group / 20390 – 72 Avenue)
Bylaw No. 6095
Bylaw No. 6096
Report 25-11
File CD 08-14-0223

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 6096 rezoning approximately 0.7 ha (1.7 ac) of land located at 20390 – 72 Avenue to Comprehensive Development Zone CD-199 to facilitate the development of 205 apartment units, 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 dedications and securing the provision and construction of 71B Avenue from the subject site to 204 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Dedication and construction of a 4.5 m wide street greenway along the southside of 72 Avenue.
8. Finalization of landscape and architectural plans.
9. Compliance with the Community Amenity Contributions Policy, and the requirements of the Willoughby Greenway Amenity Policy.
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095 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. 6096 authorize issuance of Development Permit No. 101470 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw

F. BYLAWS FOR FIRST AND SECOND READING

(Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.

c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

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

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

That Council abandon Township of Langley Zoning Bylaw No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 5848.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6095 and 6096 in conjunction with the hearing for the proposed Development Permit No. 101470.

Explanation – Bylaw No. 6095

Bylaw No. 6095 amends the Central Gordon Neighbourhood Plan for 0.7 ha (1.7 ac) of land located at 20390 - 72 Avenue to 'Medium Density Apartment (1.5 – 2.5 FSR)'. The amendments are required to facilitate the development of a 6-storey apartment building comprised of 205 apartment units.

Explanation – Bylaw No. 6096

Bylaw No. 6096 rezones 0.7 ha (1.7 ac) of land located at 20390 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-199 to accommodate the development of 205 apartment units.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Drainage Development Works Agreement Bylaw (North Arc Properties 200th Street Inc.)
Bylaw No. 6083
Report 25-10
File CD 08-27-0066

That Council give first, second and third reading to Drainage Development Works Agreement (North Arc Properties 200th Street Inc.) Bylaw No. 6083 for the provision of a community stormwater detention facility servicing portions of the Latimer and Carvolth Neighborhoods within the Willoughby Community Plan.

Explanation – Bylaw No. 6083

Bylaw No. 6083 authorizes the execution of a Development Works Agreement between the Township of Langley and North Arc Properties 200th Street Inc. for the provision of Drainage Works in the Latimer and Carvolth Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

2. Culvert Infrastructure Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6110
Report 25-13
File FIN 1760-20

That Council give first, second and third reading to Culvert Infrastructure Loan Authorization Bylaw No. 6110 for the purpose of borrowing funds in the amount of $14,068,182 for the Culvert Infrastructure capital program within the 2025-2029 Capital Budget repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Culvert Infrastructure Loan Authorization Bylaw No. 6110 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, June 5, 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*.

Explanation – Bylaw No. 6110

Bylaw No. 6110 authorizes the Township of Langley to borrow $14,068,182 towards the estimated cost of the Culvert Infrastructure capital program.

3. Langley 2025 – 2029 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 6105
Bylaw No. 6106
Report 25-12
File FIN 1700-80

That Council give first, second, and third reading to the Langley 2025 – 2029 Five-Year Financial Plan Bylaw No. 6105.

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw No. 6106.

Explanation – Bylaw No. 6105

The Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105 authorizes the expenditure of funds for the Municipality. The Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2025.

An expenditure that is not provided for in the 2025 - 2029 Five-Year Financial Plan is not lawful.

Explanation – Bylaw No. 6106

Bylaw No. 6106 provides for the 2025 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2025 – 2029 Five Year Financial Plan. The projects are for road, drainage, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition and Development DCC Reserve, Water DCC Reserve, Sewer DCC Reserve, Drainage DCC

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $82,874,154 which include capital carry-forwards from prior years, current debt payments and new capital projects for 2025.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

Mayor Woodward's Recommended Associated Motion

That the following external borrowing instruments not be made permanent before November 30, 2026, unless otherwise directed by Council:

1. Bylaw 6011, Strategic Land Acquisitions
2. Bylaw 6053, 208A Civic Infrastructure
3. Bylaw 6054, 212 Street Civic Infrastructure
4. Bylaw 6078, Smith Athletic Park
5. Bylaw 6079, Ice and Dry Arenas; and
6. Bylaw 6080, Strategic Land Acquisitions.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Rezoning Application No. 100604 and
Development Permit Applications No. 101302 and 101226
(Royale Properties (208) Ltd. / 7581 – 208 Street)
Bylaw No. 5757
Report 21-147
File CD 08-23-0169

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Royale Properties (208) Ltd.) Bylaw 2021 No. 5757".

Explanation – Bylaw No. 5757

Bylaw 2021 No. 5757 rezones land located at 7581 – 208 Street to Comprehensive Development Zone CD-169 to permit a comprehensive development consisting of 75 townhouse units.

I. BYLAWS FOR FINAL ADOPTION

Development Permit No. 101302

That Council authorize issuance of Development Permit No. 101302 (Royale Properties (208) Ltd. / 7581 – 208 Street) in accordance with Attachment A 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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

Development Permit No. 101226

That Council authorize issuance of Development Permit No. 101226 (Royale Properties (208) Ltd. / 7581 – 208 Street) in accordance with Attachment B subject to the following conditions:

a. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;

I. BYLAWS FOR FINAL ADOPTION

d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and

e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of December 13, 2021 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on January 10, 2022 with third reading given on January 10, 2022.

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

M. FOR INFORMATION

1. **Update on Draft Amenity Cost Charges (ACC) Bylaw**
   Memorandum – Community and Policy Planning Division
   File LRP00026

2. **Township of Langley and City of Langley**
   Joint RCMP De-Integration
   Memorandum – Municipal Administration Division
   File 7400-01

3. **Seniors Advisory Committee**
   Minutes – January 22, 2025
   File 0540-20

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

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

1. Indemnification Bylaw Change

Be it resolved that the TOL "Indemnification Against Proceedings" Bylaw No. 2498 be amended to include provision for automatic indemnification of legal costs if a Township of Langley Council member is placed in a situation where they need to defend themselves in a review, process, or proceeding taken against them as a result of carrying out their job and duties as a duly elected member, and to deal with a political party/slate/team which has the majority of seats on Council.

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

2. Holiday Lights in Williams Park and the Aldergrove Food Bank

Be it resolved that the Aldergrove Food Bank be confirmed as the beneficiary of voluntary and verified donations from visitors to the annual Holiday Lights in Williams Park for the next 5 years, 2025 to 2029.

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (e) Property, (k) Negotiations
Item E.2 - Section 90(1) (k) Negotiations
Item F.1 - Section 90(1) (g) Legal
Item G.1 - Section 90(1) (j) Information
Item I.1 - Section 90(1) (e) Property, (k) Negotiations
Item I.2 - Section 90(1) (a) Personnel

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, January 27, 2025 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

C. Kooner, S. Richardson, S. Ruff, 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 – January 27, 2025

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held January 27, 2025.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That item I.3 be removed from the Closed Council agenda.
DEFEATED

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

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

Councillor Richter opposed

B. ADOPTION OF MINUTES

1. Regular Council Meeting – January 13, 2025

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held January 13, 2025.
CARRIED

2. Public Hearing Meeting – January 13, 2025

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Public Hearing meeting held January 13, 2025.
CARRIED

C. DELEGATIONS

D. PRESENTATIONS

1. Surrey Langley SkyTrain Project

Gilles Assier, Executive Project Director, Transportation Investment Corporation, provided an update on the Surrey Langley SkyTrain project. He commented that the municipal agreement in place establishes a cooperative framework that details project progresses and responsibilities between the Province of BC, the Township of Langley and the project contactors for the duration of the project. He noted that the project will include 16 kilometres of elevated track and eight new stations. The project will be complete by late 2029 and the benefits will include:

- 65 minutes travel time between Langley City Centre and Waterfront Station.
- 22 minutes travel time between King George Station and Langley City Centre.
- 10.3 million more transit trips per year.
- 330,000 average daily reduction in vehicles kilometers travelled.
- 106,000 tonnes reduction in greenhouse gas emissions.

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100458 (48 Avenue BT Langley Ltd. / 21400 Block of 48 Avenue)
Report 25-05
File CD 07-36-0146

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council advise the Agricultural Land Commission that the subdivision application with associated road dedication and trail submitted by Candou Management Ltd. on behalf of the owner of property located in the 21400 Block of 48 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

Councillor Richter opposed

2. Capital Request - 27 Avenue Extension
Report 25-03
File ENG 5330-28-014

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize the use of $59,400 from Road Development Cost Charges for the design services of the 27 Avenue extension, from the Brookswood-Fernridge Fire Hall west to the Employment Lands.
CARRIED

3. 2025–2027 Culvert Replacement Program
Report 25-04
File PW 1030-01

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council approve $13,927,500 for the 2025–2027 culvert replacement program, funded from external debt.
CARRIED

Councillor Richter opposed

4. 2025 to 2029 Facilities Renewal Plan
Report 25-09
File FAC 0810-30

That Council continue with limited annual budget funding for the Facilities Renewal Reserve Program.

E. REPORTS TO COUNCIL

OR

That Council establish a dedicated annual base funding amount specifically for the Facilities Renewal Reserve, to be funded from external debt.

OR

That Council establish a dedicated annual base funding amount specifically for the Facilities Renewal Reserve, to be funded by an increase in property taxes.

MOTION
Moved by Mayor Woodward
Seconded by Councillor Rindt,
That this item be forwarded to the February 3, 2025 Regular Council Meeting.
CARRIED

5. Draft 2025 - 2029 Financial Plan
Report 25-08
File FIN 1700-80

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council endorse the Draft 2025-2029 Universal Services Operating, Library Services, User Pay Utilities, and Capital Financial Plans for further consideration, discussion, and approval, as received or amended.

That Council direct staff to undertake further public consultation.

That Council direct staff to prepare the Five-Year Financial Plan bylaw and Development Cost Charge Expenditure bylaw for approval.

That Council direct staff to fund $1,016,359 from the debt reserve for the early redemption of MFA debt previously approved to be funded from the Prior Year Surplus.

MOTION TO DIVIDE
Moved by Councillor Martens,
Seconded by Councillor Richter,
That the motion be divided.
DEFEATED

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

E. REPORTS TO COUNCIL

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the McLeod Athletic Park and Langley Parks Sports box repairs and rehabilitation be funded with $130,000 from the Facilities Renewal Reserve.
CARRIED

AMENDMENT
Moved by Councillor VanPopta,
Seconded by Councillor Rindt,
That council endorse that staff conduct in-depth reviews and presentation(s) and/or reports(s) to Council on Fleet and Facilities for operating efficiencies and potential programs and services adjustments.
CARRIED

Councillor Richter opposed

AMENDMENT
Moved by Councillor Ferguson,
Seconded by Mayor Woodward,
That the addition of flagpoles at Redwoods Golf Course be funded with up to $30,000 from the Capital Projects Reserve.
CARRIED

AMENDMENT
Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That the West Munday Creek capital project NOT proceed further with the proposed funding available until a staff presentation to Council on its current status, potential for the trail to reopen, and what the current carry forward and 2025 funding are able to achieve.
CARRIED

Councillor Richter opposed

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the Brown Park: Asphalt Shingle Roof Replacement be funded with $75,000 from the Facilities Renewal Reserve.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That the Walnut Grove Community Centre: Fitness Centre Accessibility Improvements be funded with $75,000 from the Facilities Renewal Reserve.

E. REPORTS TO COUNCIL

That the Aldergrove Community Center: Fitness Centre and Washroom Accessibility Improvements be funded with $50,000 from the Facilities Renewal Reserve.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the Redwoods Golf Course Culvert Replacement be funded with $40,000 from the Capital Projects Reserve.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That staff present or report to Council on the range of potential options for the Fort Langley Cenotaph Rehabilitation Capital Project in time for Council to have the option to approve any rehabilitation or other upgrades to be completed before Remembrance Day 2025.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That $1,750,000 be transferred from the Public Works Equipment Reserve to the Capital Projects Reserve.
CARRIED

Councillor Richter opposed

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Richter,
That staff provide a presentation regarding the arena dasher board replacement at George Preston Recreation Centre with possible funding sources to be identified.
CARRIED

Mayor Woodward and Councillors Rindt and vanPopta opposed

AMENDMENT
Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That staff provide a memo regarding the covered skate park in Willoughby with possible funding sources to be identified.
CARRIED

E. REPORTS TO COUNCIL

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

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100236 and Agricultural Land Commission Application No. 100463 (1413264 BC Ltd. / 21952 – 44A Avenue)
Bylaw No. 6097
Bylaw No. 6098
Report 25-06
File CD 10-31-0178

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1413264 BC Ltd.) Bylaw No. 6098, amending the density on a site specific basis and rezoning to Residential Zone R-1D the northern 0.45 ha (1.1ac) portion of the site at 21952 - 44A Avenue to facilitate development of four (4) single family lots, subject to the following development prerequisites being satisfied 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, construction and necessary traffic improvements for 44 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of a restrictive covenant acceptable to the Township:
    a. securing an exterior design control agreement (informed by a neighbourhood character study) at the subdivision stage.
6. Agricultural Land Commission (ALC) approval of the proposed subdivision, shown conceptually on the site layout dated December 2024.
7. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.

F. BYLAWS FOR FIRST AND SECOND READING

8. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097 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 with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6097 and 6098.

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 21952 – 44A Avenue complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

Councillor Richter opposed

2. Official Community Plan Amendment and
Rezoning Application No. 100267 and
Development Permit No. 101270 (1342692 BC Ltd. /
Common Ground / 6815 – 204 Street)
Bylaw No. 6093
Bylaw No. 6094
Report 25-07
File CD 08-14-0165

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1342692 BC Ltd.) Bylaw No. 6094 rezoning 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to Comprehensive Development Zone CD-212, 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 dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Finalization of landscape and architectural plans.
8. Compliance with the Community Amenity Contributions Policy and the requirements of the Willoughby Greenway Amenity Policy.
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093 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. 6094 authorize issuance of Development Permit No. 101270 subject to the following conditions:

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

F. BYLAWS FOR FIRST AND SECOND READING

e. All refuse areas to be located in an enclosure and screened.

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6093 and 6094 in conjunction with the hearing for the proposed Development Permit No. 101270.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and Rezoning Application No. 100256 and Development Permit Application No. 101402 (1308728 BC Ltd. / 21588 – 96 Avenue)
Bylaw No. 6069
Bylaw No. 6070
Report 24-215
File CD 08-36-0219

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (130828 BC Ltd.) Bylaw No. 6070”.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Development Permit No. 101402

Running concurrently with this Bylaw is Development Permit No. 101402 (1308728 BC Ltd. / 21588 – 96 Avenue) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”.
b. 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. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules “A” and “B”.
d. Section 111.5.2) b) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules “A” and “B”.
e. Section 111.5.2) d) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules “A” and “B”.
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or in enclosures and screened.
h. All signage being in substantial compliance with Schedules “A” and “B” and with the Township’s Sign Bylaw.

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

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

REFERRAL
Moved by Councillor Baillie
Seconded by Councillor Rindt,
That the application be referred back to staff to report to Council on alternative development options given its significant access constraints, and to review the possibility and merits of its preservation for future redevelopment and interim uses for Council's consideration.
CARRIED

2. Official Community Plan Amendment and Rezoning Application No. 100296 (1364204 BC Ltd. / Apcon Latimer 200 Project Ltd. / 8146 - 200 Street)
Bylaw No. 6086
Bylaw No. 6087
Report 24-290
File CD 08-26-0232

Moved by Councillor Rindt,
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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 6087".
CARRIED

I. BYLAWS FOR FINAL ADOPTION

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 final reading to "212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054".
CARRIED

Councillors Kunst and Richter opposed

I. BYLAWS FOR FINAL ADOPTION

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 Ferguson,
That Council give final reading to "208A Civic Infrastructure Loan Authorization Bylaw No. 6053".
CARRIED

Councillors Richter and Kunst opposed

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 Baillie,
That Council give final reading to "Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052".
CARRIED

Councillors Kunst and Richter opposed

J. MAYOR AND COUNCIL REPORT

Councillor Baillie reported that Toque Tuesday will take place on February 4, 2025 and that the Coldest Night of the Year Walk will take place on February 22, 2025.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that the new Metro Vancouver Liquid Waste Facility is on track for completion soon.

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

At the January 13, 2025 Closed Council meeting, Council released the following resolution for public information:

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

1. **Methodology and Costs to Terminate the Joint RCMP Agreement Report C23-05**
   File ADM 2250-21

   That Council authorize staff to commence with compiling detailed cost estimates as a means to establish the Township's 'Purchase Price' to terminate the contract;

   That Council authorize staff to provide the City of Langley with the required 24 month notice of termination and negotiate or arbitrate with the City of Langley to finalize the termination of the agreement; and

   That staff include the termination costs in the 2024 budget in order to obtain Council direction for the funding source(s).
   CARRIED UNANIMOUSLY

M. FOR INFORMATION

1. **Official Community Plan Update**
   Memorandum – Community and Policy Planning Division
   File LRP00026

2. **Health Canada Emergency Treatment Fund**
   Memorandum – Engineering Division
   File 1855-35

3. **Relocation of the Canadian Museum of Flight's DC-3**
   Memorandum – Engineering Division
   File 8400-01

4. **Seniors Advisory Committee**
   Minutes – December 18, 2024
   File 0540-20

5. **Heritage Advisory Committee**
   Minutes – January 8, 2025
   File 0540-20

6. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – January 15, 2025
   File 0540-20

N. MOTIONS ARISING FROM INFORMATION

1. Seniors Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council consider the following to support food security across the Township of Langley, as recommended in the Aldergrove food system pilot project report, with specific reference to the needs of seniors:

1. Creating a Township-wide food system study to explore food security issues and solutions in all neighbourhoods within the Township of Langley;
2. Encouraging the Township of Langley to maintain and increase supports to existing and future food-related initiatives; and
3. Creating a Community Food Security Coordinator role.

REFERRAL
Moved by Councillor Pratt,
Seconded by Councillor Martens,
That this motion be referred to staff for a memo with further details regarding funding sources.
CARRIED

Mayor Woodward and Councillors Rindt and vanPopta opposed

O. OTHER BUSINESS

1. Township of Langley Emergency Response Preparedness

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas the recent tragic events, loss of life and extreme property damage due to the wildfires within Los Angeles and the State of California have demonstrated the need for properly resourced public safety first responders, emergency response planning and ongoing emergency preparedness;

Therefore be it resolved that Council directs staff to present to Council within Q1 2025 on the evolving 2024 and 2025 Emergency Response Plans including, but not necessarily limited to, ongoing volunteer recruitment, new legislative requirements and any additional Emergency Operations Centre needs.
CARRIED

O. OTHER BUSINESS

2. Potential Parking Requirement Reductions for Rapid Transit

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

1. Metro Vancouver is in the final stages of completing a Regional Parking Strategy that has concluded that parking utilization tends to decrease near Frequent or Rapid Transit within strata or rental multi-family projects; and

2. Transport 2050 proposes Rapid Transit on 200 Street to be implemented as Investment Plan(s) are endorsed by the Mayors' Council and funding becomes available;

Therefore be it resolved that Council directs staff to report to Council with a preliminary review of options for Council to consider, informed by Metro Vancouver's 2025 Regional Parking Strategy:

1. potentially reducing mandatory minimum parking requirements for apartment housing forms within close proximity to Bus Rapid Transit service as outlined within Transport 2050; and

2. the implementation of a modest cash-in-lieu provision for the reduction of mandatory minimum parking requirements to further support the recently established Cycling Infrastructure Improvements Fund.

CARRIED

3. Request for a Provincial Municipal Audit and Governance Review

Moved by Councillor Richter,
Seconded by Councillor Kunst,
Whereas:

1. The present Langley Township Council, in its first 2 years of office alone, has significantly expanded the number and total dollar amount of its Municipal Borrowing Bylaws by $499 Million and total TOL Municipal Debt now stands at $688 Million;

2. The present Langley Township Council has also significantly expanded the number and total dollar amount of its Temporary Borrowing Bylaws in the past year, including a doubling of the 2025 Revenue Anticipation Borrowing Bylaw to $50 Million;

3. On 4 November 2024, the present Langley Township Council rescinded its Budget Directives Policy #03-824 and referred it to staff for "improvements to achieve staff time reductions and process refinements that may be appropriate for Council to consider for the upcoming 2025 and 2026 Five Year Financial Plans" but Council has not yet been provided with any policy replacements to consider although it is now nearly the end of January 2025;

O. OTHER BUSINESS

4. As of 11:30am on Wednesday January 22, 2025, which is the time that this Notice of Motion was submitted per the deadlines specified in the Township of Langley Council Procedure Bylaw, Council had not had a 2025 Budget Workshop nor received a Draft 2025 Budget and 5-Year Financial Plan despite repeated requests from various Council members for complete Budget 2025 information;

5. The Mayor of the Township of Langley publicly announced on Thursday January 23, 2025 at the Langley Chamber of Commerce Local Government Reception at 7:36pm that the 2025 TOL Property Tax Increase would be 3.5% + 0.9% for Infrastructure yet Township Council as a whole had not seen, discussed, or even voted on this; and

6. As a consequence, the current Langley Township Council does not have: i) a replacement for the abovementioned rescinded Budget Policy, ii) a 2025 Budget Workshop in any form; iii) a publicly discussed or Council resolution-endorsed draft 2025 Township of Langley (TOL) Budget and 5 Year Financial Plan by January 22, 2025; and iv) all individual Council members have not been afforded the full, fair, and equal opportunity to exercise their complete and proper financial fiduciary due diligence under provincial law especially as the proposed 2025 TOL Budget appeared on the January 27, 2025 Council Agenda at 2:31 pm on January 23. 2025 for resolution/disposition five days later on January 27, 2025.

Therefore Be It Resolved that a request be made to the Minister of Municipal Affairs and Housing to audit and review the compliance of the Township of Langley in its 2024 and 2025 Budget and Reporting Cycles with provincial legislative and policy requirements as well as adherence to Canadian public sector accounting standards; and

Be it further resolved that the Minister of Municipal Affairs and Housing be requested to direct the Inspector of Municipalities under the Local Government Act to facilitate and oversee the aforesaid audit and review.
DEFEATED

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

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item D.1 - Section 90(1) (a) Personnel
Item D.2 - Section 90(1) (a) Personnel
Item G.1 - Section 90(2) (b) Intergovernmental Relations
Item G.2 - Section 90(1) (k) Negotiations
Item G.3 - Section 90(1) (k) Negotiations
Item I.1 - Section 90(2) (b) Intergovernmental Relations
Item I.2 - Section 90(1) (k) Negotiations
Item I.3 - Section 90(1) (g) Legal
Item I.4 - Section 90(1) (g) Legal

CARRIED

Councillor Richter opposed

Q. TERMINATE

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That the meeting terminate at 3:50pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

REGULAR MEETING
OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF
PUBLIC HEARING
MINUTES

Monday, January 27, 2025 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – January 27, 2025

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held January 27, 2025.
CARRIED

B. PUBLIC HEARING

1. Fernridge Neighbourhood Plan Amendment –
Density Change to Fernridge Crescent Area
Bylaw No. 6057
Report 24-224
File CPP LRP00016

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009 Amendment (Fernridge Crescent Area) Bylaw No. 6057"

B. PUBLIC HEARING

Explanation – Bylaw No. 6057

S. Richardson explained that Bylaw No. 6057 amends the Brookswood-Fernridge Community Plan, Booth Neighbourhood Plan and Fernridge Neighbourhood Plan by amending:

A. Brookswood-Fernridge Community Plan to reflect the changes in B and C below.

B. Booth Neighbourhood Plan
   1. properties located at 19980 - 28 Avenue and the 200 Street portion of 2759 - 200 Street from "SSMUH 3" (minimum lot size of 465 m^2 or 5,000 ft^2) to "Rowhouse/Townhouse"

C. Fernridge Neighbourhood Plan
   1. 37 properties on Fernridge Crescent from "Low Density Residential" (minimum lot size 1 acre) to "Fernridge Crescent Area" (minimum lot size 929 m^2 or 10,000 ft^2)
   2. property located at 2030 - 200 Street from "Low Density Residential" (minimum lot size 1 acre) to "SSMUH 3" (minimum lot size 465 m^2 or 5,000 ft^2)
   3. properties located at 2013 - 200 Street and adjacent property PID 013-224-859 from "SSMUH 2" (minimum lot size 650 m^2 or 7,000 ft^2) to "SSMUH 3" (minimum lot size 465 m^2 or 5,000 ft^2)
   4. property located at 19677 - 24 Avenue from "Park and Open Space" to "Employment"

342 Public Notices were mailed out.

Submissions from the public:

The following written submissions were received from the public:

1. G. and M. Thomas, Langley residents, expressing concerns about piecemeal development and opposing the OCP amendments for Fernridge.
2. H. Furnell, a Langley resident, expressing opposition due to increased density and the effect on wildlife and quality of life.
3. B. Lonn and T. Penfold-Lonn, Langley residents, expressing support for the density change.
4. C. Leltroy, a Langley resident, expressing support to increase land density to ensure Langley's vibrant and sustainable future.

B. PUBLIC HEARING

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council consider third and final reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009 Amendment (Fernridge Crescent Area) Bylaw No. 6057".
CARRIED

MOTION
Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give third and final reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009 Amendment (Fernridge Crescent Area) Bylaw No. 6057".
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council adopt the Brookswood-Fernridge Greenway Amenity Policy No. 07-235, as amended.
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the Brookswood-Fernridge Arterial Road Completion Amenity Policy No. 07-236, as amended.
CARRIED

C. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:09pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
Sent: Tuesday, January 28, 2025 12:17 PM
To: legservicesinfo
Subject: Delegation Requests by Donna Morriss

Please note the following response to Delegation Requests has been submitted at Tuesday January 28th 2025 12:14 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  2/3/2025
- **Name of delegate or organization wishing to appear**
  Campbell Valley Park Neighbours
- **Topic**
  Concerned neighbours and visitors to Campbell Valley Park seek to preserve its natural environment and protect it from intensive agriculture.
- **Purpose of presentation**
  Other
- **for other, describe here:**
  To draw attention to a proposed intensive poultry operation situated at a trail entrance to CVP and adjoining tributaries of the Little Campbell River.
- **Desired resolution**
  Rejection of proposal.
- **Full name**
  Donna Morriss
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Alternate Phone**
  FOIPPA s.22(1)

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 3, 2025 - REGULAR MEETING	**REPORT:**	25-09
FROM:	FACILITIES DIVISION	**FILE:**	0810-30
SUBJECT:	2025 TO 2029 FACILITIES RENEWAL PLAN		

RECOMMENDATIONS:

That Council continue with limited annual budget funding for the Facilities Renewal Reserve Program.

OR

That Council approve external borrowing to fund the Facilities Renewal Plan.

OR

That Council establish a dedicated annual base funding amount specifically for the Facilities Renewal Reserve, to be funded by an increase in property taxes.

EXECUTIVE SUMMARY:

On December 2, 2024, Council directed staff to bring forward a Facilities Renewal Plan (FRP) for Council's consideration funded by external debt with a 10-year amortization period, potentially supported by the Facilities Renewal Reserve and/or the annual transfer to the Facilities Renewal Reserve within the 2025 to 2029 Five Year Financial Plan. Staff are bringing forward an interim update for Council's consideration and require further direction on an annual base funding amount and a preferred funding strategy.

The Township of Langley is home to a wide range of outstanding facilities that provide immense benefits to the community. There are 80 facilities that serve different community needs. These facilities include Recreation/Community Centres, Protective Services Facilities, Parks Facilities, Event Facilities, and Libraries. Over 80% of these facilities were constructed pre-2010.

The current backlog of renewal projects is estimated at $22.5M (2025). Including these projects, the total 5-year investment projection required is $86.2M (2025-2029). Some potential approaches for Council's consideration to address the funding shortfall in facilities renewal are:

- to continue with limited annual budget funding which is not sufficient to sustain the current maintenance needs and has resulted in increases in deferred renewal projects,
- to increase property taxes, and/or
- to secure external borrowing

The Township's diverse facilities portfolio requires timely replacement of worn or obsolete building systems and components that include roofs, air handling units, chillers, pumps, lighting, electrical equipment, elevators, life-safety systems, and interior/exterior finishes. Replacement

of these systems is often postponed due to other funding priorities. These facilities are essential to offering and maintaining public services, safety, and community well being. The FRP underlines the need for investment to address the backlog in facilities renewal and to improve facility conditions.

The FRP does not account for facility expansions to address both community and corporate growth, significant building renovations, new projects that could arise within the next five years, energy enhancements, or all renewal projects beyond 2029. Providing a consistent and predictable financial funding resource will significantly support the growing need for maintaining, upgrading, and replacing the aging facilities infrastructure and equipment.

PURPOSE:

The purpose of this report is to provide Council with information on the status of the 5-year Facilities Renewal Plan and the required funding to address the backlog of renewal projects.

DISCUSSION/ANALYSIS:

Long-term ownership of infrastructure assets requires the periodic renewal of facilities. FRP refers to the process of investing in and maintaining existing infrastructure to ensure facilities continue to operate safely and efficiently. This involves planned upgrades and replacements to critical building components/elements such as plumbing and HVAC systems, electrical systems, communication and security systems, refrigeration and pool equipment, roofs, building envelope, interior finishes, and structural elements that have reached the end of their expected useful life. The goal of a FRP is to preserve the value of the facilities, extend their lifespan, and avoid costly emergency repairs or premature failures.

The Township of Langley owns a broad portfolio of facilities that serve different functions, including, but not limited to:

- Administrative Buildings,
- Fire Halls,
- RCMP Detachment,
- Community Policing Offices,
- Recreation/Community Centres,
- Langley Events Centre,
- Cultural Facilities,
- Libraries,
- Parks Facilities,
- Utility Buildings,
- Residential Buildings, and
- Leased Spaces.

Currently, there are 80 buildings that are owned and operated by the Township of Langley with a gross floor area nearing one million square feet. A building list is included as Attachment A.

The Facilities Division is directly responsible for the inspection, maintenance, renewal, and repair of these buildings. Currently, over 80% of the Township of Langley owned/operated buildings were built before the year 2010.

Aging infrastructure, in conjunction with growing communities and high community usage at the facilities, is increasing the need for renewal of assets. The FRP covers facilities for which the municipality is responsible for lifecycle management. Most facilities are owned by the Township of Langley, but some are leased by the Township or operated by independent organizations or societies. Depending on the terms of the lease/tenant agreements, maintenance, repairs, upgrades, and renovations may or may not fall under the responsibility of the Facilities Division. Examples of Township-owned facilities that are not included in the FRP are utility facilities (water, sanitary and storm), residential rental houses, and some heritage buildings.

Over the past few years, facilities staff have been utilizing a predictive facilities capital planning software platform, Asset Planner (developed by Ameresco), to effectively manage the Township of Langley's facilities portfolio. This platform requires consistent updates with condition assessment data to ensure accurate forecasting and decision making. This data assists in determining how much longer these buildings components will last, recommends which components require repairs/replacements, and assists in determining where to focus spending. Renewals are forecasted based on operational staff inspections, condition reports from service contractors, and building or detailed condition assessments. The goal in managing these assets is to provide safe and reliable facilities in the most cost-effective manner and maintain current levels of service.

Estimated Five Year Renewal Investments

The supporting information used to develop the five year renewal investment is derived from condition assessments completed by consultants, data from the Asset Planner software and computerized maintenance management system, legislation and regulation related to codes and standards, stakeholder consultation, feedback from user groups, input from contractors that service the equipment, submission of capital projects from previous years that were deferred, industry standards and best practice, staff maintenance and inspection records, and documented incidents related to performance and life expectancy of equipment.

Based on the information currently available, the 5-year investment in renewal projects is projected at $86.2M with an annual average of $17.2M. Figure 1 illustrates the estimated annual budget requirements to address the backlog of renewal projects (2025) and future (2026 – 2029) replacement of equipment and assets within Township of Langley owned/operated buildings.



Figure 1: Total Annual Funding from 2025 to 2029 and the Five-Year Annual Average

Regardless of the infrastructure, there are consistent components between all buildings that influence the need for maintenance and repairs. The key components of buildings include building envelope, mechanical and electrical systems, equipment, general, grounds, interior finishes, grounds, security systems, and specialty items.

Figure 2 identifies the different building components with an allocated percentage based estimated projects costs between 2025 – 2029. Most of the costs (73%) are being attributed to mechanical and electrical systems, building envelope, and interior elements.

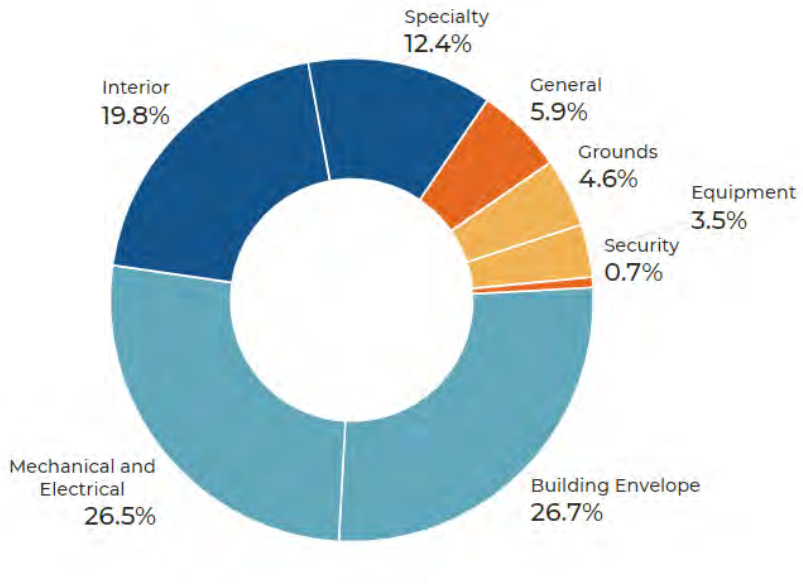


Figure 2: Percentage of the total 5-year funding broken down by building components.

Table 1 represents a high-level summary with estimated dollar values for the current types of facilities that are included in the FRP.

Table 1: Required Investments Categorized by Facility Type from 2025 to 2029

Type of Facilities	2025-2029 Total	2025	2026	2027	2028	2029
Parks Facilities	$3,695,000	$225,000	$1,360,000	$1,360,000	$340,000	$410,000
Other Facilities	$6,800,000	$1,820,000	$1,100,000	$2,150,000	$1,140,000	$590,000
Administration Facilities	$8,825,000	$1,875,000	$2,700,000	$2,600,000	$1,410,000	$240,000
Protective Services Facilities	$11,850,000	$6,360,000	$1,210,000	$2,730,000	$1,550,000	-
Recreation Facilities	$19,360,000	$8,660,000	$3,410,000	$4,300,000	$2,390,000	$600,000
Event Facilities: LEC	$35,745,000	$3,595,000	$3,530,000	$2,310,000	$10,340,000	$15,970,000
Grand Total	**$86,275,000**	**$22,535,000**	**$13,310,000**	**$15,450,000**	**$17,170,000**	**$17,810,000**

The FRP is a living document that staff maintain and reference on a regular basis. Projects that have been identified and included in the table above may be adjusted based on Council priorities and updated information from assessments and inspections. Additionally, unexpected replacement of equipment or infrastructure at any Township of Langley facility may be required within the next five years. If necessary, these unexpected incidents could delay or potentially change the priority order of current projects to reduce the disruption of services to the community and user groups.

Any equipment renewals or replacements are based on a “like for like” model. The ability to complete annual projects will be dependent on availability of equipment and lead times, procurement processes, third party contractors and professionals’ abilities to deliver services within scope, complexity of project (i.e. multi-phased) and current market conditions. The

Facilities Division will work diligently to deliver a balanced approach to ensure adequate resources are available to support all active projects over the 5-year term.

Past investment in facilities renewal has been unable to sustain the current maintenance needs and has resulted in increases in deferred renewal projects. This situation is not unique to the Township of Langley and is something other municipalities are also trying to address.

Some potential approaches for Council's consideration to begin addressing the funding shortfall in facilities renewal are to continue with business as usual, increase property taxes, and/or secure external borrowing. Business as usual implies annually funding projects through existing funding sources. This past approach has been unsuccessful in providing adequate funding needed for renewal projects.

If sufficient ongoing investments are made in facilities renewal, the Township of Langley will begin to see significant overall improvement in the condition of its facilities, reduced maintenance costs through renewed assets, minimized risk of equipment failures and impact to facility operations, and reduced future liability of deferred maintenance.

Respectfully submitted,

Farzad Ardestani
MANAGER, FACILITIES PLANNING AND CONSTRUCTION
for
FACILITIES DIVISION

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

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

ATTACHMENT A - List of Township of Langley Facilities Included in the Facilities Renewal Plan

ATTACHMENT B - Capital Renewal Projects by Facility for 2025 to 2029

List of Township of Langley Facilities Included in the Facilities Renewal Plan

No.	Facility Name
1	Airport Administration Building
2	Airport Hanger 17
3	Airport Hanger 4
4	Airport Hanger 5
5	Aldergrove Athletic Park Batting Cage
6	Aldergrove Athletic Park Caretaker Residence
7	Aldergrove Athletic Park Fieldhouse
8	Aldergrove Community Centre
9	Aldergrove Community Police Office
10	Aldergrove Kinsmen Community Centre
11	Aldergrove Library
12	Bedford/Haldi House
13	Brookswood Library
14	Brookswood Park Washrooms
15	Brookswood Senior Centre
16	Brown Park Caretaker
17	Brown Park Fieldhouse
18	Civic Facility
19	Denny Ross Park Washrooms
20	Derek Doubleday Arboretum
21	Fire Training Facilities
22	Fire Training Tower (Burn Building)
23	Fire Hall 2 Fort Langley
24	Fire Hall 3 Aldergrove
25	Fire Hall 4 Willoughby
26	Fire Hall 5 Brookswood
27	Fire Hall 6 Murrayville
28	Fire Hall 7 Otter
29	Fire Hall 8 Walnut Grove
30	Fort Langley Cemetery Office
31	Fort Langley Community Park Fieldhouse/Caretaker Residence
32	Fort Langley Library
33	George Preston Recreation Centre
34	George Preston Recreation Centre - Outdoor Sports Box
35	Langley Animal Protection Society (LAPS)
36	Langley Animal Protection Society (LAPS) - Cat Oasis Building
37	Langley Centennial Museum
38	Langley Events Centre - Building A
39	Langley Events Centre - Building B

No.	Facility Name
40	Langley Lawn Cemetery Office
41	Langley Rowing & Paddling Centre
42	Matheson House - Langley Meadows Park
43	McLeod Athletic Park - Outdoor Sports Box
44	McLeod Athletic Park Stadium
45	McLeod Athletic Park Caretaker Residence
46	McLeod Athletic Park Eric Bysouth Fieldhouse
47	McLeod Athletic Park Washrooms
48	Milner Park Washrooms
49	Muriel Arnason Library
50	Murrayville Cemetery Office
51	Murrayville Library
52	Noel Booth Community Park Batting Cage
53	Noel Booth Community Park Caretaker Residence
54	Noel Booth Community Park Fieldhouse
55	North Langley Community Police Office
56	Operations Centre
57	Operations Centre - Various storage structures/building/tents
58	Philip Jackman Park Fieldhouse
69	Philip Jackman Spray Park Building
60	RCMP Main Detachment
61	Redwoods Golf Course
62	Riverside Centre
63	Routley Park Washrooms
64	salishan Place by the River
65	Walnut Grove Community Centre
66	Walnut Grove Community Park Batting Cage
67	Walnut Grove Community Park Fieldhouse/Caretaker Residence
68	Walnut Grove Library- Dean Drysdale
69	WC Blair Recreation Centre
70	West Langley Hall
71	West Langley Park Caretaker Residence
72	West Langley Park Washrooms
73	Williams Park Caretaker Residence
74	Williams Park Interpretive Centre
75	Williams Park Washrooms
76	Willoughby Community Park Fieldhouse
77	Willoughby Stadium
78	Willowbrook Community Police Office
79	Yorkson Community Park Caretaker Residence
80	Yorkson Community Park Fieldhouse

Capital Renewal Projects by Facility for 2025 to 2029

Facilities	Total	2025	2026	2027	2028	2029
Community Facilities	**$43,730,000**	**$17,120,000**	**$8,680,000**	**$10,990,000**	**$5,690,000**	**$1,250,000**
Administration Facilities	$8,825,000	$1,875,000	$2,700,000	$2,600,000	$1,410,000	$240,000
Civic Facility	$6,055,000	$1,205,000	$2,230,000	$970,000	$1,410,000	$240,000
Operations Centre	$2,770,000	$670,000	$470,000	$1,630,000	-	-
Parks Facilities	$3,695,000	$225,000	$1,360,000	$1,360,000	$340,000	$410,000
Aldergrove Athletic Park	$170,000	-	-	$170,000	-	-
Brown Park Fieldhouse	$75,000	$75,000	-	-	-	-
McLeod Athletic Park Facilities	$150,000	$150,000	-	-	-	-
Parks Buildings General	$2,720,000	-	$780,000	$1,190,000	$340,000	$410,000
Walnut Grove Field House	$580,000	-	$580,000	-	-	-
Protective Services Facilities	$11,850,000	$6,360,000	$1,210,000	$2,730,000	$1,550,000	-
Community Police Offices	$430,000	-	$260,000	$170,000	-	-
RCMP Main Detachment	$3,410,000	-	$370,000	$1,910,000	$1,130,000	-
Fire Halls	$8,010,000	$6,360,000	$580,000	$650,000	$420,000	-
Recreation Facilities	$19,360,000	$8,660,000	$3,410,000	$4,300,000	$2,390,000	$600,000
Aldergrove Community Centre	$3,215,000	$1,525,000	$430,000	$940,000	$320,000	-
George Preston Recreation Centre	$9,185,000	$3,465,000	$1,230,000	$2,600,000	$1,890,000	-
George Preston Outdoor Sports Box	$375,000	$375,000	-	-	-	-
Walnut Grove Community Centre	$2,245,000	$425,000	$650,000	$390,000	$180,000	$600,000
WC Blair Recreation Centre	$4,340,000	$2,870,000	$1,100,000	$370,000	-	-
Events Facilities	**$35,745,000**	**$3,595,000**	**$3,530,000**	**$2,310,000**	**$10,340,000**	**$15,970,000**
Langley Events Centre: Building A	$34,415,000	$3,595,000	$3,530,000	$1,870,000	$10,110,000	$15,310,000
Langley Events Centre: Building B	$1,330,000	-	-	$440,000	$230,000	$660,000
Other Facilities	**$6,800,000**	**$1,820,000**	**$1,100,000**	**$2,150,000**	**$1,140,000**	**$590,000**
Aldergrove Kinsmen Community Centre	$1,340,000	-	$320,000	$450,000	$570,000	-
Brookswood Senior Centre	$300,000	$300,000	-	-	-	-
Langley Animal Protection Society	$480,000	-	$260,000	$220,000	-	-
West Langley Hall	$2,350,000	$1,420,000	-	$930,000	-	-
Redwoods Golf Course	$2,330,000	$100,000	$520,000	$550,000	$570,000	$590,000
Grand Total	**$86,275,000**	**$22,535,000**	**$13,310,000**	**$15,450,000**	**$17,170,000**	**$17,810,000**

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 3, 2025 - REGULAR MEETING	**REPORT:**	25-02
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-07-0032
SUBJECT:	TEMPORARY USE PERMIT APPLICATION NO. 000018 (1495446 BC LTD. / 27043 – 8 AVENUE)		

PROPOSAL:

Temporary Use Permit application to permit parking of commercial vehicles on a temporary basis at 27043 – 8 Avenue.

RECOMMENDATION SUMMARY:

That Council consider Temporary Use Permit No. 000018 subject to 10 conditions.

RATIONALE:

Council consideration of a Temporary Use Permit is required to provide for temporary use of 27043 – 8 Avenue for parking of commercial vehicles for a period of up to three (3) years.

RECOMMENDATIONS:

That Council consider Temporary Use Permit No. 000018 for property at 27043 – 8 Avenue to facilitate parking of commercial vehicles for a three (3) year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000018 for property located at 27043 – 8 Avenue for the following uses:

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

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

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

h. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
i. Installation of roadway signage regarding the presence of pedestrians and equestrians in the area and use of engine brakes.
j. Obtainment of relevant senior government environmental regulatory agency approvals and/or submissions of notifications and provision of copies of approvals/submissions to the Township as applicable.

or

That Council not authorize issuance of Temporary Use Permit No. 000018 for property located at 27043 – 8 Avenue.

EXECUTIVE SUMMARY:

The applicant has applied for a Temporary Use Permit for parking of commercial vehicles on a temporary basis at 27043 – 8 Avenue. Should Council authorize issuance of Temporary Use Permit No. 000018, staff recommend that approval be subject to 10 conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Temporary Use Permit No. 000018.

REFERENCE:

Owner:	1495446 BC Ltd. 31488 King Road Abbotsford, BC V2T 5Z3
Legal Description:	Lot 3 Section 7 Township 13 New Westminster District Plan 58391
Location:	27043 – 8 Avenue
Area:	1.93 ha (4.76 ac)
Existing Zoning:	Rural Zone RU-2
Rural Community Plan:	Agricultural / Countryside
Agricultural Land Reserve:	Not within the ALR

BACKGROUND/HISTORY:

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

DISCUSSION/ANALYSIS:

- The applicant has applied for a TUP to permit parking of commercial vehicles for a three (3) year period at 27043 – 8 Avenue. Temporary Use Permit No. 000018 is included as Attachment B to this report.
- Access to the site is proposed from 8 Avenue with detailed driveway location and design subject to further technical review/finalization prior to issuance of a Building Permit.
- A pond is located on the northern portion of the subject site and is proposed to be infilled to support the proposed use. As a condition of the Temporary Use Permit, the applicant must obtain all necessary approvals from relevant senior government environmental regulatory agencies, submit required notifications and provide copies of approvals or submissions to the Township, as applicable, prior to infilling the pond.

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	Existing Zoning
North:	Jackman Wetlands Park	Agricultural / Countryside	Limited Institutional Zone P-5
East:	A rural residential property. (TU000011 issued by Council April 29, 2024 to permit parking of commercial	Agricultural / Countryside	Rural Zone RU-2

	vehicles. ToL Project No: 13-07-0031)		
South:	8 Avenue, beyond which is the Emerald Springs Golf Course lands	Agricultural / Countryside	Rural Golf Course Zone RU-10
West:	An institutional property with public works and recreation uses	Agricultural / Countryside	Limited Institutional Zone P-5

Temporary Use Permit:

- TUPs may be issued for a term of up to three (3) years and may only be renewed once.
- The subject property's existing Rural Zone RU-2 zoning does not permit parking of commercial vehicles as a specific use.
- The applicant indicates that the site will accommodate parking of up to 90 commercial vehicles.
- In support of the proposal the applicant has submitted a rationale stating the following:

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

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

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
15	15	98	113	n/a	128

- The landscape plans propose plantings of trees, shrubs and groundcovers around the perimeter of the site.
- Finalization of landscaping details has been included as a condition of the TUP including potential opportunities to retain additional trees within the proposed landscape buffers along the west and south boundaries.

Policy Considerations:

The proposed TUP will facilitate the use of the property for parking of up to 90 commercial vehicles on a temporary basis at 27043 – 8 Avenue. Should Council wish to grant the applicant's request, Temporary Use Permit No. 000018 is provided as Attachment B to this report.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

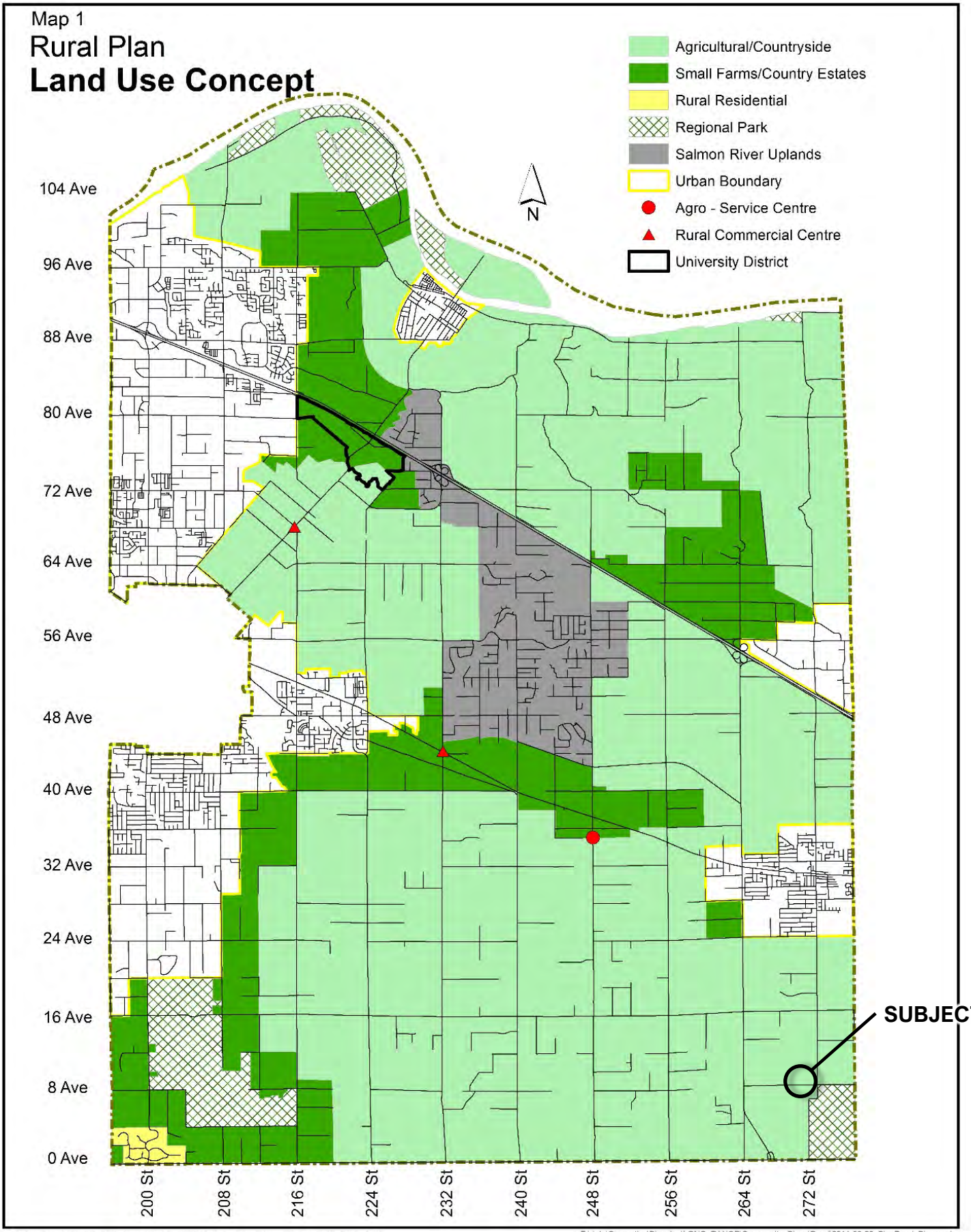
ATTACHMENT A Maps and Graphics

ATTACHMENT B Temporary Use Permit No. 000018

ATTACHMENT A

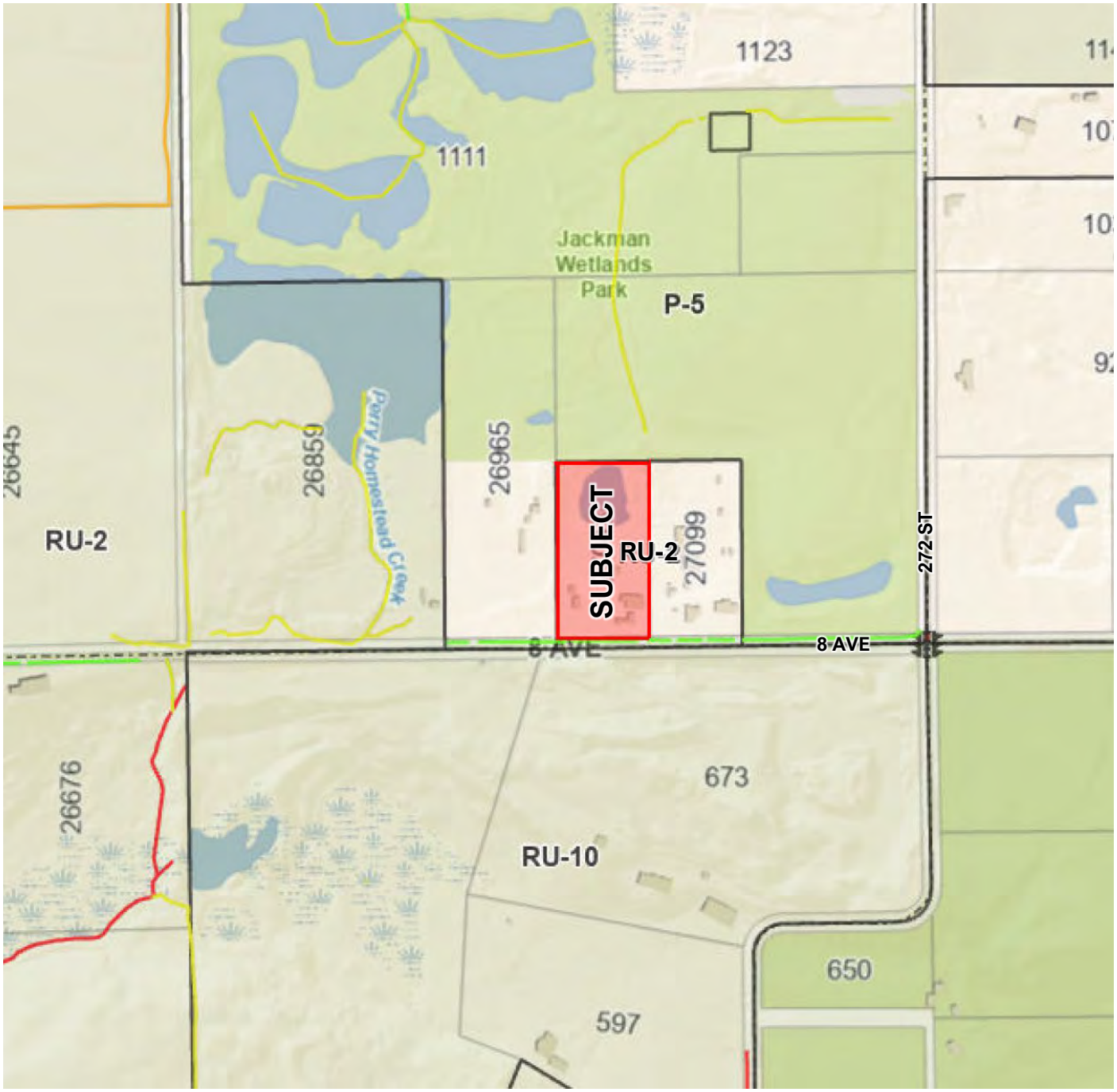


AERIAL CONTEXT MAP



Amendment Bylaw No. 5103 - September 29, 2014

F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd



ZONING BYLAW NO. 2500

SITE DATA

CIVIC ADDRESS

27043 8th AVE
Langley BC
PID: 005-654-386

LEGAL DESCRIPTION

LOT 3, Section 7, Township 13
NEW WEST DISTRICT
PLAN NWP 58391
PART SE1/4

ZONING

RU-2 (RURAL ZONE)

BUILDINGS (* to be removed)

BLDG A - *	184.80M²	(1989 SQFT)
BLDG B - *	321.45M²	(3460 SQFT)
BLDG C - *	87.90M²	(946 SQFT)
BLDG D - *	38.35M²	(413 SQFT)
BLDG E - *	25.45M²	(274 SQFT)
BLDG F - *	53.30M²	(574 SQFT)
TOTAL	711.25M²	(7656 SQFT)

LOT COVERAGE

4.76 ACRES	19263.04 M² (207345 SQFT)
Buildings	All buildings to be removed

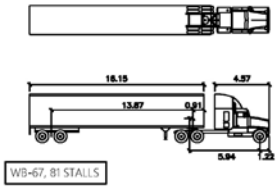
VEHICLE PARKING

WB-67	- 61 STALLS
WB-40	- 15 STALLS
SU-30	- 7 STALLS

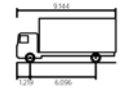
ENTRANCE / EXIT TURN RADIUS

1 - WEST ENTRANCE
2 - EAST ENTRANCE

4 - WEST EXIT
5 - EAST EXIT



WB-67, 81 STALLS



SU-30, 9 STALLS

SITE PLAN - PROPOSED

KEY PLAN - EXISTING

SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Temporary Use Permit No. 000018

This Permit is issued this _____ day of _____, 2025 to:

1. NAME: 1495446 BC Ltd.

   ADDRESS: 31488 King Road
   Abbotsford, BC V2T 5Z3

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 3 Section 7 Township 13 New Westminster District Plan 58391

   CIVIC ADDRESS: 27043 – 8 Avenue

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

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

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

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

   a. Landscape area and screening provided in accordance with Schedule “B”.
   b. On-site landscaping being secured by a letter of credit.
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
   d. All outdoor storage areas being covered by a dust free surface.
   e. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 with respect to driveway access and stormwater management requirements including drainage and grading.
   f. Submission of an exterior lighting plan.
   g. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.
   h. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
   i. Installation of roadway signage regarding the presence of pedestrians and equestrians in the area and use of engine brakes.
   j. Obtainment of relevant senior government environmental regulatory agency approvals and/or submissions of notifications and provision of copies of approvals/submissions to the Township as applicable

6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this Temporary Use Permit. Should the Owner fail to comply with the terms and conditions of this Temporary Use Permit within the time provided, the amount of the Security shall be forfeited to the Township. The Township has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended (the "Works"). The Owner hereby authorizes the Township or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

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

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS __ DAY OF _____, 2025.

ATTACHMENTS:

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

SITE DATA

CIVIC ADDRESS

27043 8th AVE
Langley BC
PID: 005-654-386

LEGAL DESCRIPTION

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NEW WEST DISTRICT
PLAN NWP 58391
PART SE1/4

ZONING

RU-2 (RURAL ZONE)

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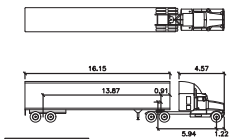
VEHICLE PARKING

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WB-40	- 15 STALLS
SU-30	- 7 STALLS

ENTRANCE / EXIT TURN RADIUS

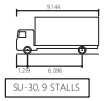
1 - WEST ENTRANCE
2 - EAST ENTRANCE

4 - WEST EXIT
5 - EAST EXIT



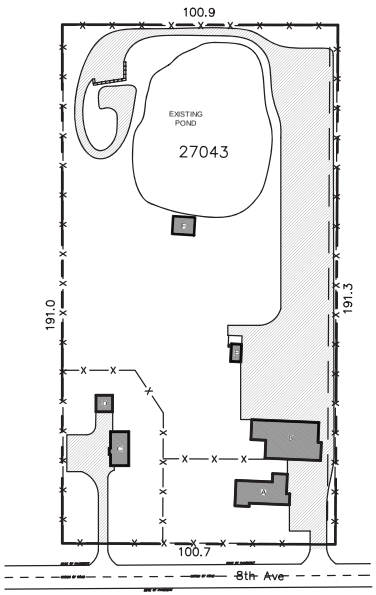
WB-67, 81 STALLS

meters			
Tractor Width	2.44	Lock-to-Lock time	6.0
Trailer Width	2.59	Steering angle	28.4
Tractor Track	2.44	Articulating Angle	75.0
Trailer Track	2.59		



SU-30, 9 STALLS

SU-30 - Single Unit Truck	
Overall Length	9.144m
Overall Width	2.438m
Overall Body Height	3.759m
Min. Body Ground Clearance	0.254m
Track Width	2.438m
Lock-to-lock time	6.0s
Max Steering Angle (Virtual)	31.80°



KEY PLAN - EXISTING

SCALE: NTS

SITE PLAN - PROPOSED

SCALE: 1:600

The use of this plan is for the construction of 1 building and is the exclusive property of MANDOLIN DESIGNS

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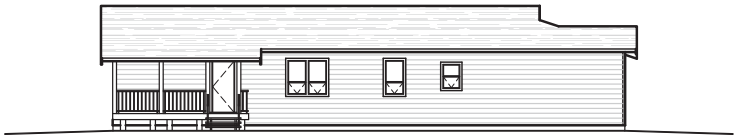
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DRAWN:	TYSON FAST
DESIGNER:	BFast
DATE:	2025-01-08
SCALE:	1:600
CLIENT NAME:	TUP PERMIT
JOB ADDRESS:	27043 8AVE
SHEET	1 OF 3

REF FILE: TUP 8AVE - Entrance 67

SCHEDULE A

E.2



FRONT VIEW



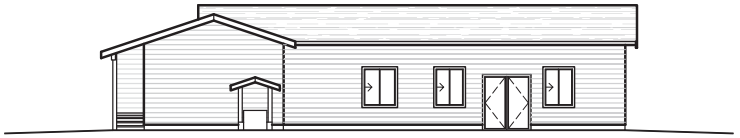
LEFT SIDE VIEW

BLDG A

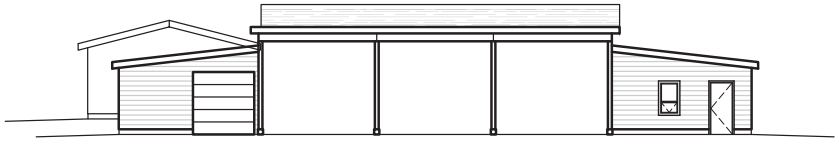
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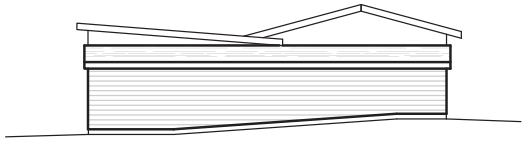
RIGHT SIDE VIEW



REAR VIEW



FRONT VIEW



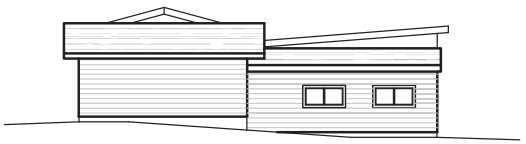
LEFT SIDE VIEW

BLDG B

SCALE: 1:200



RIGHT SIDE VIEW



REAR VIEW

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SCALE:	1:200
CLIENT NAME:	TUP PERMIT
JOB ADDRESS:	27043 8AVE

SHEET 2 OF 3

REF FILE: TUP 8AVE

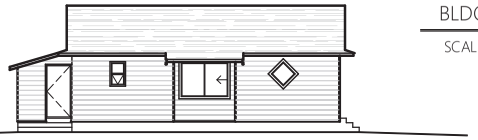
E.2



FRONT VIEW



LEFT SIDE VIEW



REAR VIEW

BLDG C

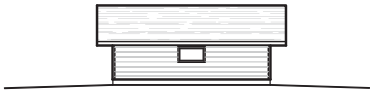
SCALE: 1:200



RIGHT SIDE VIEW



FRONT VIEW



LEFT SIDE VIEW



REAR VIEW

BLDG D

SCALE: 1:200



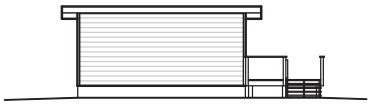
RIGHT SIDE VIEW

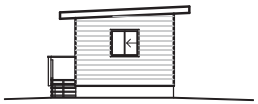


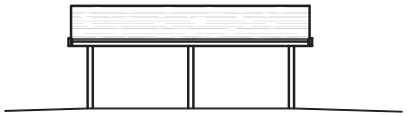


BLDG E

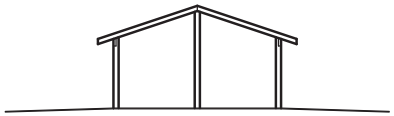
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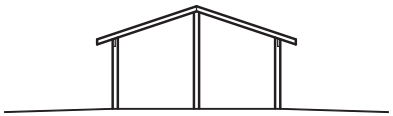
FRONT VIEW



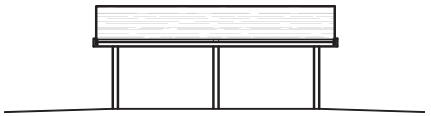
LEFT SIDE VIEW

BLDG F

SCALE: 1:200



REAR VIEW



RIGHT SIDE VIEW

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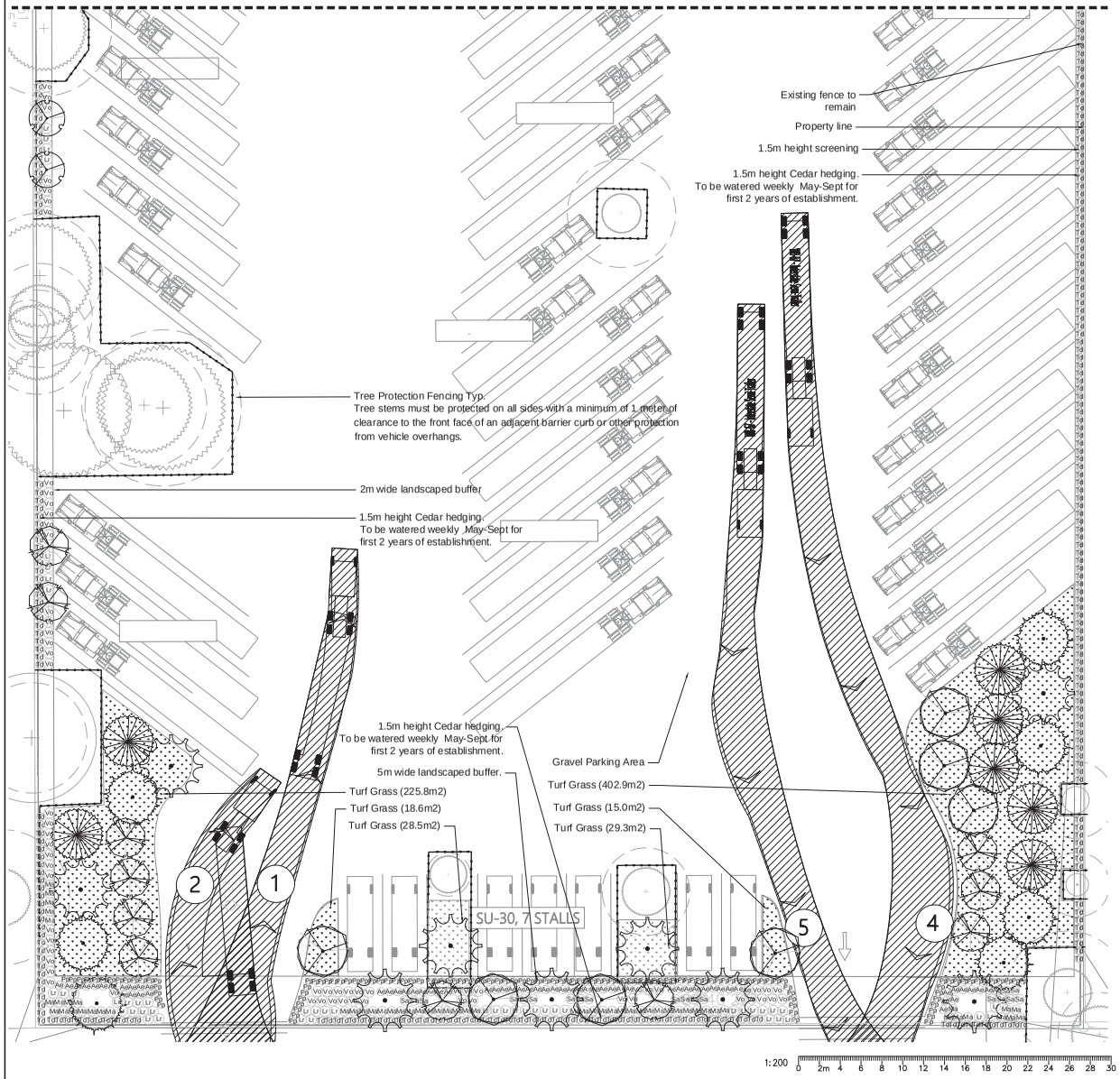
MANDOLIN DESIGNS

DRAWN:	TYSON FAST
DESIGNER:	BFast
DATE:	2025-01-08
SCALE:	1:200
CLIENT NAME:	TUP PERMIT
JOB ADDRESS:	27043 8AVE

SHEET 3 OF 3

REF FILE: TUP 8AVE

E.2



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	Acer rubrum 'Autumn Spire' / Autumn Spire Red Maple	B&B, 6 cm cal		14
	Picea sitchensis / Sitka Spruce	B&B	3m height	11
	Populus tremuloides / Quaking Aspen	B&B	6 cm cal.	12
	Pseudotsuga menziesii / Douglas Fir	B&B, 3m Ht.		12
	Sorbus aucuparia 'Cardinal Royal' / Cardinal Royal Mountain Ash	B&B	6 cm cal.	10
	Thuja plicata / Western Red Cedar	B&B, 3m Ht.		13

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
Ae	Abelia x 'Edward Goucher' / Edward Goucher Abelia	#2	62
Lr	Lonicera nitida 'Red Tips' / Red Tips Box Honeysuckle	#2	48
Ma	Mahonia aquifolium / Oregon Grape	#2	121
Pp	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	#2	119
Sa	Symphoricarpos albus / Common White Snowberry	#1	64
Td	Thuja occidentalis 'Skybound' / Skybound Cedar	1.5 mht	608
Vo	Vaccinium ovatum / Evergreen Huckleberry	#2	119

CONCEPT PLANT SCHEDULE

TURF GRASS Premier Pacific Seeds SunShade Mix	1 026 m²	

PLANTING NOTES

1. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA OR BCSLA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
3. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
4. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATION PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
5. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   a. SHRUBS: 450MM
   b. SOD: 150MM
   c. TREES: 1000MM, WITH 300MM BELOW ROOT BALL IF ON SLAB.
6. 50MM MINUS FRESH BARK MULCH TO BE INSTALLED IN ALL PLANTING AREAS TO A DEPTH OF 75MM.

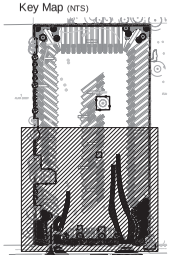
IRRIGATION NOTES

1. ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IIABC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE IRRIGATION PLANS PRIOR TO INSTALLATION.

NOTE:
For details on tree retention and removal refer to Arborist report and Plan

VDZ+A
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100-9183 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
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Key Map (NTS)



No.	By:	Description	Date
3.	TP	Issued for Review	Jan 10, 2025
2.	TP	Issued for Review	Dec 12, 2024
1.	TP	Issued for Review	Oct 23, 2024

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
27043 8th Avenue

Location:
27043 8th Avenue,
Langley, B.C.

Drawn: TP
Checked: GR
Approved: MVDZ
Scale: 1:200
Stamp:
Original Sheet Size: 24"x36"

SCHEDULE B

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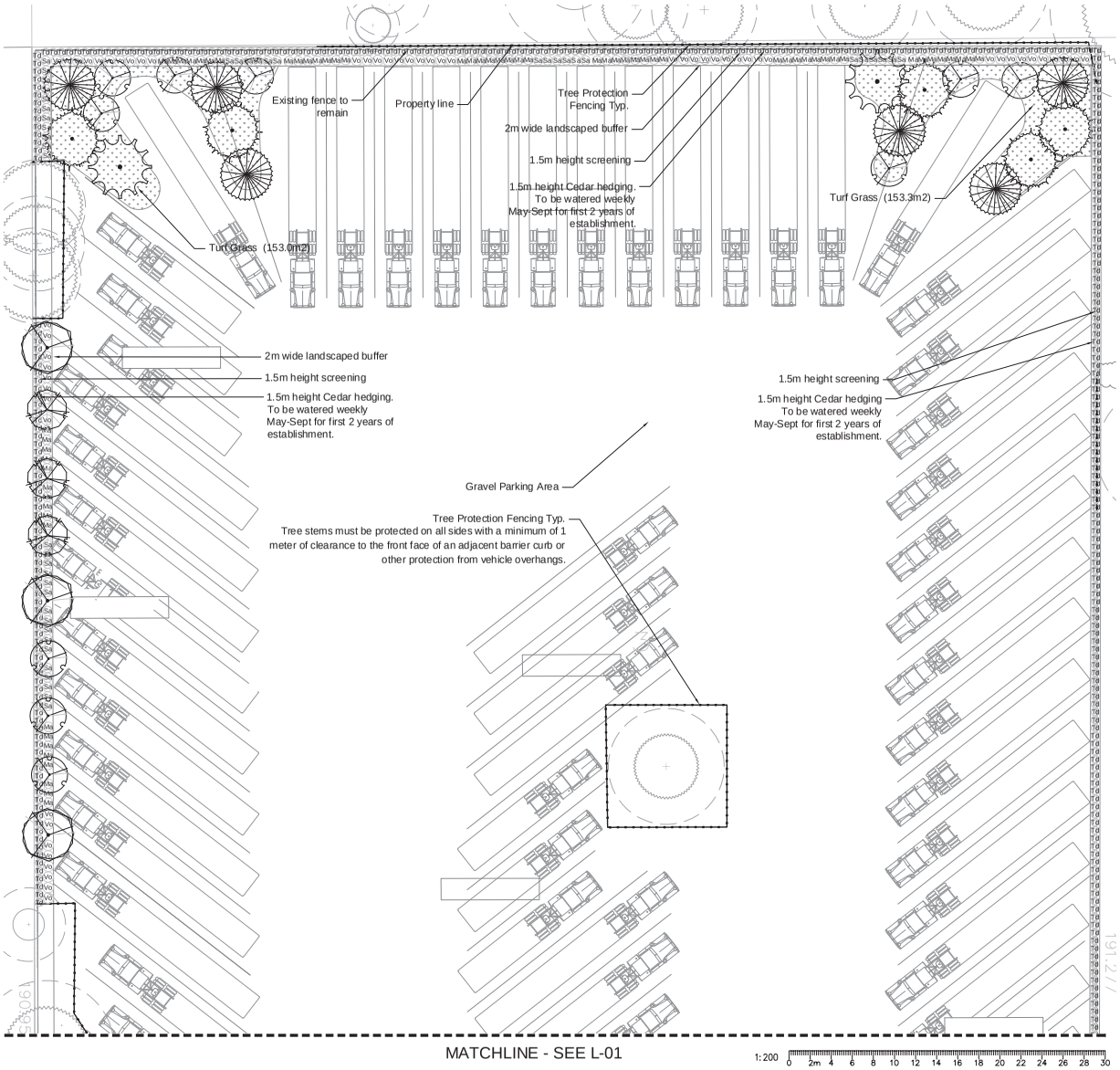
Drawing Title: Landscape Plan South

NORTH

VDZ Project #: AR2024-06

Drawing #: L-01

E.2



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
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	Picea sitchensis / Sitka Spruce	B&B	3m height	11
	Populus tremuloides / Quaking Aspen	B&B	6 cm cal.	12
	Pseudotsuga menziesii / Douglas Fir	B&B, 3m Ht.		12
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CONCEPT PLANT SCHEDULE

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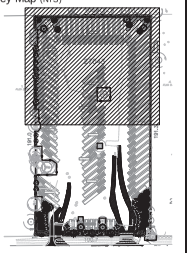
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NOTE:
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Key Map (NTS)



No.	By:	Description	Date
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Drawing Title: Landscape Plan North

NORTH

VDZ Project #: AR2024-06

Drawing #: L2

APPENDIX I

TO THE TOWNSHIP OF LANGLEY:

I, 1495446 BC LTD.
(Names of Owners)

being the owners of:

Lot 3 Section 7 Township 13 New Westminster District Plan 58391

(Legal Description)

known as 27043 – 8 Avenue
(Civic Addresses)

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

(a) remove all materials, items and vehicles that are permitted to be stored or parked pursuant to the temporary use permit issued to us

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

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

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

DARSHAN NARANG

(Owners)

PARAMJEET MOGLA

Paramjeet

(Witness)

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 3, 2025 - REGULAR MEETING	**REPORT:**	25-11
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0223
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100276 AND DEVELOPMENT PERMIT NO. 101470 (1184854 BC LTD. / ISLE OF MANN PROPERTY GROUP / 20390 – 72 AVENUE)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.7 ha (1.7 ac) of land located at 20390 – 72 Avenue Street to Comprehensive Development Zone CD-199 to facilitate the development of 205 apartment units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6095 and 6096 subject to 10 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6096) of Development Permit No. 101470; and authorize staff to schedule the required Public Hearing.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 6096 rezoning approximately 0.7 ha (1.7 ac) of land located at 20390 – 72 Avenue to Comprehensive Development Zone CD-199 to facilitate the development of 205 apartment units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications and securing the provision and construction of 71B Avenue from the subject site to 204 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.

5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Dedication and construction of a 4.5 m wide street greenway along the southside of 72 Avenue.
8. Finalization of landscape and architectural plans.
9. Compliance with the Community Amenity Contributions Policy, and the requirements of the Willoughby Greenway Amenity Policy.
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095 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. 6096 authorize issuance of Development Permit No. 101470 subject to the following conditions:

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

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

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

That Council abandon Township of Langley Zoning Bylaw No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 5848.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6095 and 6096 in conjunction with the hearing for the proposed Development Permit No. 101470.

EXECUTIVE SUMMARY:

Isle of Mann Property Group has applied on behalf of 1184854 BC Ltd. to rezone approximately 0.7 ha (1.7 ac) of land located at 20390 – 72 Avenue Street to Comprehensive Development Zone CD-199 to facilitate the development of 205 apartment units in one 6-storey building. Additionally, the applicant is requesting to amend the Central Gordon Estate Neighbourhood Plan (NP) to change the land use designation from Townhouse B (15 UPA) to Medium Density Apartment (1.5 – 2.5 FSR).

On March 13, 2023, Council gave third reading to Rezoning Bylaw No. 5848 to facilitate development of 24 apartment units and 46 townhouse units on the subject site. The proponent indicates that the proposal has been revised due to changing market demand. Accordingly, the previous rezoning bylaw is proposed to be abandoned.

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Central Gordon Estate NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request subject to the completion of 10 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estates NP Amendment Bylaw No. 6095, Rezoning Bylaw No. 6096 and Development Permit No. 101470.

REFERENCE:

Owner:	1184854 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2
Agent:	IOM Property Group 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2
Legal Description:	Lot 60 Section 14 Township 8 New Westminster District Plan 40177
Location:	20390 - 72 Avenue
Area:	0.7 ha (1.7 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-199
Willoughby Community Plan:	Multi Family Greenway
Central Gordon Estate Neighbourhood Plan:	Townhouse (15 UPA) Greenway

BACKGROUND/HISTORY:

- The Central Gordon Estate Neighbourhood Plan seeks to create a range of housing opportunities and choices.
- The Townhouse B designation allows a base density of 15 UPA. This can be increased to 40 UPA if an apartment building (4-storey maximum) and townhouses are provided with shared underground or structured parking provided for all units.
- In March 2023, Council gave third reading to Rezoning Bylaw No. 5848 to facilitate the development of 24 apartment units and 46 townhouse units on the subject site. The proponent indicates that the proposal has been revised to respond to changing market conditions to a 6-storey apartment building. As a result, the current application includes an amendment to the Central Gordon Estate Neighbourhood Plan to increase the permitted density and height accordingly.

DISCUSSION/ANALYSIS:

- The applicant proposes one 6-storey building comprised of 205 apartment units at a density of 2.5 FSR.
- To facilitate the development, the applicant has applied to redesignate the site from Townhouse B (15 UPA) to Medium Density Apartment (1.5 – 2.5 FSR).
- Staff do not object to the proposal as the current designation permits apartments and the increase in height is consistent with development proposals to the west (ToL Project No. 08-14-0231 (third reading January 29, 2024) and ToL Project No. 08-14-0207(adjacent

parcel currently pre-Council)) that have proposed similar amendments to increase height from 4-storeys to 6-storeys.

- The applicant has stepped the building back from 6-storeys to 3-storeys on the south side to respond to the Single Family (8 UPA) designated lands to the south across proposed 71B Avenue.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	72 Avenue, beyond which is a project at Building Permit stage (TOL Project No. 08-23-0190) for a 4-storey apartment building comprised of 132 units.	Low Density Apartment (1.4 FSR)	Comprehensive Development Zone CD-132
South:	A property containing a single family dwelling	Single Family (8 UPA)	Suburban Residential SR-2
West	A property that forms a part of a two lot assembly, currently under application (TOL Project No. 08-14-0207) for the development of a 6-storey apartment building comprised of 207 units	Townhouse (15 UPA)	Suburban Residential SR-2
East	204 Street, beyond which is a property under building permit for the construction of 27 townhouse units (TOL Project No. 08-14-0203)	Townhouse (20 UPA)	Comprehensive Development Zone CD-154

Community / Neighbourhood Plan Amendment:

- The site is designated Townhouse B in the Central Gordon Estate NP. The Townhouse B designations provides for a density increase to 40 UPA if townhouse and apartment form are provided over structured parking.
- The applicant has applied to redesignate the site to Medium Density Apartment (1.5 – 2.5 FSR) to accommodate an apartment development at 2.5 FSR.

Zoning Amendment:

- Bylaw No. 6096 proposes to rezone the site to a new Comprehensive Development Zone CD-199, which permits a density of 2.5 FSR, on a site-specific basis to facilitate the proposed 6-storey building comprised of 205 apartment units.
- The CD-199 zone limits buildings to a 6-storey maximum height.

- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-199 zoning in terms of siting, site coverage, height, use, and density (2.5 FSR).

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan. Proposed Development Permit No. 101470 is attached to this report and includes renderings, site plans, building elevations and landscape plans.
- Vehicular access to the site is proposed from a new 71B Avenue along the south side of the site.
- Finalization of the architectural and landscape plans to form a final Development Permit prior to final reading has been included as a development prerequisite.

Community Amenity Contributions:

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

Section 5.2.g of the Community Amenity Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional $25 per square foot per Apartment (6-storeys or less) is applicable. The proposed plan amendment results in an additional 69,946.2 ft^2 of achievable floor space.

Based on current rates, the CAC calculation for this proposal is as follows:

	Count	**Rate**	**Total**
Low Rise Apartments (6-storeys or less)	205	$11,000 / unit	$2,255,000.00
FSR exceeding Central Gordon Estate NP max	69,946.2 ft^2	$25 / ft^2	$1,748,654.90
Total			**$4,003,654.90**

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**
22	0	50	50	12	62

Policy Considerations:

The proposed Central Gordon Estate Neighbourhood Plan amendment, rezoning and development permit application facilitates:

- development of a 6-storey building comprised of 205 apartment units
- an amendment to change the designation to the Medium Density Apartment designation

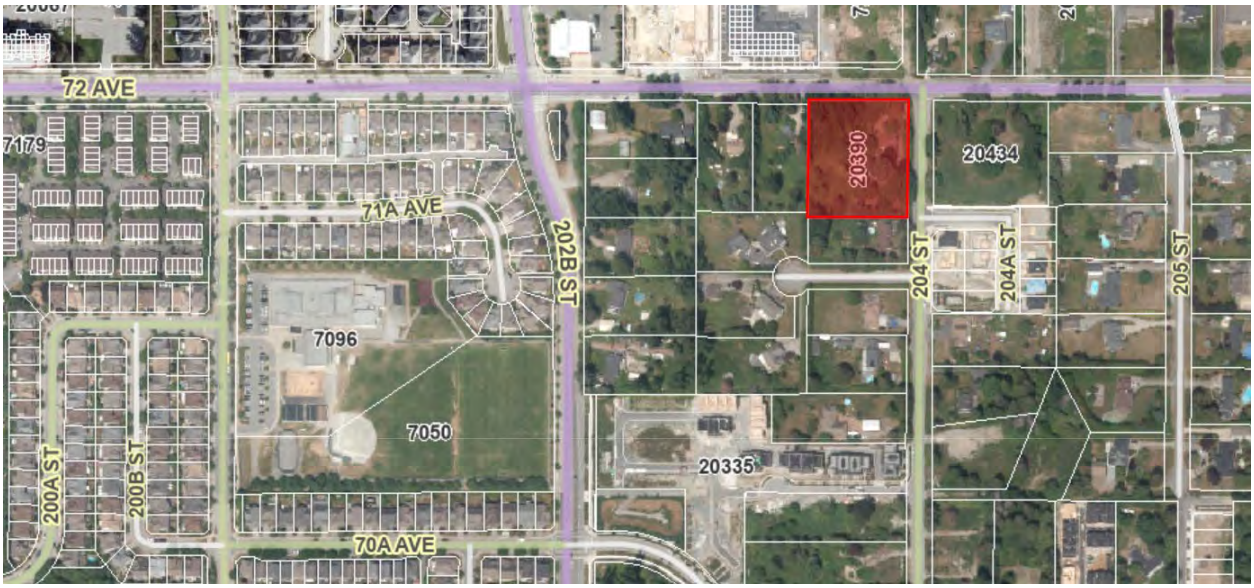
The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6095 and 6096 (subject to 10 development prerequisites) and authorize staff to schedule the required Public Hearing for the Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6095 and Rezoning Bylaw No. 6096.

Respectfully submitted,

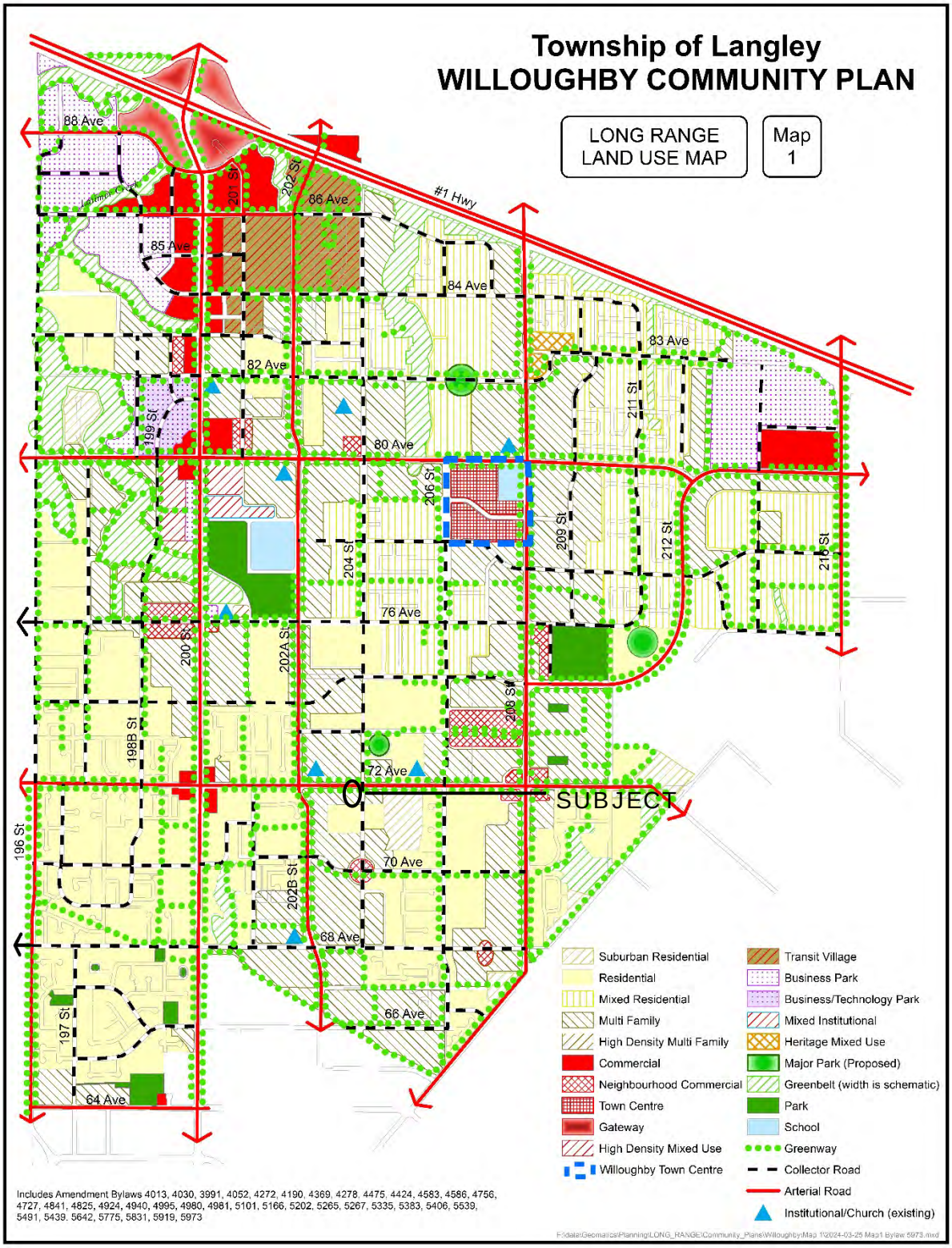
Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

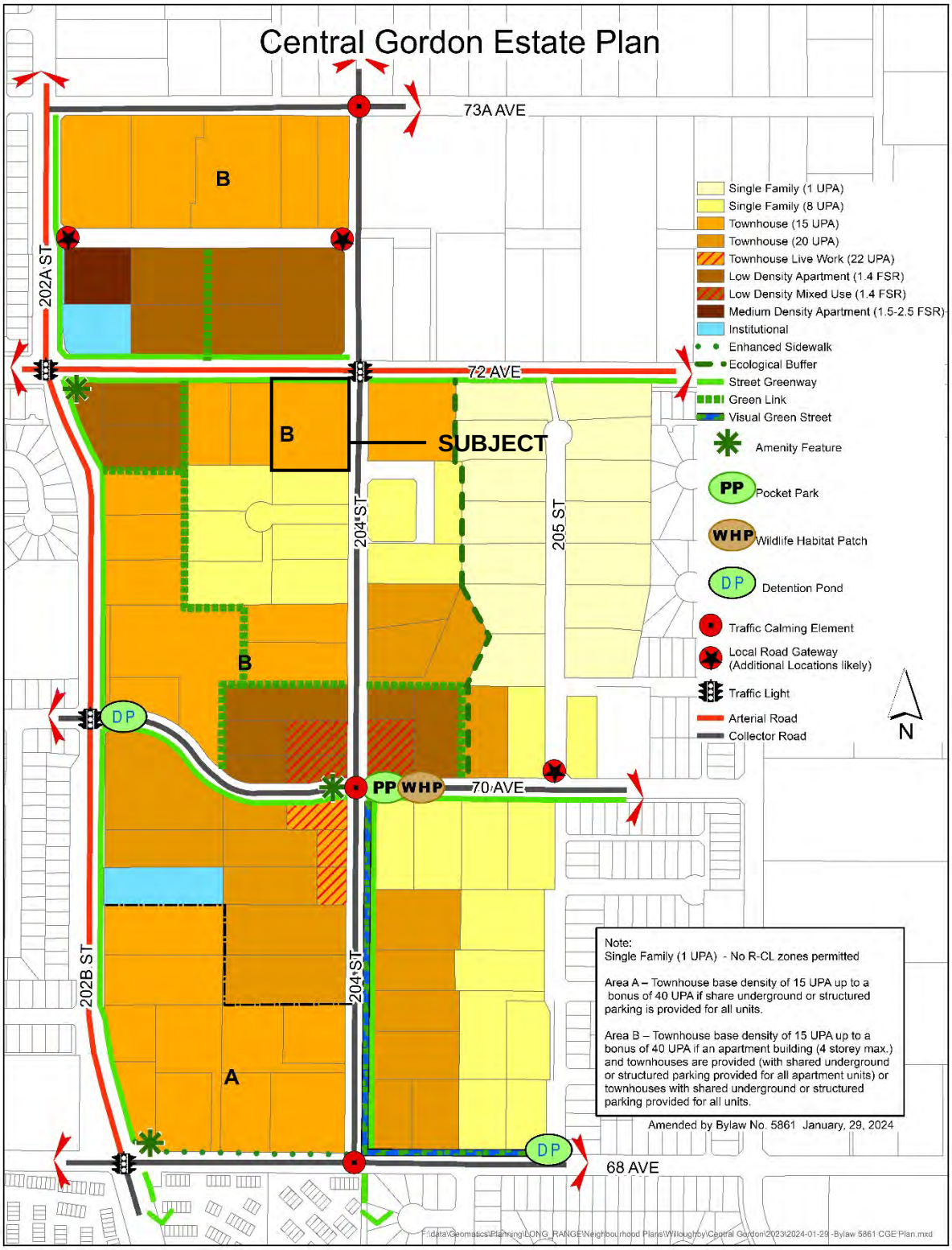
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No.101470

ATTACHMENT A



AERIAL PHOTO


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
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
#1 Hwy
Fairmont Creek
201 St
202 St
198 St
198B St
200 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
196 St
197 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 Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919, 5973
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2024-03-25 Map1 Bylaw 5973.mxd


Central Gordon Estate Plan
73A AVE
202A ST
72 AVE
SUBJECT
204 ST
205 ST
70 AVE
202B ST
204 ST
68 AVE
B
A
DP
PP
WHP
Single Family (1 UPA)
Single Family (8 UPA)
Townhouse (15 UPA)
Townhouse (20 UPA)
Townhouse Live Work (22 UPA)
Low Density Apartment (1.4 FSR)
Low Density Mixed Use (1.4 FSR)
Medium Density Apartment (1.5-2.5 FSR)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
N
Note:
Single Family (1 UPA) - No R-CL zones permitted
Area A – Townhouse base density of 15 UPA up to a bonus of 40 UPA if share underground or structured parking is provided for all units.
Area B – Townhouse base density of 15 UPA up to a bonus of 40 UPA if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.
Amended by Bylaw No. 5861 January, 29, 2024
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Central Gordon\2023\2024-01-29 -Bylaw 5861 CGE Plan.mxd



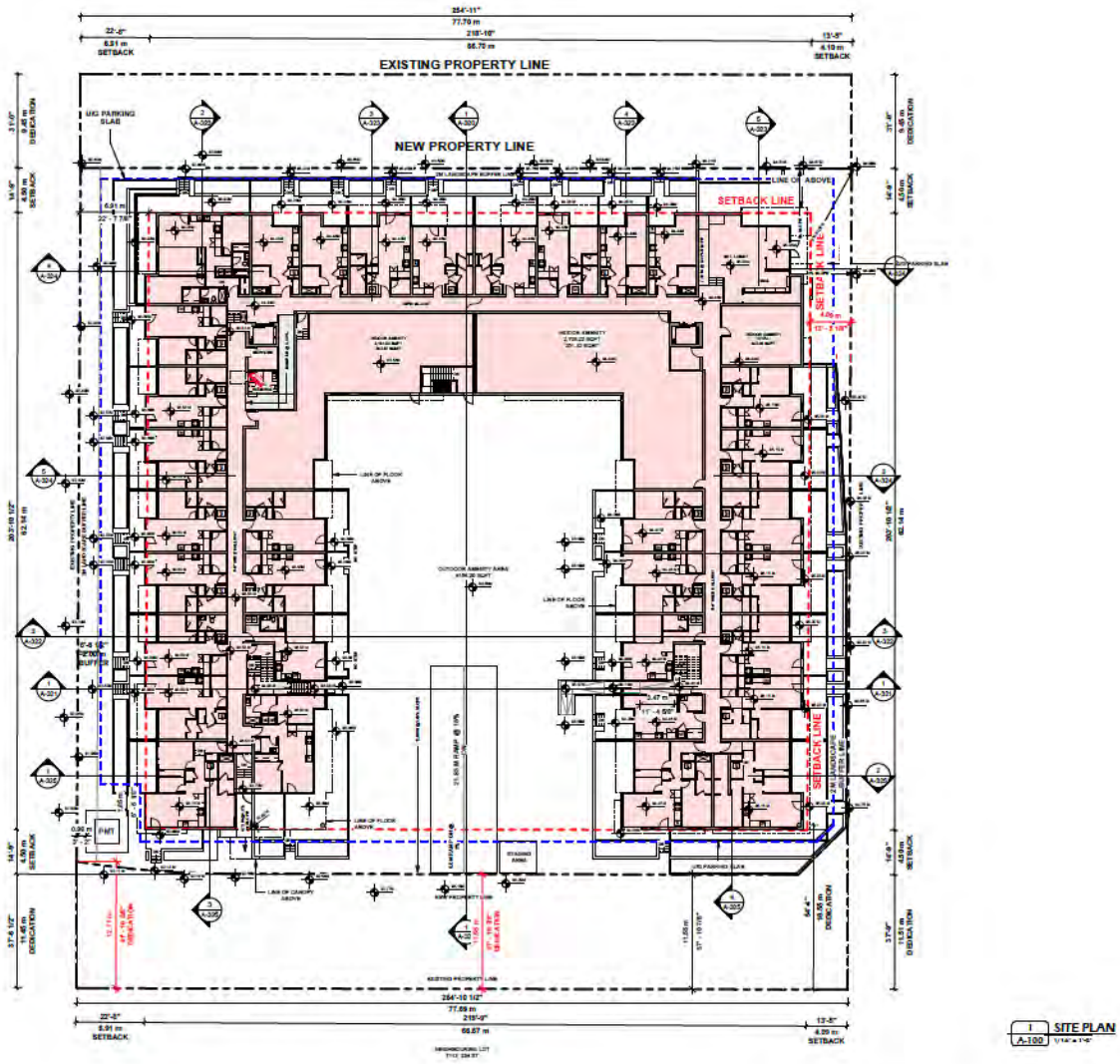
ZONING BYLAW NO. 2500







RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101470

This Permit is issued this _____day of _____, 2025 to:

1. Name: 1184854 BC Ltd.

   Address: 401, 15336 – 31 Avenue
   Surrey, BC V3Z 0X2

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 60 Section 14 Township 8 New Westminster District Plan 40177

   CIVIC ADDRESS: 20390 – 72 Avenue

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

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

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

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

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2025.

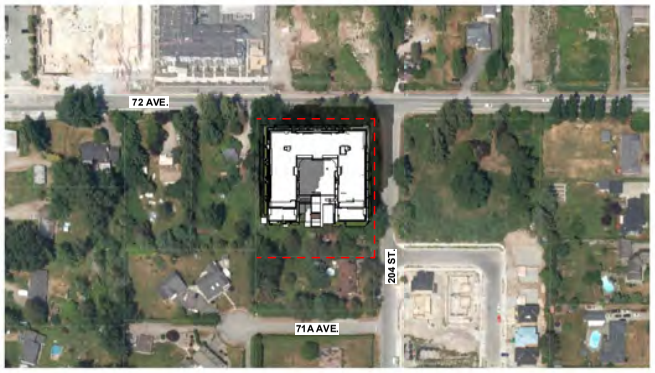
Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED MULTI FAMILY DEVELOPMENT

20390 - 72 AVENUE, LANGLEY, BRITISH COLUMBIA

PREPARED BY:	REVIEWED BY:	REVIEWED& SIGNED BY:
SAHAR OJANI TARA ABBASZADEH	DEEPINDER SINGH	JESSIE ARORA



PROJECT INFO

LEGAL DESCRIPTION:

LT 60, SEC 14, TWP 8, NWD, PL NWP40177

CIVIC ADDRESS:

20390 - 72 AVENUE, LANGLEY, BRITISH COLUMBIA

ZONING INFORMATION:

ZONE:

EXISTING: SR - 2
PROPOSED: CD

LOT AREA:

GROSS SITE AREA	-	1.77 AC. / 7,151.73 SQM
DEDICATIONS	-	0.42 AC. / 1,695.3 SQM
NET SITE AREA	-	1.35 AC. / 5,456.44 SQM

PROJECT DIRECTORY

CLIENT:
ISLE OF MANN PROPERTY GROUP
#401-15336-31 Ave,Surrey,BC V3Z0X2
CONTACT:JIMMY HANSRA
T 604-560-8769
jimmy.hansra@iompropertygroup.com

ARCHITECTURAL :
DF ARCHITECTURE INC.
350 - 10851 SHELLBRIDGE WAY
RICHMOND, BC V6X 3Z6
CONTACT: JESSIE ARORA
T 604-284-5194
jessie@dfarchitecture.ca

SURVEY :
TARGET LAND SURVEYING
#112-10422 168 Street, Surrey,BC
V4N1R9
CONTACT: M.ADAM FULKERSON
T 604-583-6161

CIVIL :
CENTRAS ENGINEERING LTD.
#306 - 2630 CROYDON DR, SURREY,
BC V3S 6T3
CONTACT: AMAN GREWAL
T 604-283-2240
aman@centras.ca

ARBORIST :
M2 LANDSCAPE ARCHITECTURE AND ARBORICULTURE LTD.
#220 - 26 LORNE MEWS, NEW
WESTMINISTER, BC V3M 3L7
CONTACT: XUDONG BAO
T 604-553-0044 EXT. 107

LANDSCAPE :
PMG LANDSCAPE ARCHITECTS LTD.
C100 - 4185 STILL CREEK DR,
BURNABY, BC B5C 6G9
CONTACT: MARY CHAN-YIP
T 604-294-0011

ARCHITECTURAL

Category	SHEET NO.	SHEET NAME
SITE & INFO.	A-001	COVER PAGE
	A-002	DEVELOPMENT DATA
	A-003	BASE PLAN
	A-004	CONTEXT PLAN
	A-005	CONTEXT PHOTO - CURRENT SITE VIEW
	A-006	CONTEXT PHOTO - CURRENT SURROUNDING VIEW
	A-007	SHADOW ANALYSIS
	A-009	ARCHITECTURAL DESIGN
	A-010	SITE ANALYSIS
	A-011	STREETSCAPE
BUILDING PLANS	A-100	SITE PLAN
	A-200	PARKING LVL 1
	A-201	PARKING LVL 2
	A-202	FLOOR PLAN LEVEL_1
	A-203	FLOOR PLAN LEVEL_2
	A-204	FLOOR PLAN LEVEL_3
	A-205	FLOOR PLAN LEVEL_4
	A-206	FLOOR PLAN LEVEL_5
	A-207	FLOOR PLAN LEVEL_6
	A-208	FLOOR PLAN LEVEL_ROOF

Category	SHEET NO.	SHEET NAME
BUILDING UNIT PLANS - ELEVATIONS- SECTIONS	A-220	UNIT PLANS
	A-221	UNIT PLANS
	A-222	UNIT PLANS
	A-223	UNIT PLANS
	A-224	UNIT PLANS
	A-300	ELEVATIONS
	A-301	ELEVATIONS
	A-320	BUILDING SECTIONS
	A-321	BUILDING SECTIONS
	A-322	BUILDING SITE SECTIONS
	A-323	SITE SECTIONS
	A-324	SITE SECTIONS

NOTES:

For Report to Council

No.	DESCRIPTION
2024-01-17	DP RESUBMISSION
2024-12-19	F FOR DISCUSSION PURPOSES ONLY
2024-10-25	E FOR CLIENT REVIEW
2024-10-25	D FOR CLIENT REVIEW
2024-08-09	C DP RESUBMISSION
2024-02-27	B DP SUBMISSION
2024-02-02	A PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.
350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
CANADA V6X 2W9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

GROUP 161
DF ARCHITECTURE | ATELIER PACIFIC ARCHITECTURE | BARNETT DEMBEK ARCHITECTS

GROUP 161 IS NOT AN ARCHITECTURAL FIRM; ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:
MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:
ISLE OF MANN PROPERTY GROUP

IOM

DRAWN: SO
CHECKED: DS
SCALE:
JOB NO: LAN - 026 A
DATE: JULY 2023

SHEET TITLE:
COVER PAGE

SCHEDULE A

DRAWING No.: A-001 | G

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PROJECTS DATA

CIVIC ADDRESS	20390, 72ND AVENUE, LANGLEY,BC
LEGAL DESCRIPTION	LT 60, SEC 14, TWP 8, NWD, PL NWP80177

LOT INFO			
GROSS SITE AREA	1.77 Ac.	77,028.77 SQFT	7,155.97 SQM
DEDICATIONS	0.42 Ac.	18,242.95 SQFT	1,694.8 SQM
NET AREA	1.35 Ac.	58,785.82 SQFT	5,461.20 SQM

ZONING INFORMATION	
ZONING:	
EXISTING	SR-2
PROPOSED	CD

SETBACKS:	PROPOSED	
NORTH (FROM 72ND AVENUE)	14.8 Ft	4.50 M
NORTH (FROM 72ND AVENUE) - ON LEVEL 5 & 6	18.8 Ft	5.72 M
SOUTH	14.8 Ft	4.50 M
SOUTH - ON LEVEL 4& 5	36.8 Ft	11.21 M
SOUTH - ON LEVEL 6	66.3 Ft	20.21 M
EAST (204 STREET)	14.8 Ft	4.50 M
EAST (204 STREET) - ON LEVEL 5 & 6	18.8 Ft	5.72 M
WEST(NEIGHBORING LOT)	21.3 Ft	6.50 M
WEST(NEIGHBORING LOT)-ON LEVEL 5 & 6	25.3 Ft	7.72 M

SITE COVERAGE:	
PROPOSED(ON NET SITE AREA):	48.0%
PROPOSED(ON GROSS SITE AREA):	36.6%

DAS	
PROPOSED (ON GROSS SITE AREA)	205.08 UPA
TOTAL PROPOSED UNIT COUNT	210

BUILDING HEIGHT:	
	21.79M

FAR ON NET SITE AREA

F.S.T.O.D.D.Y. OF ARTHEMP BUILDING:		
LEVEL 1	28,214.05 SQFT	2,621.09 SQM
LEVEL 2	27,301.95 SQFT	2,536.35 SQM
LEVEL 3	28,188.97 SQFT	2,618.76 SQM
LEVEL 4	24,972.55 SQFT	2,319.95 SQM
LEVEL 5	23,421.88 SQFT	2,175.89 SQM
LEVEL 6	20,965.81 SQFT	1,947.72 SQM
TOTAL FLOOR AREA	153,065.21 SQFT	14,219.76 SQM
INDOOR AMENITY (IN LEVEL 1& 2)	6,109.59 SQFT	567.58 SQM
TOTAL BUILDABLE AREA (EXCL. INDOOR AMENITY)	146,855.62 SQFT	13,652.18 SQM
FAR ON NET SITE AREA	**2.50**	

AMENITY AREA

TOTAL AMENITY REQUIRED	6 SQM./ 186 UNITS	4 SQM./ REMAIN UNITS	1,192.0 SQM	12,830.93 SQFT
TOTAL INDOOR AMENITY PROVIDED ON LEVEL 1&2			**567.6 SQM**	**6,109.59 SQFT**
OUTDOOR AMENITY PROVIDED ON GRADE			**850.6 SQM**	**9,156.20 SQFT**
TOTAL AMENITY PROVIDED			**1,418.2 SQM**	**15,265.28 SQFT**

OFF-STREET PARKING

	NO. OF UNITS	CARS/UNIT (+)	REQUIRED	PROVIDED
1 OR MORE BEDROOM	178	1.5	267	**267**
STUDIO	27	1	27	**27**
NO. OF SMALL CAR STALLS : 20% OF VISITOR PARKING			-	-
NO. OF ADAPTABLE STALLS : 1 PER ADAPTABLE UNIT			21	**24**
TOTAL NO. OF VISITOR PARKING (10% OF TOTAL REQUIRED PARKING STALLS)			29	**30**
TOTAL NUMBER OF PARKING PROVIDED (INCLUDING 10% VISITOR PARKING)			294	**301**

BICYCLE			
	REQUIRED		PROVIDED
VISITOR	6		6 SPACES AT GRADE
RESIDENTS	1/D.U.	205	**220** SPACES AT U/G PARKADE LVL 1 & 2

ADAPTABLE UNITS			
	REQUIRED		PROVIDED
ADAPTABLE UNITS	21	10%	**24**

UNIT SCHEDULE

UNIT TYPE		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	AREA SQFT.	AREA SQM.	TOTAL	UNIT PERCENTAGE
UNIT A(Adapt.)	STUDIO	4	4	4	4	4		414.85 SQFT.	38.54 SQM	20	9.8%
UNIT A1		1						384.15 SQFT.	35.69 SQM	1	0.5%
UNIT A2(Adapt.)							4	369.07 SQFT.	34.29 SQM	4	2.0%
UNIT A3		2						455.18 SQFT.	42.29 SQM	2	1.0%
UNIT B	1 BEDROOM UNITS & 1BED + DEN	17	17	18	16	4	2	525.51 SQFT.	48.82 SQM	74	36.1%
UNIT B1		2	2	2	2	-	-	487.72 SQFT.	45.31 SQM	8	3.9%
UNIT B2		2	2	2	-	-	-	546.74 SQFT.	50.79 SQM	6	2.9%
UNIT B3				-	-	4	4	459.46 SQFT.	42.68 SQM	8	3.9%
UNIT B4			2	2	2	2	2	685.14 SQFT.	63.65 SQM	10	4.9%
UNIT B5						2	2	461.29 SQFT.	42.85 SQM	4	2.0%
UNIT B6						2		439.41 SQFT.	40.82 SQM	2	1.0%
UNIT C	2 BEDROOMS UNITS		2	2	2	2	2	911.30 SQFT.	84.66 SQM	10	4.9%
UNIT C1		3	4	4	-	-	-	806.43 SQFT.	74.91 SQM	11	5.4%
UNIT C2		1	-	-	-	-	-	733.23 SQFT.	68.12 SQM	1	0.5%
UNIT C3			-	-	-	-	2	758.00 SQFT.	70.42 SQM	2	1.0%
UNIT C4			-	-	-	-	2	879.85 SQFT.	63.16 SQM	2	1.0%
UNIT C5		-		-	-	2	2	659.11 SQFT.	61.23 SQM	4	2.0%
UNIT C6		-		-	-	2	-	722.29 SQFT.	67.10 SQM	2	1.0%
UNIT C7		-		-	-	2	2	792.55 SQFT.	73.63 SQM	4	2.0%
UNIT D	3 BEDROOMS UNITS	1	1	2	2	-	-	960.49 SQFT.	89.23 SQM	6	2.9%
UNIT D1		-	2	2	2	2	2	983.97 SQFT.	91.41 SQM	10	4.9%
UNIT D2		-	2	2	-	-	-	909.74 SQFT.	84.51 SQM	4	2.0%
UNIT D3		-	-	-	2	2	-	955.99 SQFT.	88.81 SQM	4	2.0%
UNIT D4		-	-	-	2	-	-	1111.37 SQFT.	103.25 SQM	2	1.0%
UNIT D5		-	-	-	-	2	-	1021.55 SQFT.	94.90 SQM	2	1.0%
UNIT D6		-	-	-	-	-	2	973.90 SQFT.	90.48 SQM	2	1.0%
TOTAL	TOTAL	33	38	40	34	32	28	128511.51 SQFT.	11,938.72 SQM	205	100%
TOTAL SELLABLE AREA								128,512 SQFT		205	

LEVELS	STUDIO	1BEDRM.	2 BEDRM.	3 BEDRM.	TOTAL
level 1	7	21	4	1	33
level 2	4	23	6	5	38
level 3	4	24	6	6	40
level 4	4	20	2	8	34
level 5	4	14	8	6	32
level 6	4	10	10	4	28
TOTAL	27	112	36	30	205
PERCENTAGE	13%	55%	18%	15%	
15% OF THE UNITS WILL BE ADAPTABLE					

UNIT TYPES	Total SF	Total Units	Avg. Unit Size
STUDIO	11067.79 SQFT.	27	409.92 SQFT.
1 BEDRM./ + DEN	59320.64 SQFT.	112	529.65 SQFT.
2 BEDRM.+2 BATH	28843.88 SQFT.	36	801.22 SQFT.
3 BEDRM.+2 BATH	29279.20 SQFT.	30	975.97 SQFT.
Average Unit Size	128511.51	205	626.89

NOTES:

For Report to Council

2024-01-17	F	DP RESUBMISSION
2024-12-19	E	FOR DISCUSSION PURPOSES ONLY
2024-10-29	D	FOR CLIENT REVIEW
2024-10-25	C	FOR CLIENT REVIEW
2024-08-09	B	DP RESUBMISSION
2024-02-29	A	DP SUBMISSION
2024-02-01	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

350-10851 SHELLBRIDGE WAY, RICHMOND, B.C. CANADA V6X 2W9
T (604)284-5104 F (604)284-5131
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GROUP 161

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

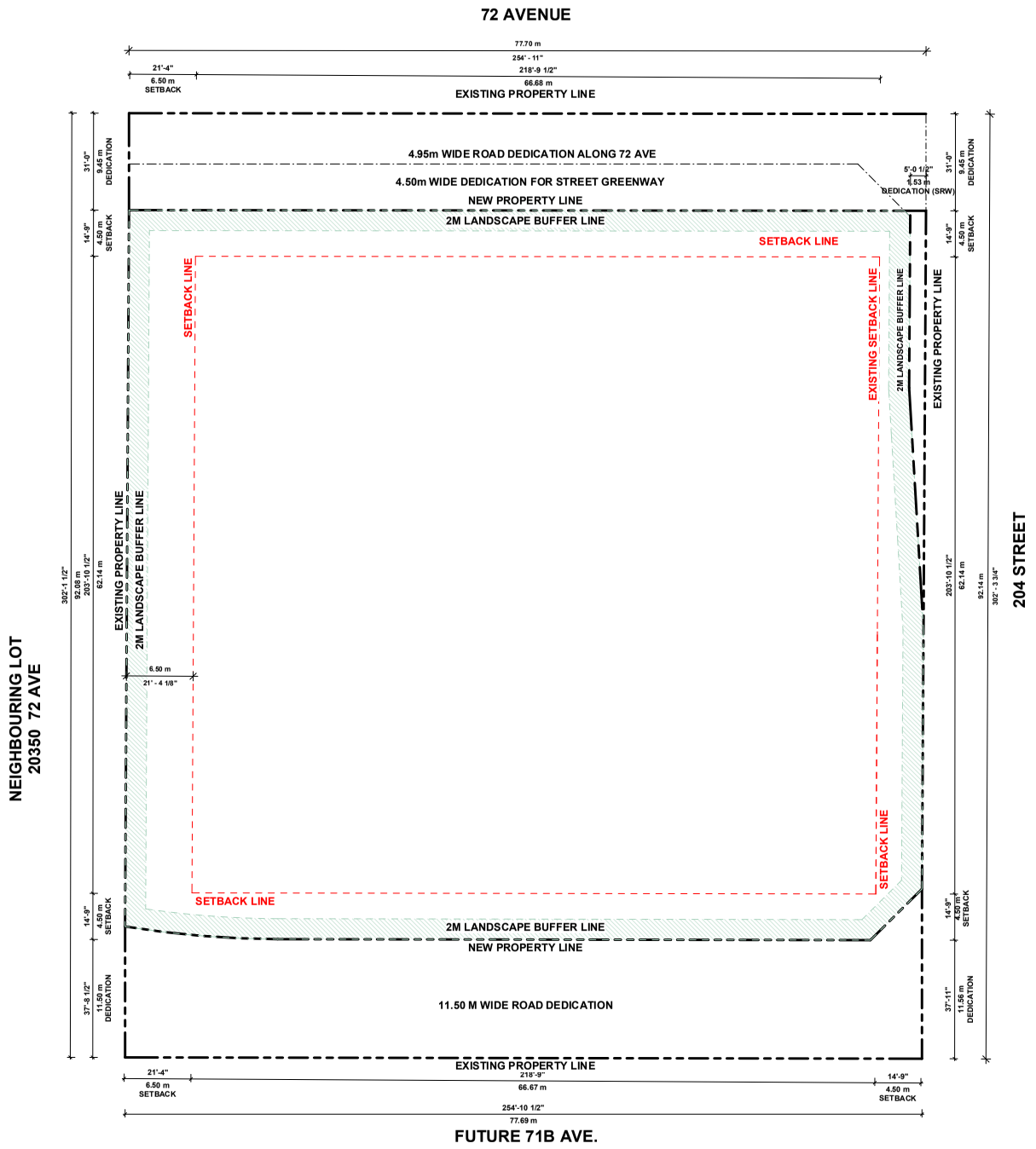
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JOB NO.:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

DEVELOPMENT DATA

DRAWING No.: **A-002** | **G**

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1 A-003 BASE PLAN 1/16" = 1'-0"

NOTES:

For Report to Council

No.	Date	Description
A	2024-01-12	DP RE SUBMISSION
B	2024-12-16	FOR DISCUSSION PURPOSES ONLY
C	2024-10-29	FOR CLIENT REVIEW
D	2024-10-25	FOR CLIENT REVIEW
E	2024-08-09	DP RE SUBMISSION
F	2024-02-27	DP SUBMISSION
G	2024-02-02	PRELIMINARY DRAWINGS

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

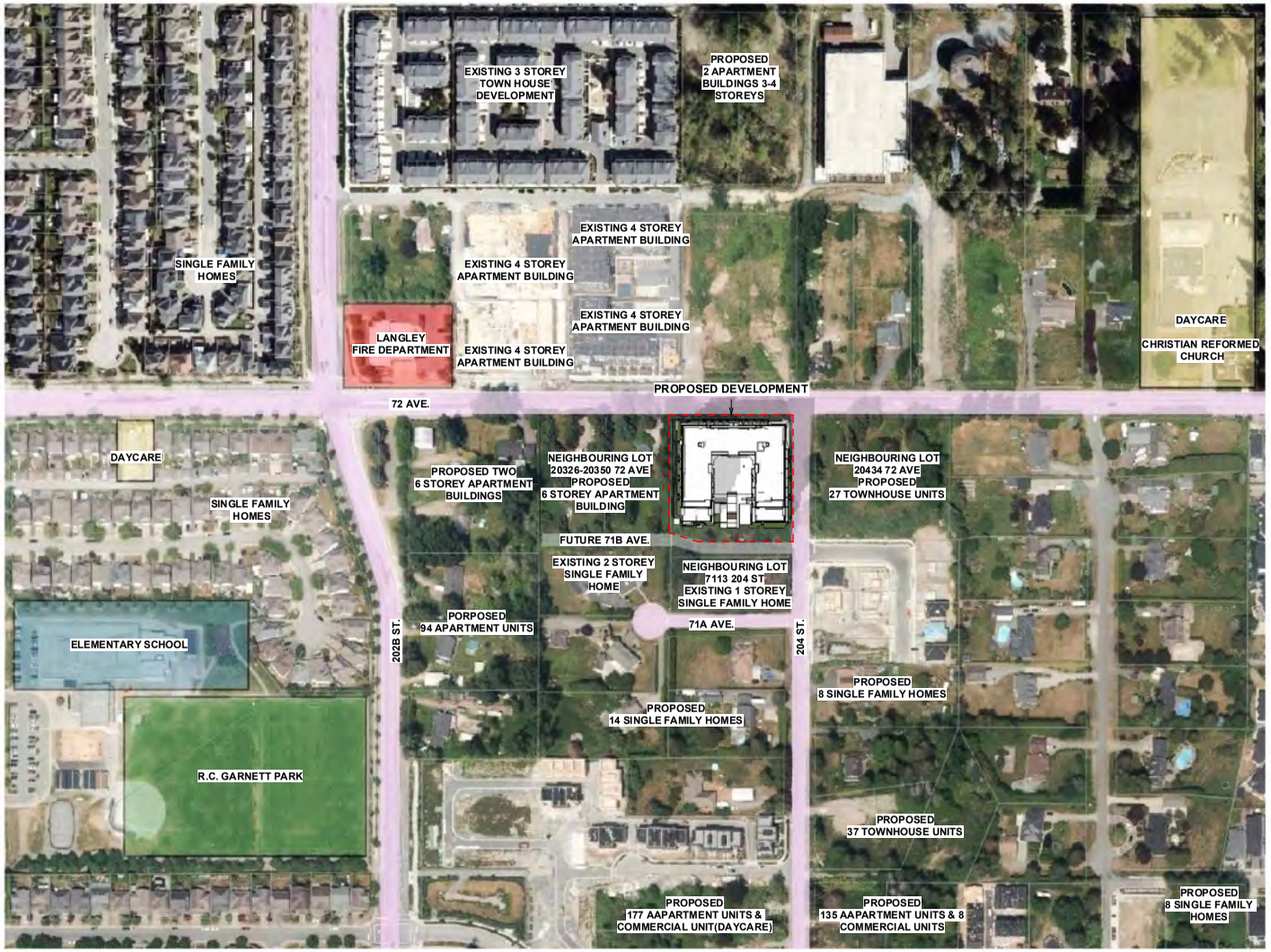
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JOB NO.:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

BASE PLAN F.1

DRAWING No.: **A-003** G

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NOTES:

For Report to Council

2025-01-21	G	DP RE SUBMISSION
2024-12-19	F	FOR DISCUSSION PURPOSES ONLY
2024-10-29	E	FOR CLIENT REVIEW
2024-10-25	D	FOR CLIENT REVIEW
2024-08-09	C	DP RE SUBMISSION
2024-02-27	B	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

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MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

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CHECKED:	DS
SCALE:	
JOB NO.:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

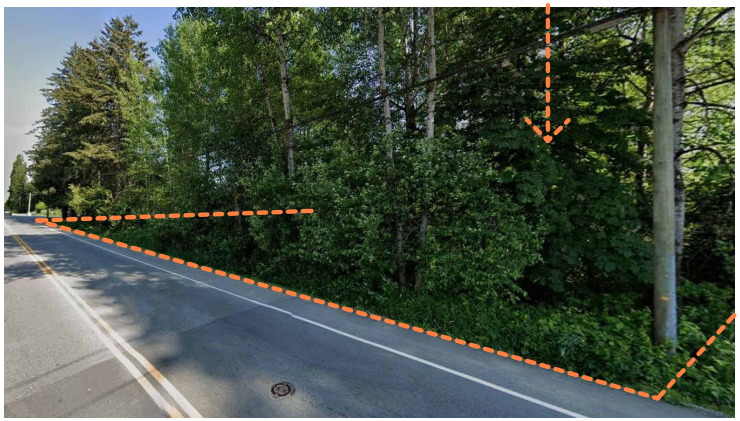
CONTEXT PLAN

DRAWING No.: **A-004** **G**

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SUBJECT SITE



1. NORTH WEST VIEW FROM 72 AVE



SUBJECT SITE



2. NORTH EAST VIEW FROM 72 AVE.

SUBJECT SITE



3. SOUTH EAST VIEW FROM 204 ST.

NOTES:

For Report to Council

No.	Description	Date
8	DP RESUBMISSION	2024-11-21
7	FOR DISCUSSION PURPOSES ONLY	2024-12-16
6	FOR CLIENT REVIEW	2024-10-25
5	FOR CLIENT REVIEW	2024-10-25
4	DP RESUBMISSION	2024-08-09
3	DP SUBMISSION	2024-02-27
A	PRELIMINARY DRAWINGS	2024-02-02

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

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SCALE:	
JOB NO.:	LAN - 026 A
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SHEET TITLE:

CONTEXT PHOTO - CURRENT SITE VIEW

DRAWING No.: **A-005** | **G**

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1. VIEW TOWARDS NORTH FROM 72 AVE.



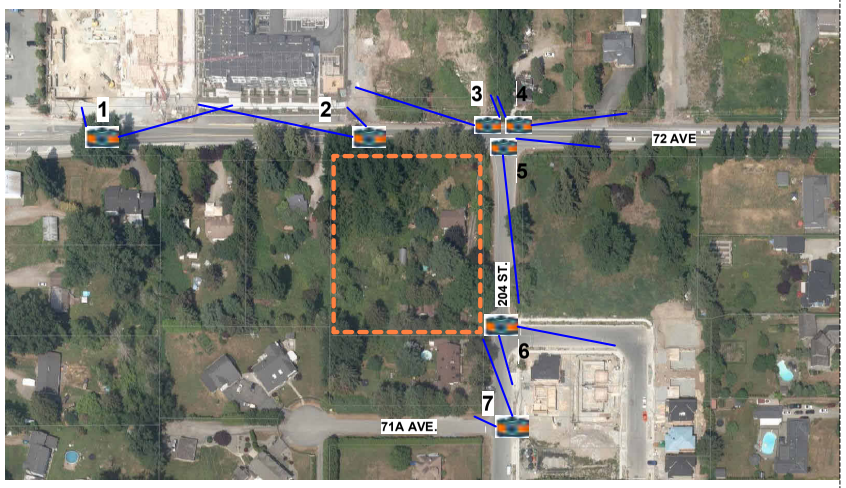
2. VIEW TOWARDS NORTH FROM 72 AVE.



3. VIEW TOWARDS NORTH FROM 72 AVE.



4. VIEW TOWARDS NORTH FROM 72 AVE.





5. VIEW TOWARDS EAST FROM 72 AVE.



6. VIEW TOWARDS SOUTH-EAST FROM 204 ST.



7. SOUTH VIEW FROM 204 ST.

NOTES:

For Report to Council

No.	Description	Date (YYYY-MM-DD)
9	DP RE SUBMISSION	2024-11-27
8	FOR DISCUSSION PURPOSES ONLY	2024-12-19
7	FOR CLIENT REVIEW	2024-10-29
6	FOR CLIENT REVIEW	2024-10-25
5	DP RE SUBMISSION	2024-08-09
4	DP SUBMISSION	2024-02-27
3	PRELIMINARY DRAWINGS	2024-02-02

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20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

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CHECKED:	DS
SCALE:	
JOB NO.:	LAN - 026 A
DATE:	JULY 2023

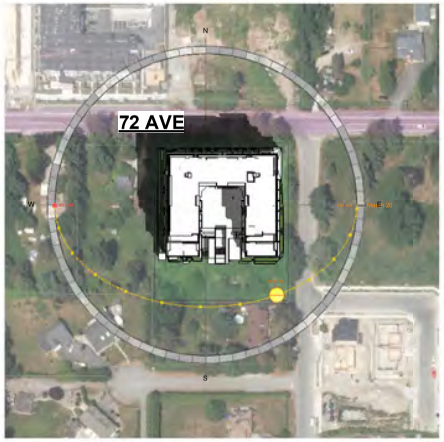
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CONTEXT PHOTO - CURRENT SURROUNDING VIEW

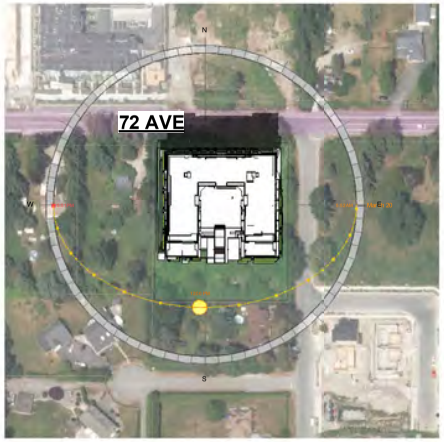
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DRAWING No.		
A-006	G	N

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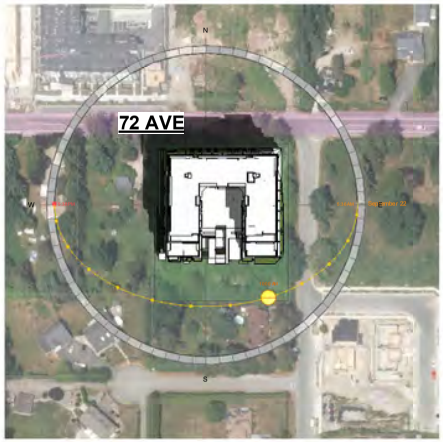
1 A-007 EQ MARCH - 10 AM



2 A-007 EQ MARCH - NOON



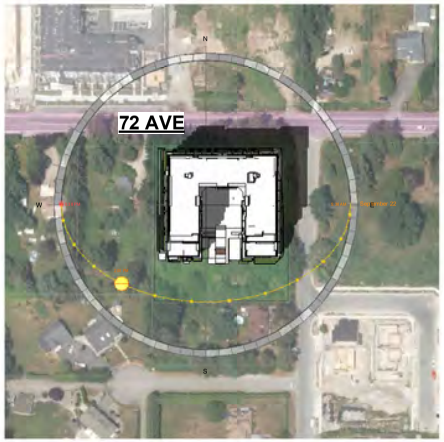
3 A-007 EQ MARCH - 2 PM



4 A-007 EQ SEPTEMBER - 10 AM



5 A-007 EQ SEPTEMBER - NOON



6 A-007 EQ SEPTEMBER - 2 PM

NOTES:

For Report to Council

2024-01-17	F	DP RESUBMISSION
2024-12-19	E	FOR DISCUSSION PURPOSES ONLY
2024-10-25	D	FOR CLIENT REVIEW
2024-10-25	D	FOR CLIENT REVIEW
2024-08-09	C	DP RESUBMISSION
2024-02-27	B	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

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CHECKED:	DS
SCALE:	
JOB NO.:	LAN - 026 A
DATE:	JULY 2023

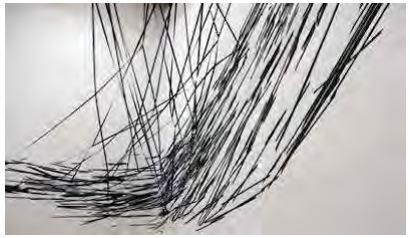
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SHADOW ANALYSIS

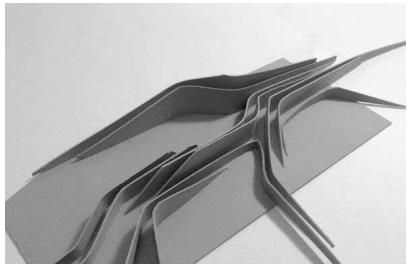
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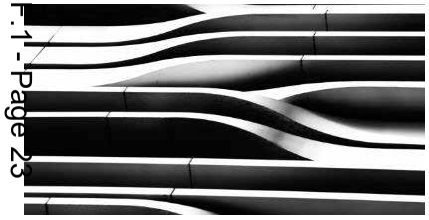
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CONCEPT PROCESS











PROPOSED DEVELOPMENT

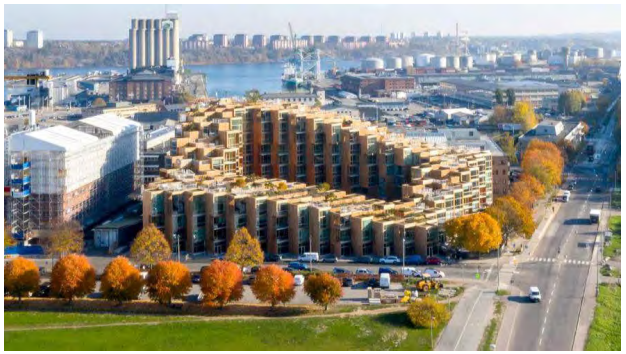


NEIGHBOURING LOT
20326-20350 72 AVE

INTRODUCING A MODERN FACADE WITH A DYNAMIC APPEARANCE, CONTRIBUTES TO A MORE ENGAGING AND HARMONIOUS INTEGRATION WITH THE SURROUNDING NEIGHBORHOOD.







COURT YARD



STEPPING BUILDING

NOTES:

For Report to Council

No.	Description	Date (yyyy-mm-dd)
9	DP RE SUBMISSION	2024-01-21
8	FOR DISCUSSION PURPOSES ONLY	2024-12-19
7	FOR CLIENT REVIEW	2024-10-25
6	FOR CLIENT REVIEW	2024-10-25
5	DP RE SUBMISSION	2024-08-09
4	DP SUBMISSION	2024-02-27
3	PRELIMINARY DRAWINGS	2024-02-02

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

DRAWN:	SO
CHECKED:	DS
SCALE:	1" = 20'-0"
JOB NO.:	LAN - 026 A
DATE:	JULY 2023

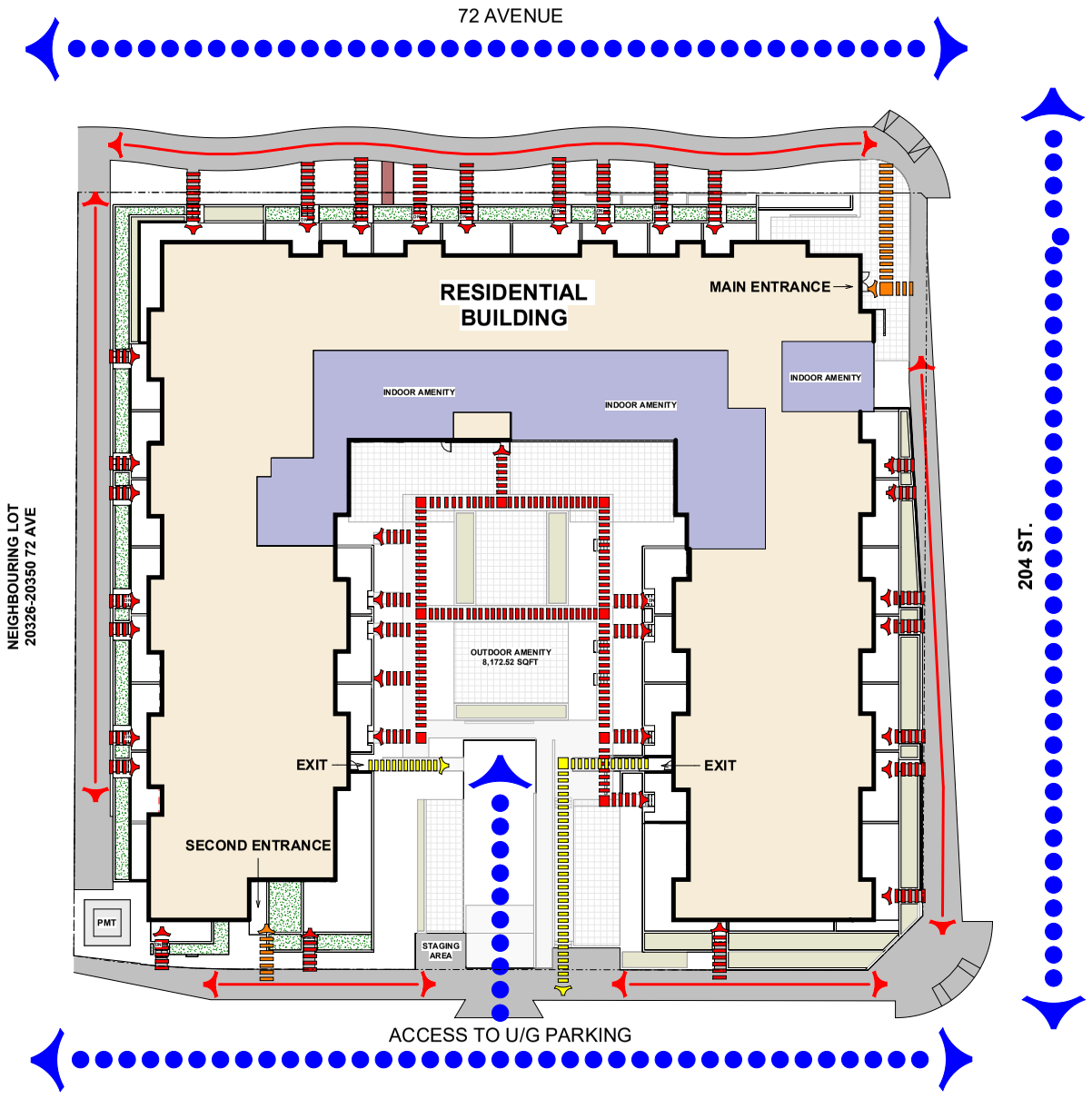
SHEET TITLE:

ARCHITECTURAL DESIGN

DRAWING No.: **A-009** | **G**

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1 SITE ANALYSIS
A-010 1/16" = 1'-0"

NOTES:

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- PATH OF TRAVEL (EXIT)
- PROPOSED BUILDING
- ON-SITE LANDSCAPE
- OFF SITE ACCESSIBLE WALKWAY

For Report to Council

No.		
2024-01-17	9	DP RESUBMISSION
2024-12-18	8	FOR DISCUSSION PURPOSES ONLY
2024-10-25	7	FOR CLIENT REVIEW
2024-10-25	6	FOR CLIENT REVIEW
2024-08-09	5	DP RESUBMISSION
2024-02-27	4	DP SUBMISSION
2024-02-02	3	PRELIMINARY DRAWINGS

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20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

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IOM

DRAWN:	SO
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SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

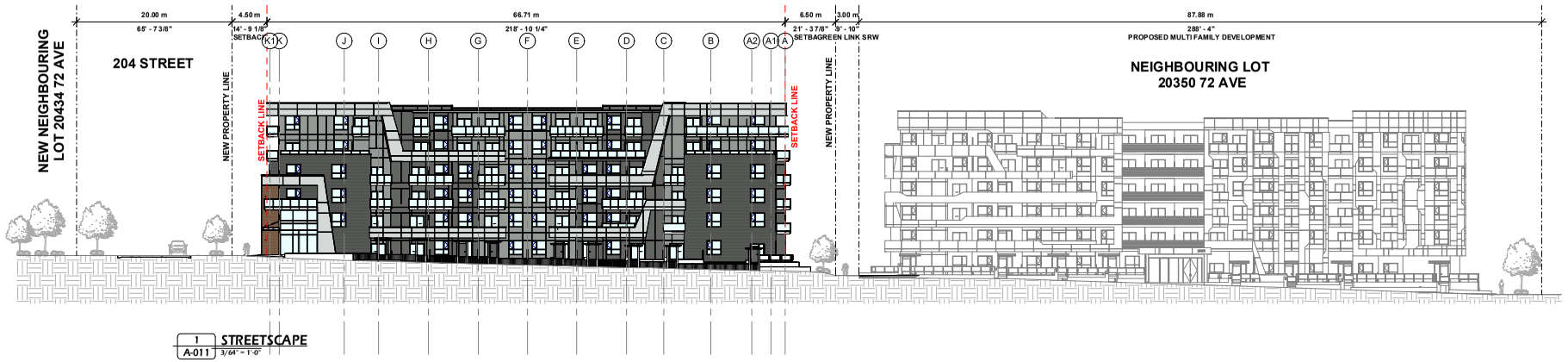
SHEET TITLE:

SITE ANALYSIS

DRAWING No.: A-010 | G

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1 A-011 STREETSCAPE 3/64" = 1'-0"

F.1 - Page 25

NOTES:

For Report to Council

2025-01-21	G	DP RESUBMISSION
2024-12-19	F	FOR DISCUSSION PURPOSES ONLY
2024-10-28	D	FOR CLIENT REVIEW

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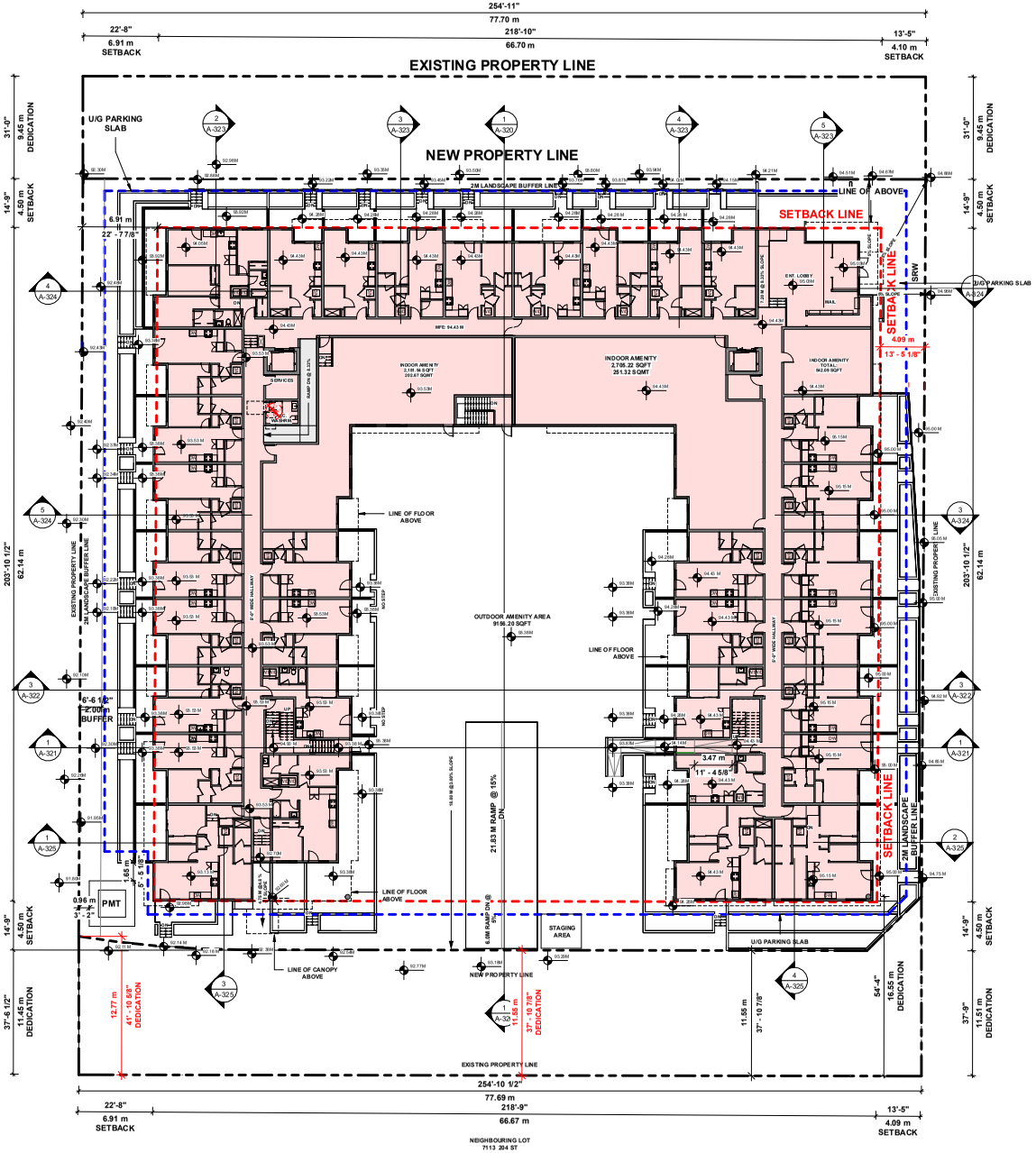
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JOB NO.:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

STREETSCAPE

DRAWING No.		
A-011	G	N

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1 A-100 SITE PLAN 1/16" = 1'-0"

NOTES:

For Report to Council

2024-07-17	F	DP RE SUBMISSION
2024-12-19	E	FOR DISCUSSION PURPOSES ONLY
2024-10-29	D	FOR CLIENT REVIEW
2024-10-25	D	FOR CLIENT REVIEW
2024-08-09	C	DP RE SUBMISSION
2024-02-27	B	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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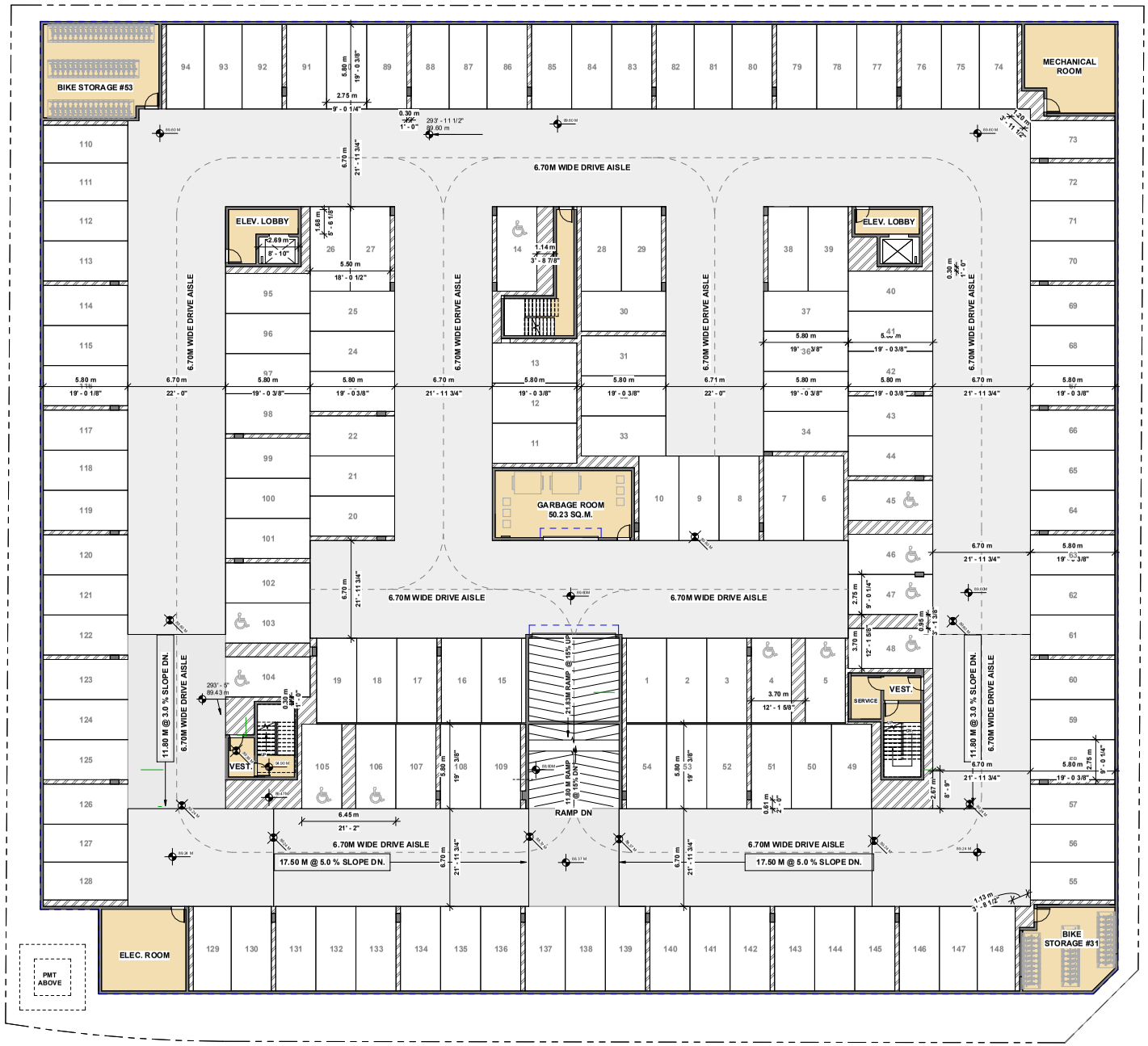
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DATE:	JULY 2023

SHEET TITLE:

SITE PLAN F.1

DRAWING No.: **A-100** | **G**

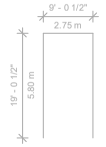
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1 PARKING LVL 1
A-200 3/32" = 1'-0"

F.1 - Page 27

NOTES:



STANDARD STALLS



ADAPTABLE STALLS

ELECTRIC VEHICLE

For Report to Council

No.		
2024-01-2	G	DP RE SUBMISSION
2024-12-16	F	FOR DISCUSSION PURPOSES ONLY
2024-10-29	E	FOR CLIENT REVIEW
2024-10-25	D	FOR CLIENT REVIEW
2024-08-09	C	DP RE SUBMISSION
2024-02-29	B	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

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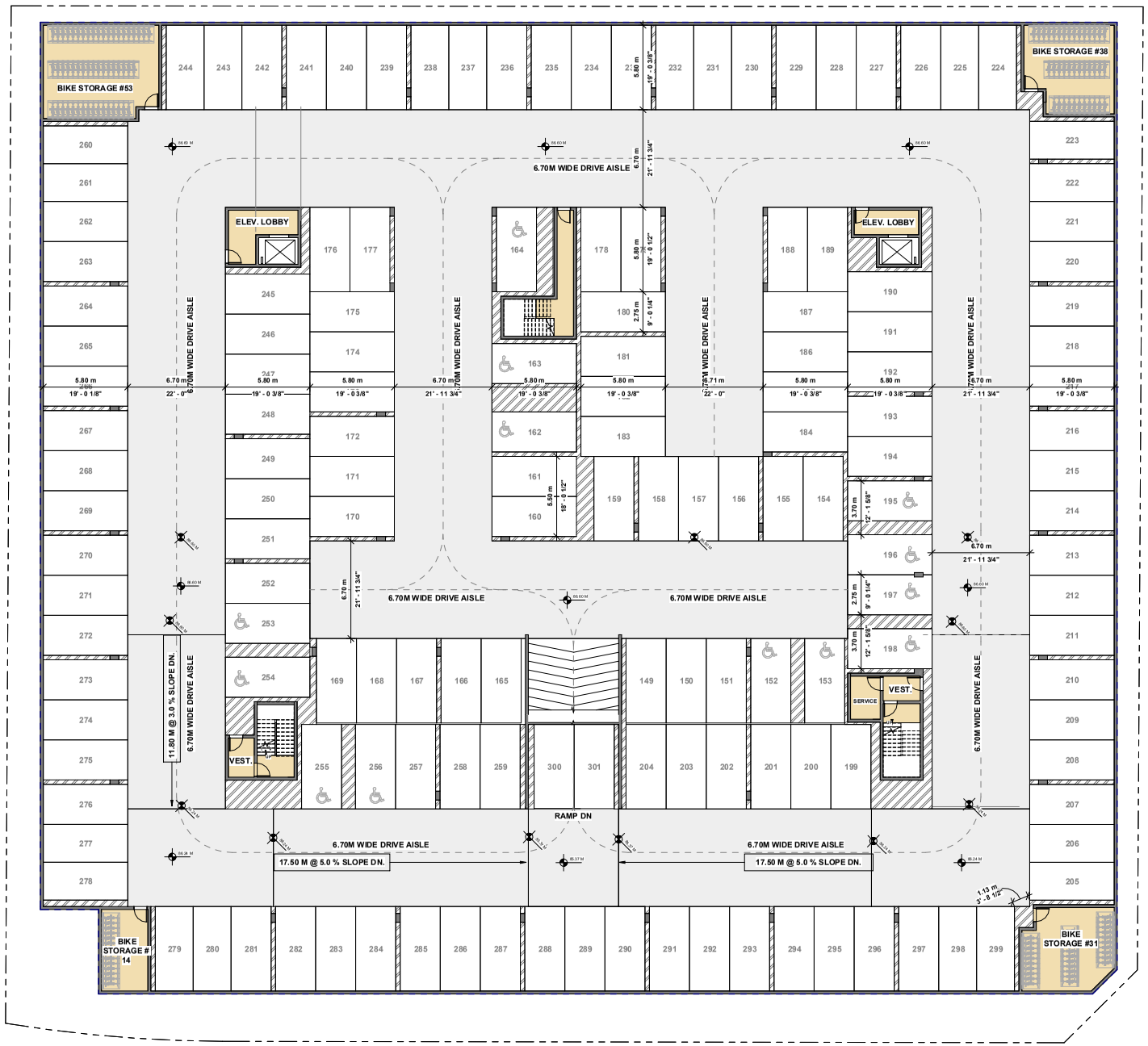
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JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

PARKING LVL 1

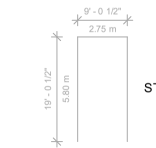
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1 PARKING LVL 2
A-201 3/32" = 1'-0"

NOTES:



ELECTRIC VEHICLE

For Report to Council

2024-01-2	I	DP RE SUBMISSION
2024-12-19	H	FOR DISCUSSION PURPOSES ONLY
2024-10-29	G	FOR CLIENT REVIEW
2024-10-25	G	FOR CLIENT REVIEW
2024-08-09	C	DP RE SUBMISSION
2024-02-27	B	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
CANADA V6X 2W9
T (604)284-5184 F (604)284-5131
info@dfarchitecture.ca

GROUP 161
DF ARCHITECTURE | ATELIER PACIFIC ARCHITECTURE | BARNETT DEMBEK ARCHITECTS

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

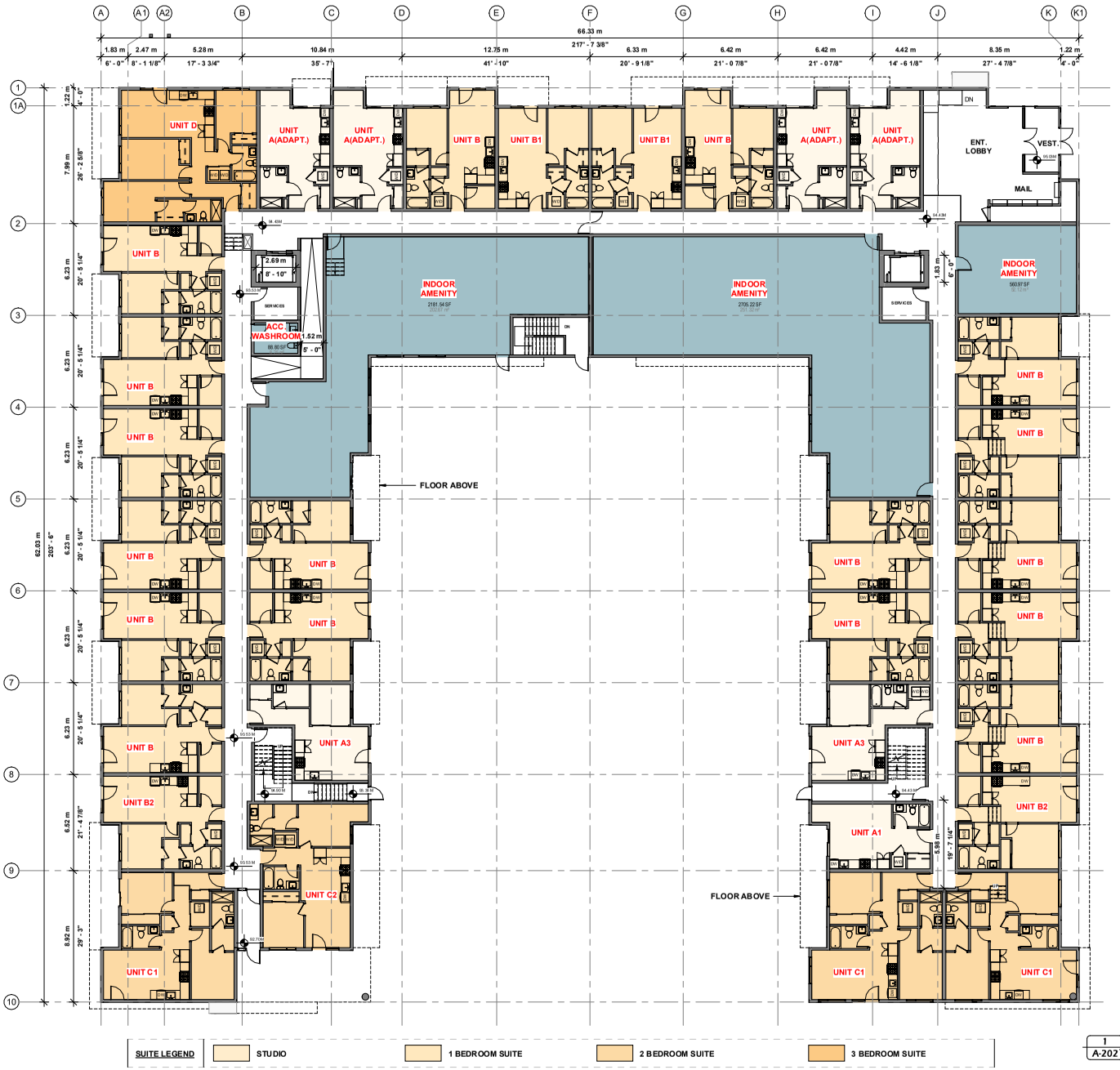
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CHECKED:	DS
SCALE:	3/32" = 1'-0"
JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

PARKING LVL 2

DRAWING No.: **A-201** | **G**

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NOTES:

For Report to Council

NO.	DESCRIPTION	DATE
8	DP RESUBMISSION	2024-11-21
7	FOR DISCUSSION PURPOSES ONLY	2024-12-19
6	FOR CLIENT REVIEW	2024-10-25
5	FOR CLIENT REVIEW	2024-10-25
4	DP RESUBMISSION	2024-08-09
3	DP SUBMISSION	2024-02-27
2	PRELIMINARY DRAWINGS	2024-02-02
1		

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MULTI FAMILY DEVELOPMENT

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CLIENT:

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IOM

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CHECKED:	DS
SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

FLOOR PLAN LEVEL_1

DRAWING No.		
A-202	G	N

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SUITE LEGEND | STUDIO | 1 BEDROOM SUITE | 2 BEDROOM SUITE | 3 BEDROOM SUITE

1 / A-203 LEVEL-2 3/32" = 1'-0"

NOTES:

For Report to Council

No.		DESCRIPTION
2024-01-2		DP RESUBMISSION
2024-12-19		FOR DISCUSSION PURPOSES ONLY
2024-10-29		FOR CLIENT REVIEW
2024-10-25		FOR CLIENT REVIEW
2024-08-06		DP RESUBMISSION
2024-02-27		DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

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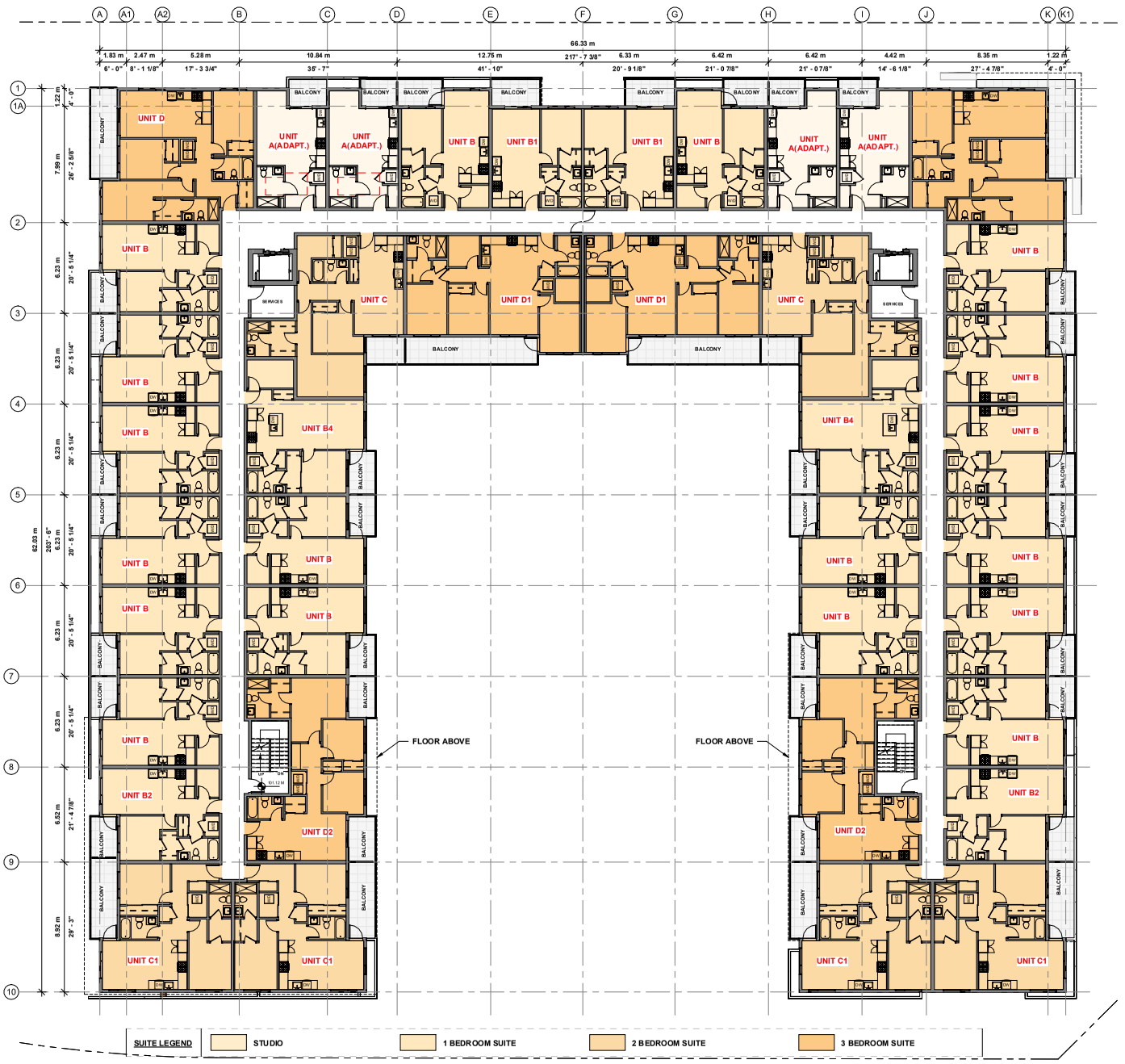
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SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

FLOOR PLAN LEVEL_2

DRAWING No.: **A-203** | **G**

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NOTES:

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No.		Description
	2024-01-17	F	DP RESUBMISSION
	2024-12-19	E	FOR DISCUSSION PURPOSES ONLY
	2024-10-29	D	FOR CLIENT REVIEW
	2024-10-25	D	FOR CLIENT REVIEW
	2024-08-09	C	DP RESUBMISSION
	2024-02-27	B	DP SUBMISSION
	2024-02-02	A	PRELIMINARY DRAWINGS

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20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

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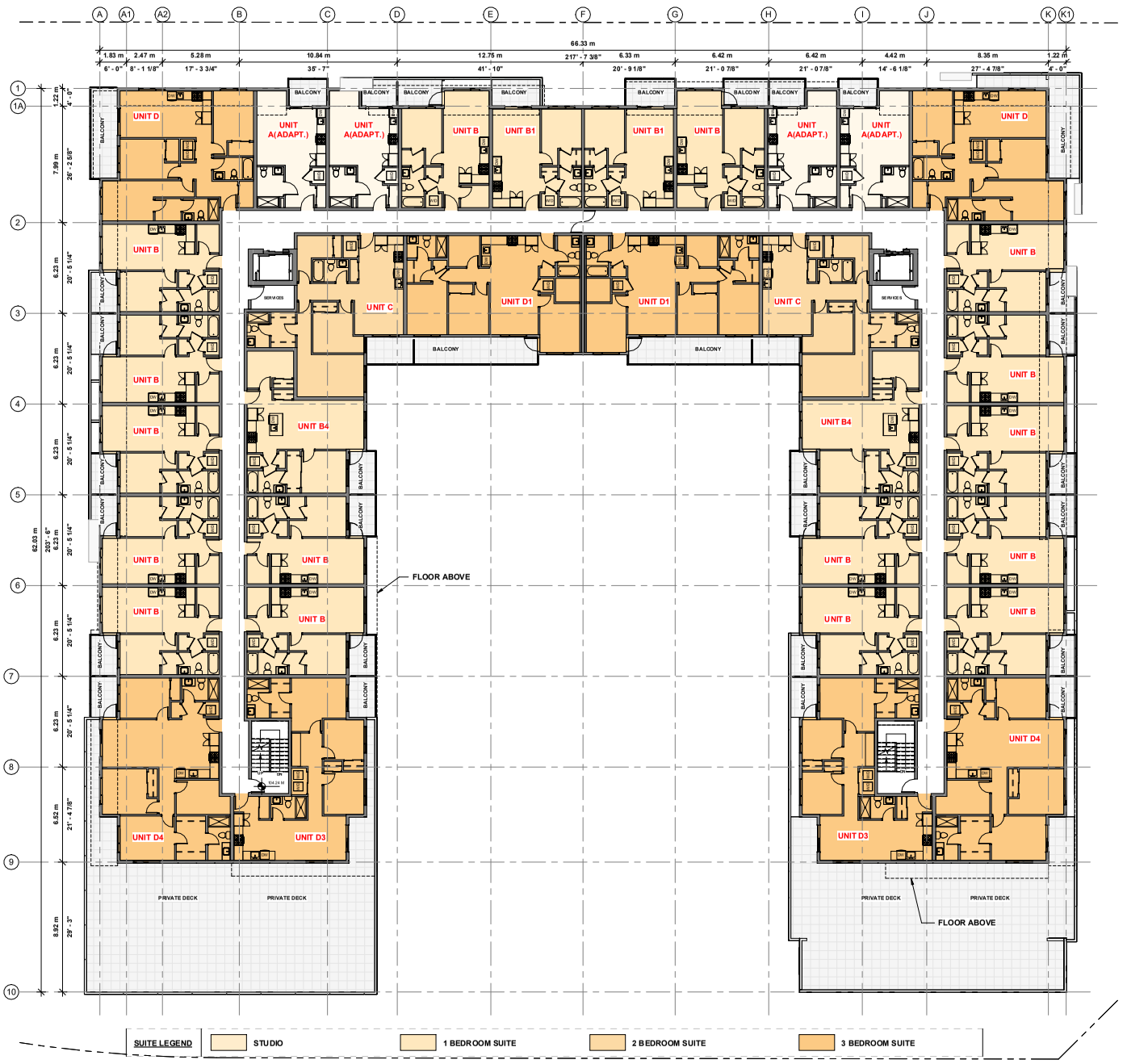
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CHECKED:	DS
SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

FLOOR PLAN LEVEL_3

DRAWING No.		
A-204	G	N

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NOTES:

For Report to Council

No.		Description
	2025-01-21	DP RESUBMISSION
	2024-12-19	FOR DISCUSSION PURPOSES ONLY
	2024-10-29	FOR CLIENT REVIEW
	2024-10-25	FOR CLIENT REVIEW
	2024-08-06	DP RESUBMISSION
	2024-02-27	DP SUBMISSION
	2024-02-02	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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CLIENT:

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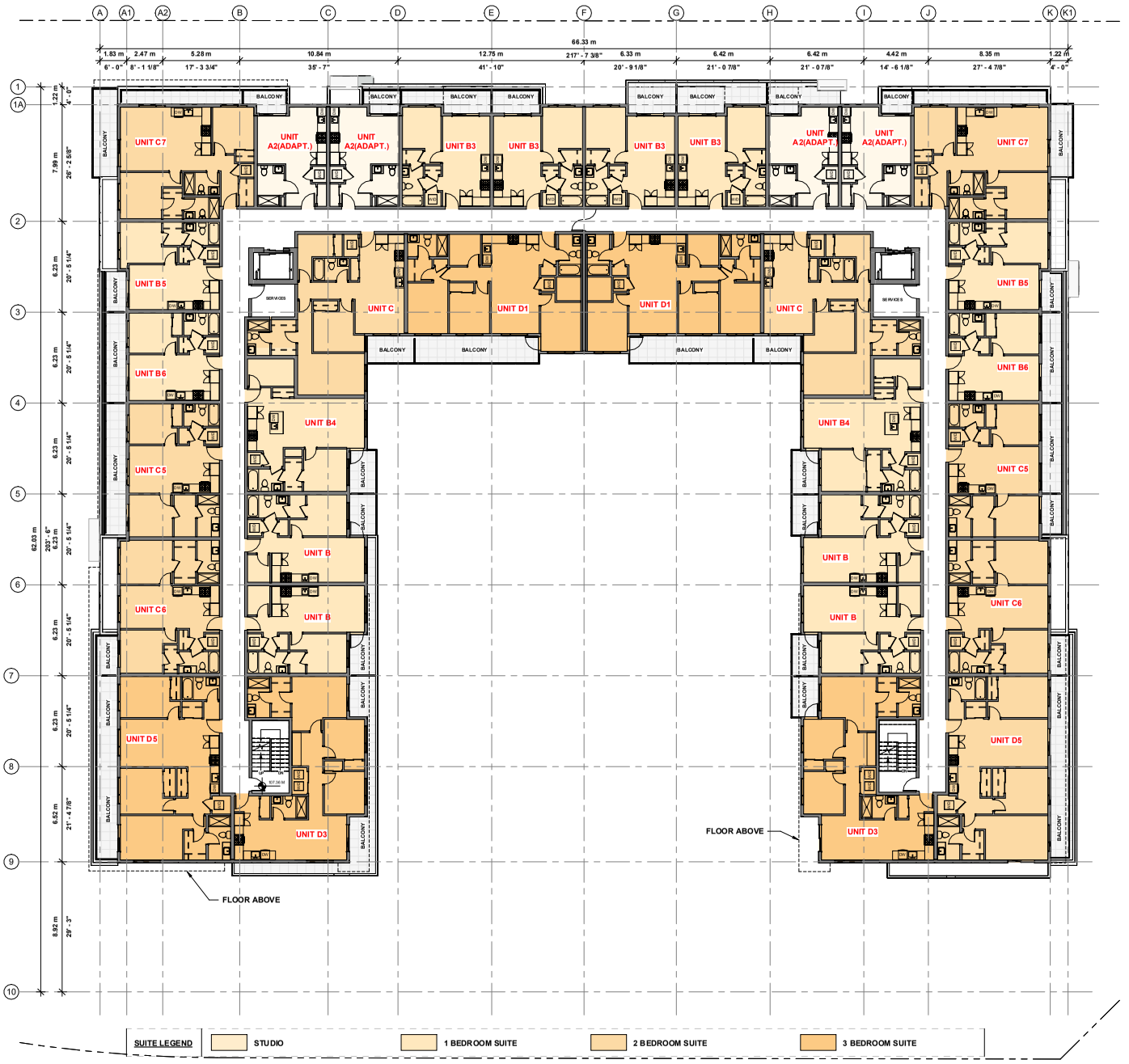
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CHECKED:	DS
SCALE:	As indicated
JOB NO.:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

FLOOR PLAN LEVEL 4

DRAWING No.		
A-205	G	N

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SUITE LEGEND | STUDIO | 1 BEDROOM SUITE | 2 BEDROOM SUITE | 3 BEDROOM SUITE

1 / A-206 LEVEL-5 3/32" = 1'-0"

NOTES:

For Report to Council

No.		DESCRIPTION
2024-01-17	F	DP RESUBMISSION
2024-12-19	E	FOR DISCUSSION PURPOSES ONLY
2024-10-29	D	FOR CLIENT REVIEW
2024-10-25	D	FOR CLIENT REVIEW
2024-08-09	C	DP RESUBMISSION
2024-02-27	B	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

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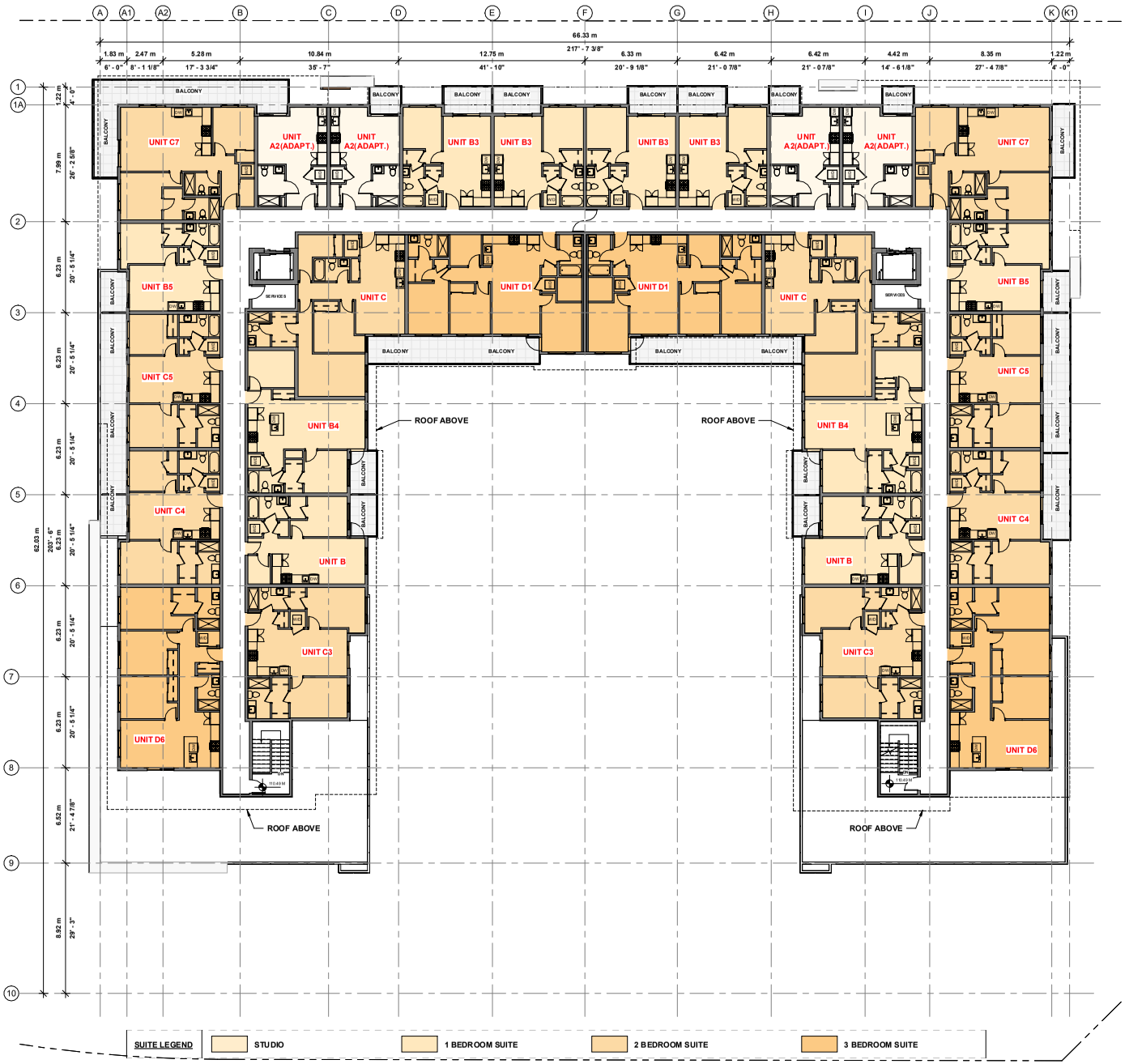
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SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

FLOOR PLAN LEVEL_5

DRAWING No.: **A-206** | **G**

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1 A-207 LEVEL-6 3/32" = 1'-0"

NOTES:

For Report to Council

No.		DESCRIPTION
2024-01-2		DP RESUBMISSION
2024-12-19		FOR DISCUSSION PURPOSES ONLY
2024-10-29		FOR CLIENT REVIEW
2024-10-25		FOR CLIENT REVIEW
2024-08-09		DP RESUBMISSION
2024-02-27		DP SUBMISSION
2024-02-02		PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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MULTI FAMILY DEVELOPMENT

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CLIENT:

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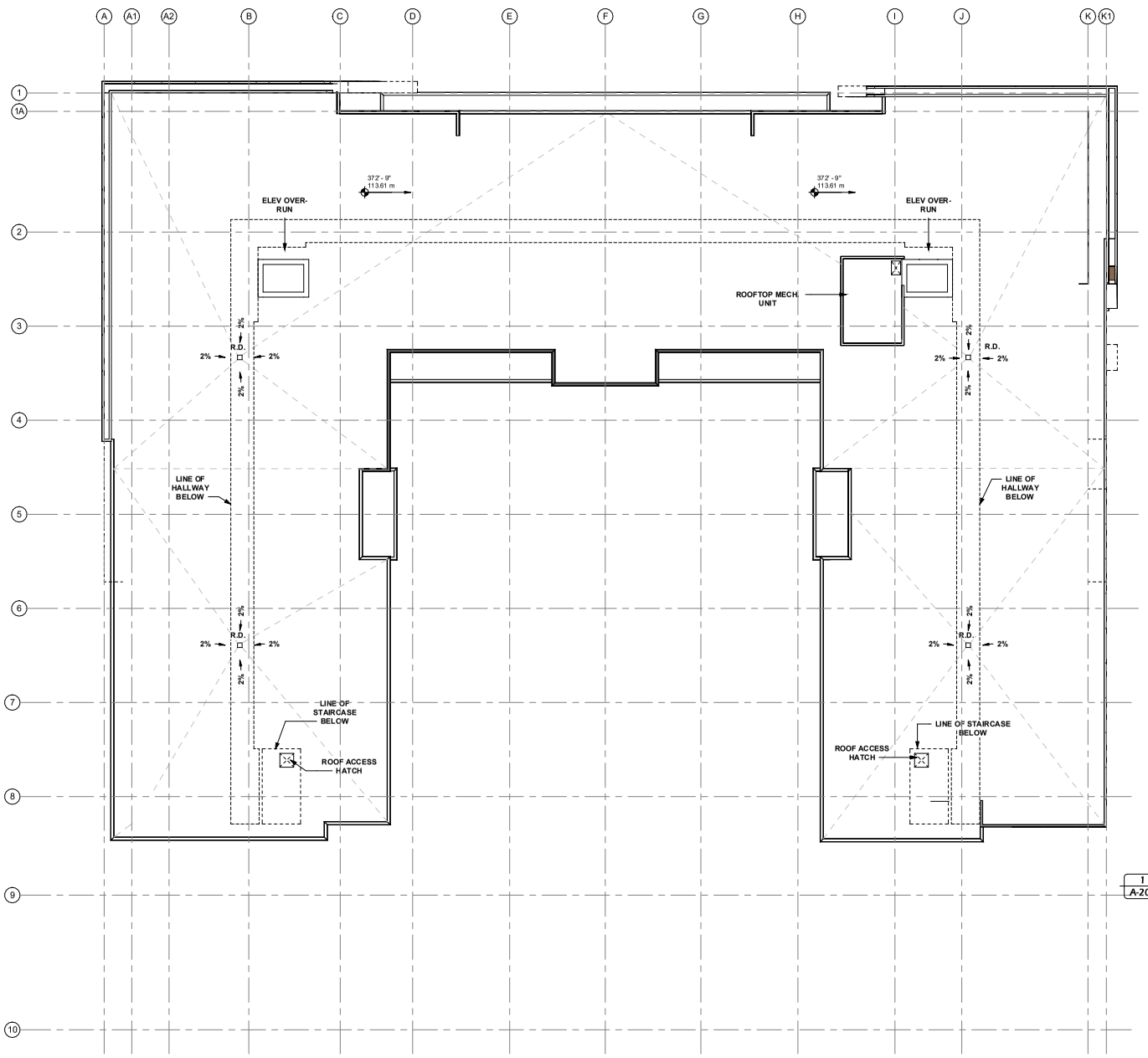
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CHECKED:	DS
SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

FLOOR PLAN LEVEL 6

DRAWING No.		
A-207	G	N

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1 A-208 LEVEL-ROOF 3/32" = 1'-0"

NOTES:

For Report to Council

NO.	DESCRIPTION
2024-01-2	DP RESUBMISSION
2024-12-19	FOR DISCUSSION PURPOSES ONLY
2024-10-29	FOR CLIENT REVIEW
2024-10-25	FOR CLIENT REVIEW
2024-08-09	DP RESUBMISSION
2024-02-27	DP SUBMISSION
2024-02-02	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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CLIENT:

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DRAWN:	SO
CHECKED:	DS
SCALE:	3/32" = 1'-0"
JOB NO:	LAN - 026 A
DATE:	JULY 2023

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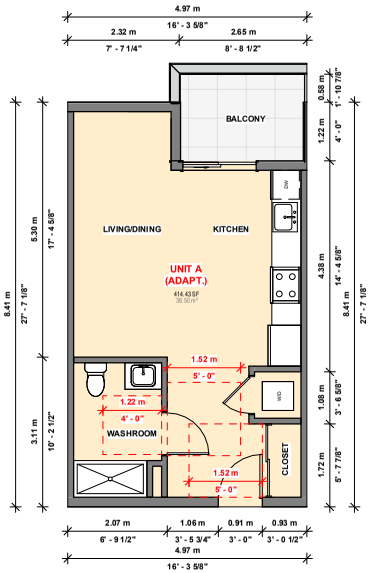
FLOOR PLAN LEVEL_ROOF

F1.1

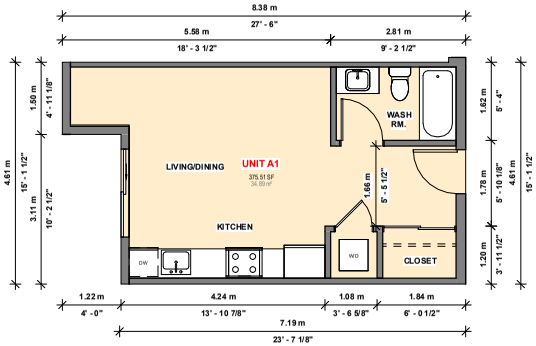
DRAWING No.: **A-208** | **G**

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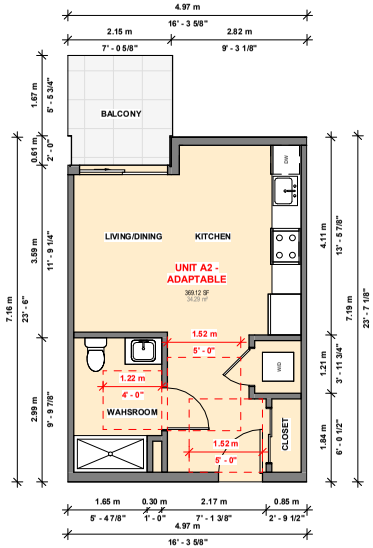
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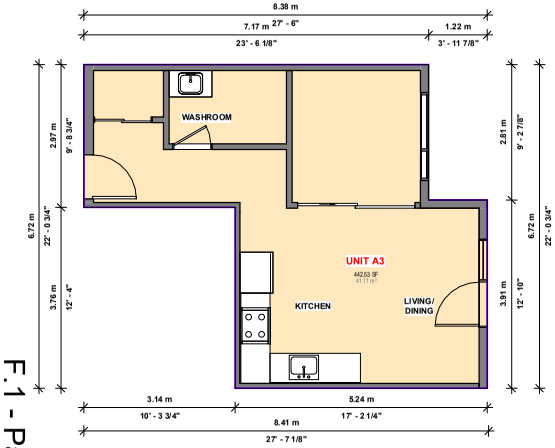
1 A-220 **UNIT- A (ADAPTABLE)** 1/4" = 1'-0"



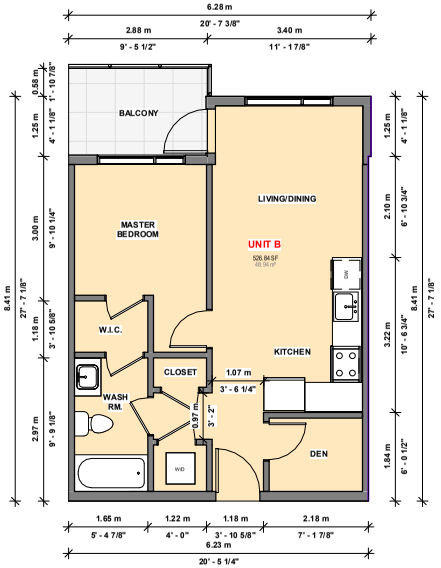
2 A-220 **UNIT- A1** 1/4" = 1'-0"



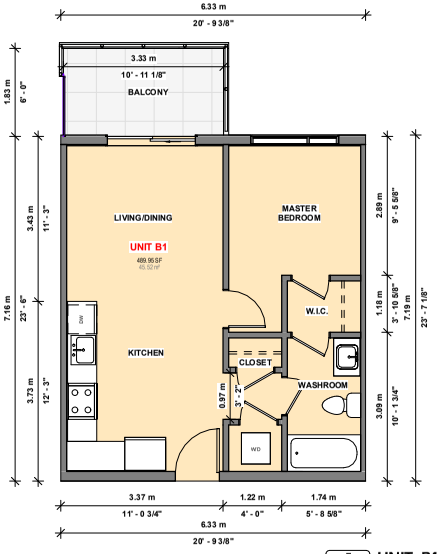
3 A-220 **UNIT- A2 (ADAPTABLE)** 1/4" = 1'-0"



6 A-220 **UNIT- A3** 1/4" = 1'-0"



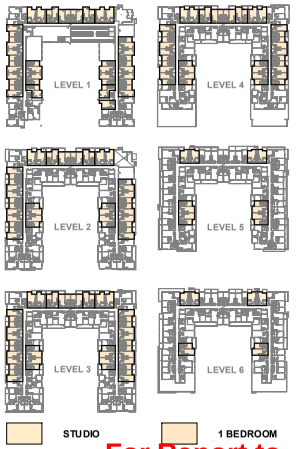
4 A-220 **UNIT- B** 1/4" = 1'-0"



5 A-220 **UNIT- B1** 1/4" = 1'-0"

F.1 - Page 36

NOTES:



For Report to Council

2024-12-17	F	FOR RE-SUBMISSION
2024-12-16	E	FOR DISCUSSION PURPOSES ONLY
2024-10-29	D	FOR CLIENT REVIEW
2024-10-25	D	FOR CLIENT REVIEW
2024-08-09	C	DP RESUBMISSION
2024-02-27	B	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

DRAWN:	SO
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SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

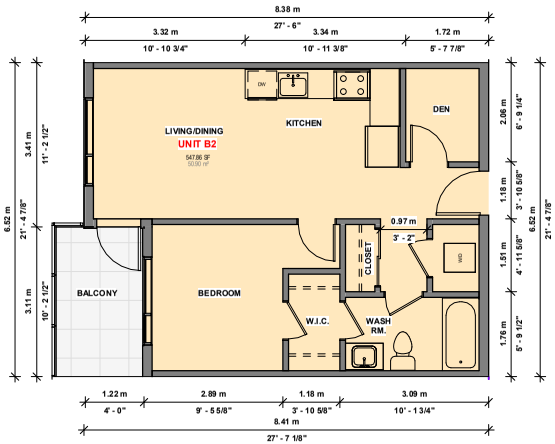
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UNIT PLANS F1

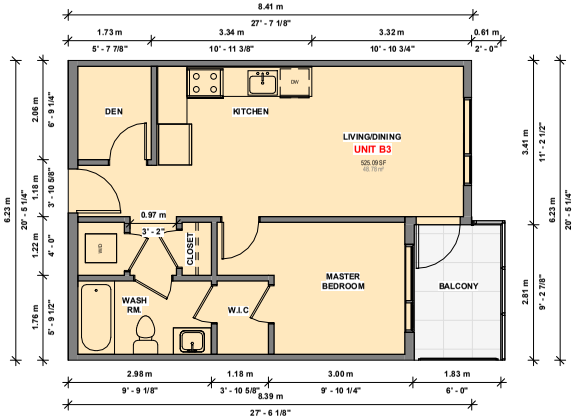
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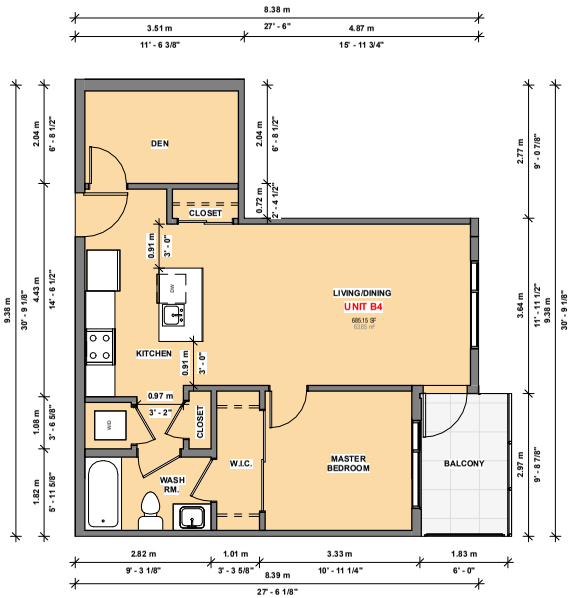
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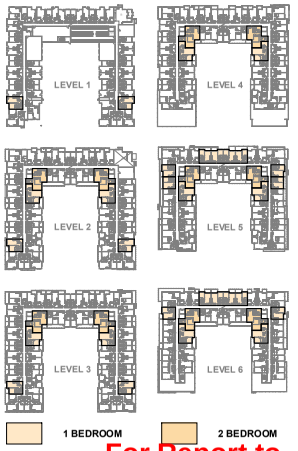
6 A-221 UNIT- B2 1/4" = 1'-0"

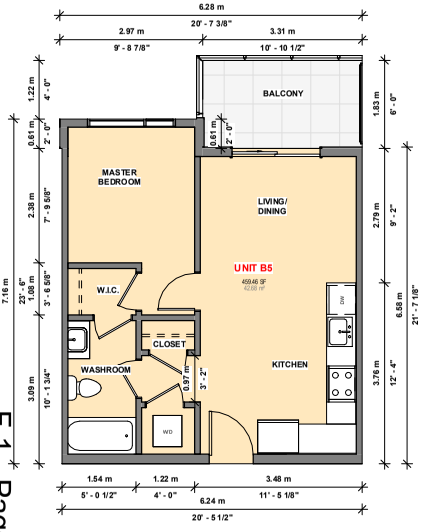


1 A-221 UNIT- B3 1/4" = 1'-0"

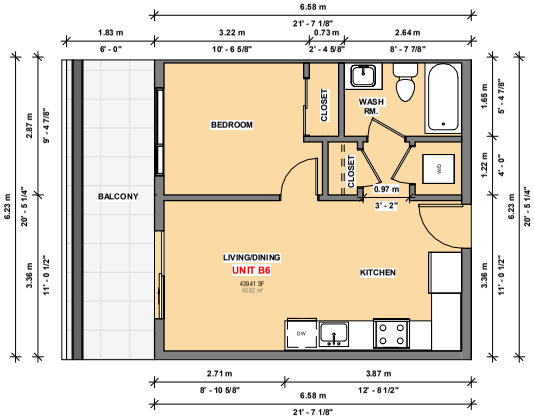


2 A-221 UNIT- B4 1/4" = 1'-0"

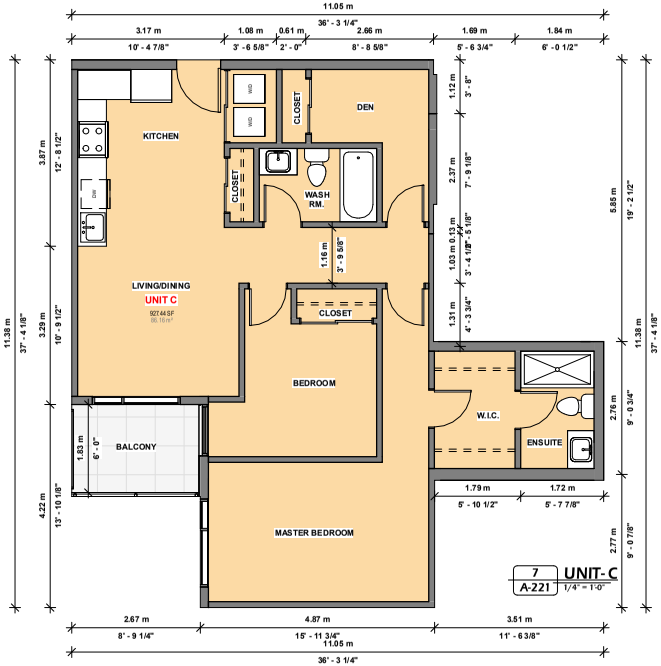




3 A-221 UNIT- B5 1/4" = 1'-0"



4 A-221 UNIT- B6 1/4" = 1'-0"



7 A-221 UNIT- C 1/4" = 1'-0"

NOTES:

For Report to Council

2024-01-25	F	DP RESUBMISSION
2024-12-19	E	FOR DISCUSSION PURPOSES ONLY
2024-10-29	D	FOR CLIENT REVIEW
2024-10-25	D	FOR CLIENT REVIEW
2024-08-09	C	DP RESUBMISSION
2024-02-27	B	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

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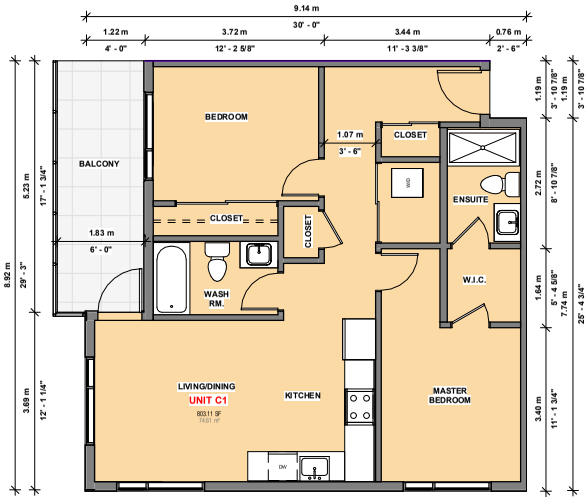
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SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

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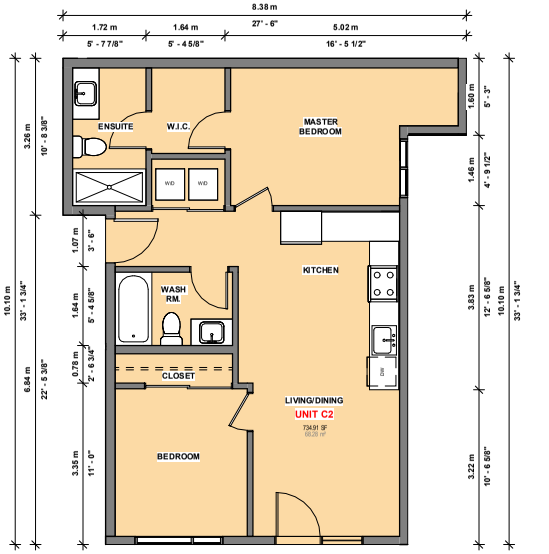
UNIT PLANS F1

DRAWING No.: **A-221** **G**

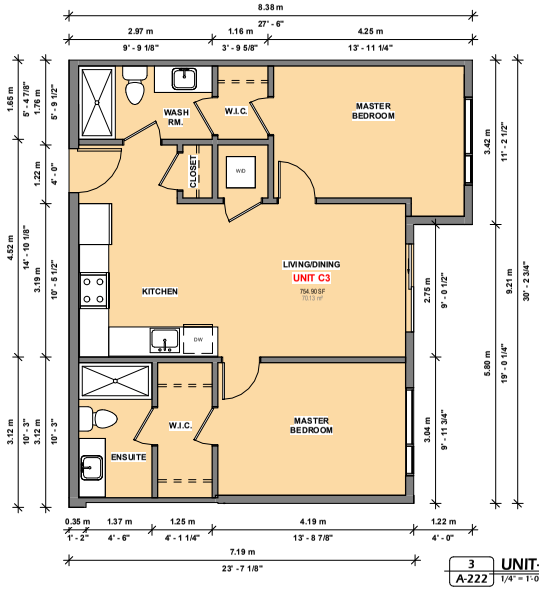
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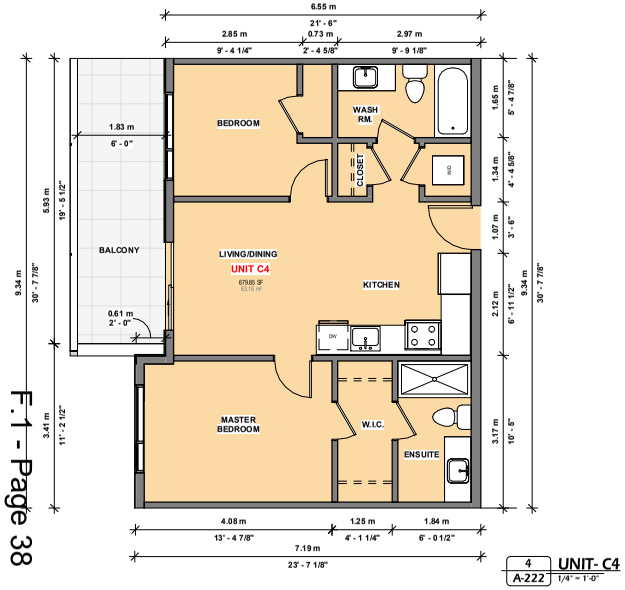
1 A-222 UNIT- C1 1/4" = 1'-0"



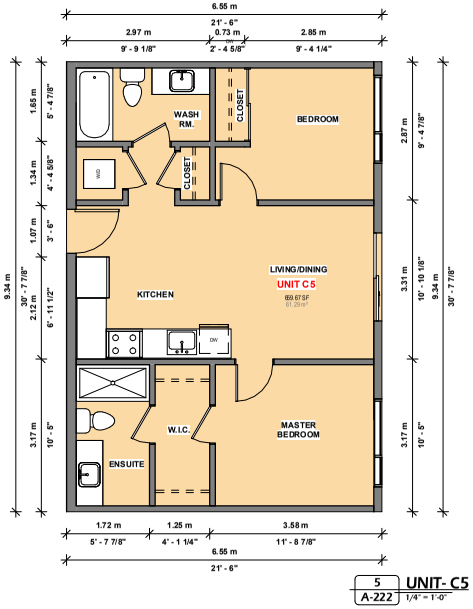
2 A-222 UNIT- C2 1/4" = 1'-0"



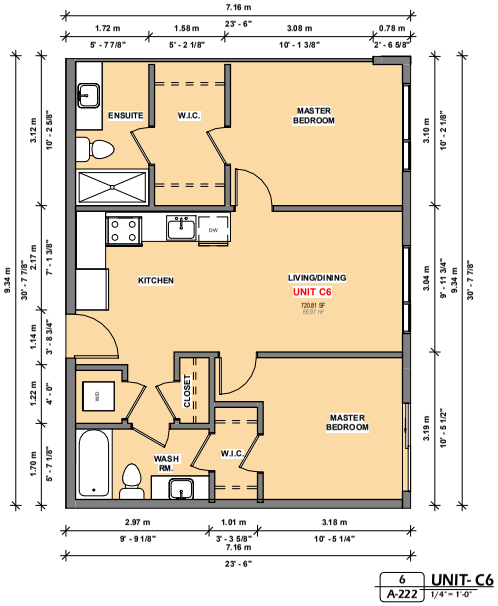
3 A-222 UNIT- C3 1/4" = 1'-0"



4 A-222 UNIT- C4 1/4" = 1'-0"



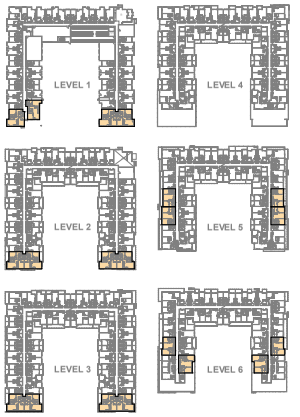
5 A-222 UNIT- C5 1/4" = 1'-0"



6 A-222 UNIT- C6 1/4" = 1'-0"

F.1 - Page 38

NOTES:



For Report to Council

2024-12-17	H	FOR RE-SUBMISSION
2024-12-16	G	FOR DISCUSSION PURPOSES ONLY
2024-10-29	F	FOR CLIENT REVIEW
2024-10-25	E	FOR CLIENT REVIEW
2024-08-09	D	DP RE-SUBMISSION
2024-02-27	C	DP SUBMISSION
2024-02-05	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
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GROUP 161

DF ARCHITECTURE | ATELIER PACIFIC ARCHITECTURE | BARNETT DEMBEK ARCHITECTS

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

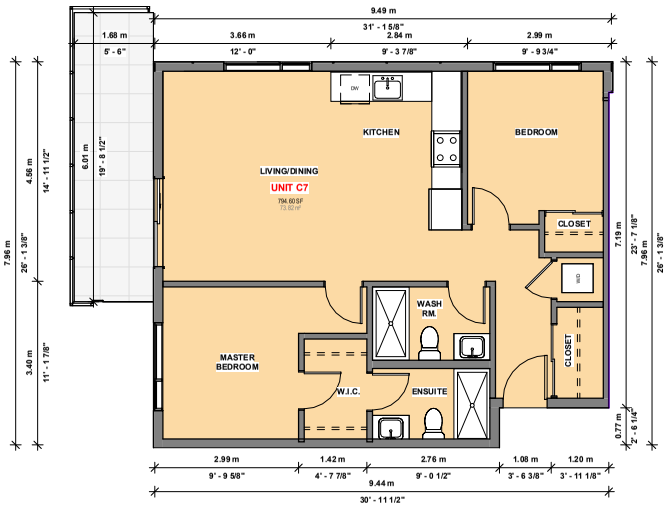
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JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

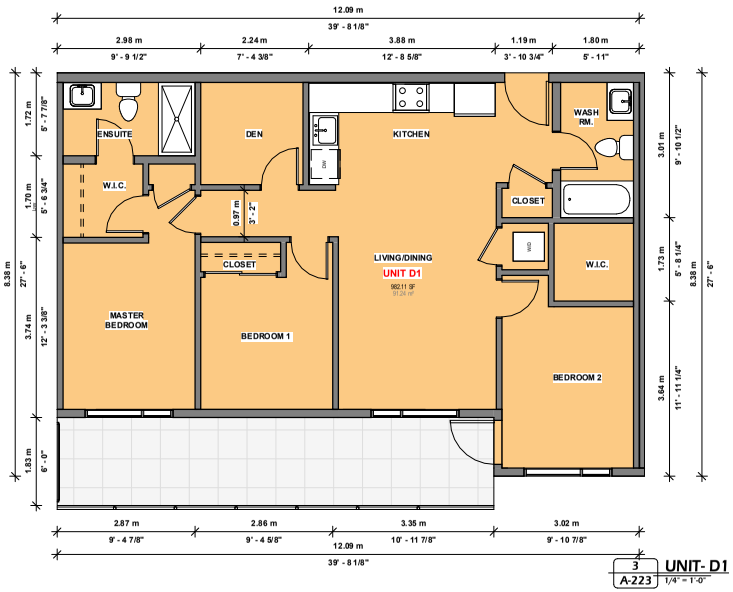
UNIT PLANS

DRAWING No.: **A-222** | **G**

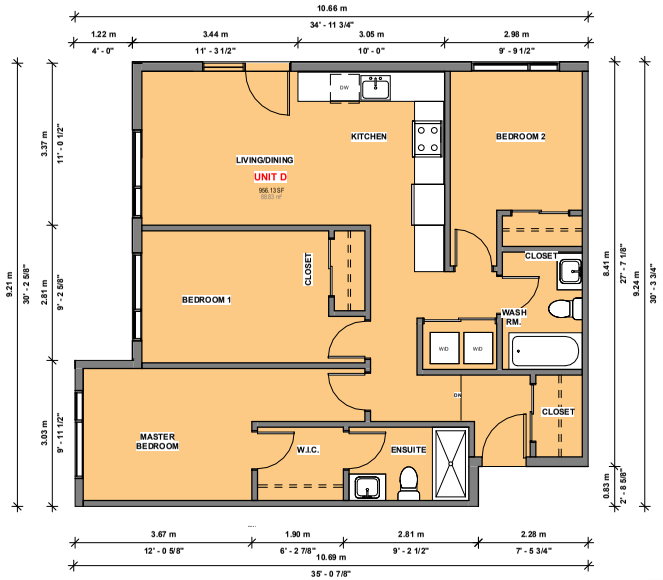
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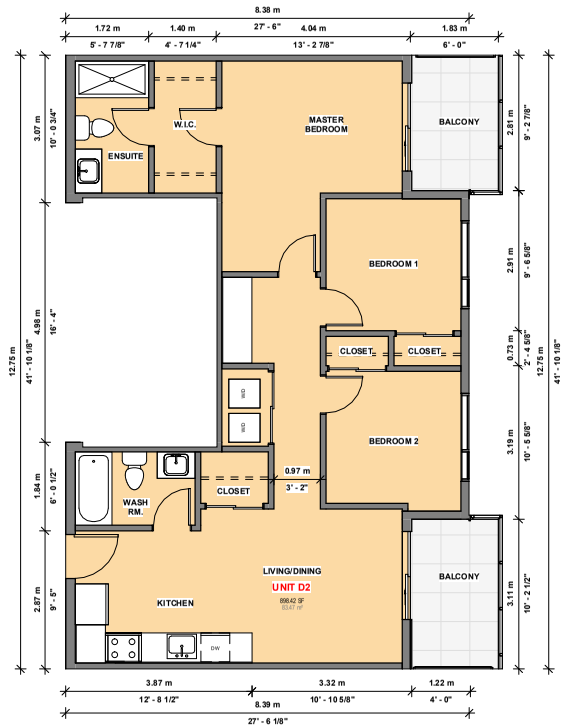
1 A-223 UNIT- C7 1/4" = 1'-0"



3 A-223 UNIT- D1 1/4" = 1'-0"

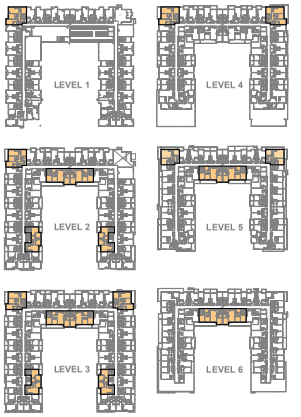


2 A-223 UNIT- D 1/4" = 1'-0"



4 A-223 UNIT- D2 1/4" = 1'-0"

NOTES:



For Report to Council

No.	Description
2024-01-17	1 DP RE SUBMISSION
2024-12-19	2 FOR DISCUSSION PURPOSES ONLY
2024-10-29	3 FOR CLIENT REVIEW
2024-10-25	4 FOR CLIENT REVIEW
2024-08-09	5 DP RE SUBMISSION
2024-02-27	6 DP SUBMISSION
2024-02-02	A PRELIMINARY DRAWINGS

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20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

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DRAWN:	SO
CHECKED:	DS
SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

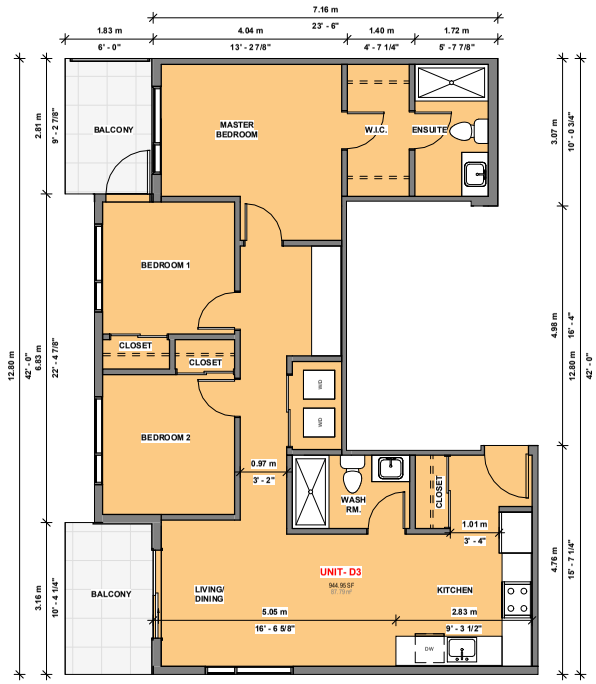
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UNIT PLANS F1

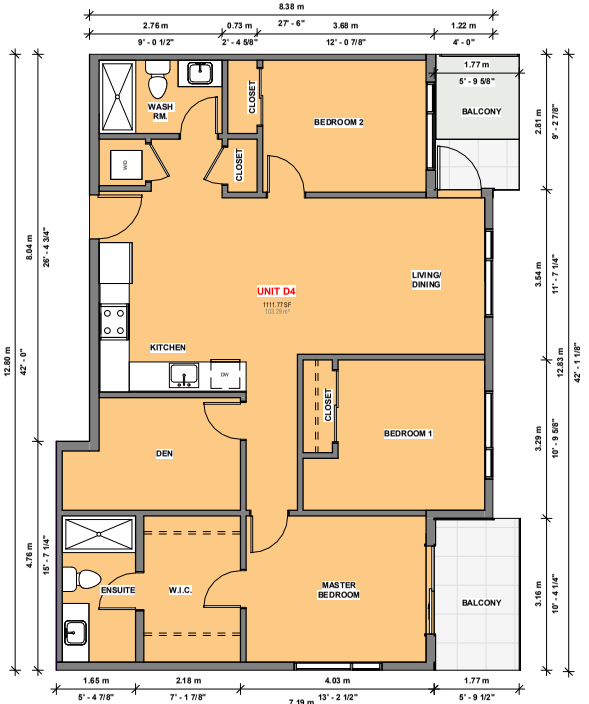
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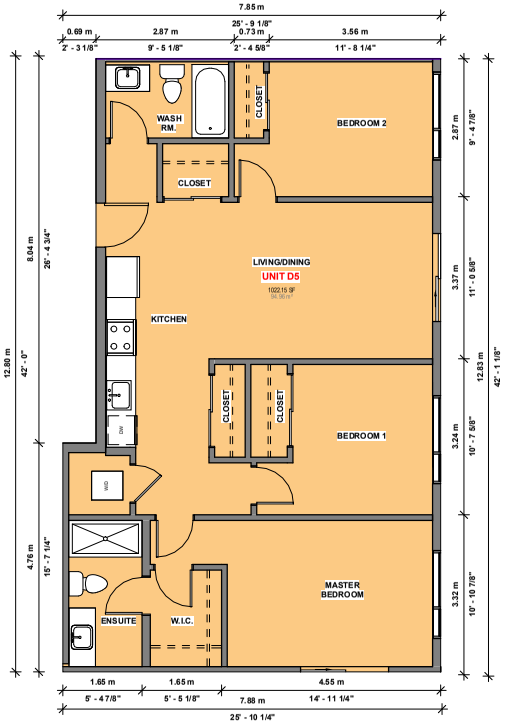
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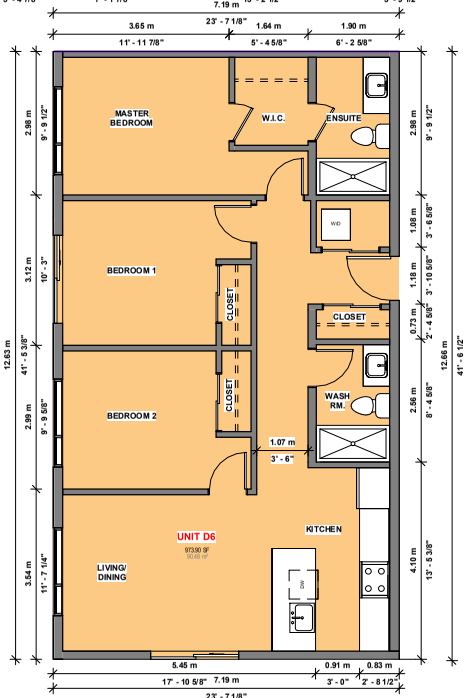
1 A-224 UNIT- D3 1/4" = 1'-0"



2 A-224 UNIT- D4 1/4" = 1'-0"

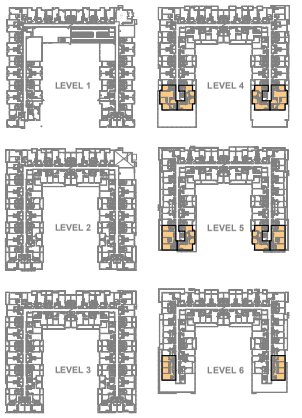


3 A-224 UNIT- D5 1/4" = 1'-0"



4 A-224 UNIT- D6 1/4" = 1'-0"

NOTES:



3 BEDROOM

For Report to Council

2024-07-17	F	DP RESUBMISSION
2024-12-19	E	FOR DISCUSSION PURPOSES ONLY
2024-10-29	D	FOR CLIENT REVIEW
2024-10-25	C	FOR CLIENT REVIEW
2024-08-09	B	DP RESUBMISSION
2024-02-27	A	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

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SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

UNIT PLANS F1

DRAWING No.: **A-224** **G**

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1 A-300 NORTH ELEVATION (FROM 72 AVENUE) 3/32" = 1'-0"

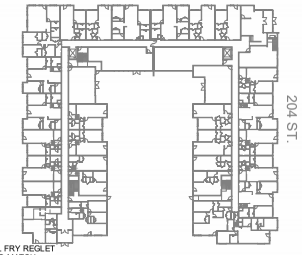


2 A-300 EAST ELEVATION (FROM 204 STREET) 3/32" = 1'-0"

SCHEDULE OF FINISHES

1. COLORPLUS HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: OLYMPUS WHITE SW 6253 - REVEAL COLOR MATCHED OR EQUIVALENT.
2. COLORPLUS HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: EARL GREY SW 7660 - REVEAL COLOR MATCHED OR EQUIVALENT.
3. COLORPLUS HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: GRIZZLE GREY SW 7068 - REVEAL COLOR MATCHED OR EQUIVALENT.
4. COLORPLUS JAMES HARDIE PLANK LAP SIDING COLOR TO MATCH: GRIZZLE GREY SW 7068 OR EQUIVALENT.
5. OLD CHERRY RUSTICSERIES WOODTONE JAMES HARDIE OR EQUIVALENT.
6. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: GRIZZLE GREY SW 7068 OR EQUIVALENT.
7. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR : STANDARD BLACK OR EQUIVALENT.
8. PAINTED VINYL WINDOWS COLOR : STANDARD BLACK OR EQUIVALENT.
9. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH IRON ORE SW 7069OR EQUIVALENT.
10. POWDER COATED ALUMINIUM RAILING COLOR : STANDARD BLACK GLASS (TRANSPARENT) COLOR OR EQUIVALENT.
11. ALUMINIUM COVERED COLUMN TO MATCH COLOR: OLYMPUS WHITE SW 6253 OR EQUIVALENT.
12. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION OR EQUIVALENT.
13. FLASHINGS COLOR TO MATCH: OLYMPUS WHITE SW 6253 OR EQUIVALENT.
14. FLASHINGS COLOR TO MATCH: EARL GREY SW 7660 OR EQUIVALENT.
15. FLASHINGS COLOR TO MATCH: GRIZZLE GREY SW 7068 OR EQUIVALENT.
16. ARCHITECTURAL FINISH CONCRETE
17. SOFFIT - LONG BOARD DARK CHERRY OR EQUIVALENT.
18. VINYLE - SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: CEILING BRIGHT WHITE SW 7007 OR EQUIVALENT.
19. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM. COLOR TO MATCH CEILING BRIGHT WHITE SW 7007 OR EQUIVALENT.
20. ENTRY TRELLIS. REFER TO LANDSCAPE FOR MORE DETAILS OR EQUIVALENT.
21. WOOD PICHKET FENCE & GATE. REFER TO LANDSCAPE FOR MORE DETAIL.
22. GLASS AWNING C-CHANNEL CANOPY FRAME WITH TRANSPARENT GLASS COLOR TO MATCH BLACK STANDARD OR EQUIVALENT.
23. SPANDREL PANEL SOLOR TO MATCH EXTRA WHITE SW 7006 OR EQUIVALENT.

NOTES:



For Report to Council

2024-01-17	H	DP RESUBMISSION
2024-12-19	G	FOR DISCUSSION PURPOSES ONLY
2024-10-29	F	FOR CLIENT REVIEW
2024-10-25	E	FOR CLIENT REVIEW
2024-08-08	D	DP RESUBMISSION
2024-02-29	C	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.
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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

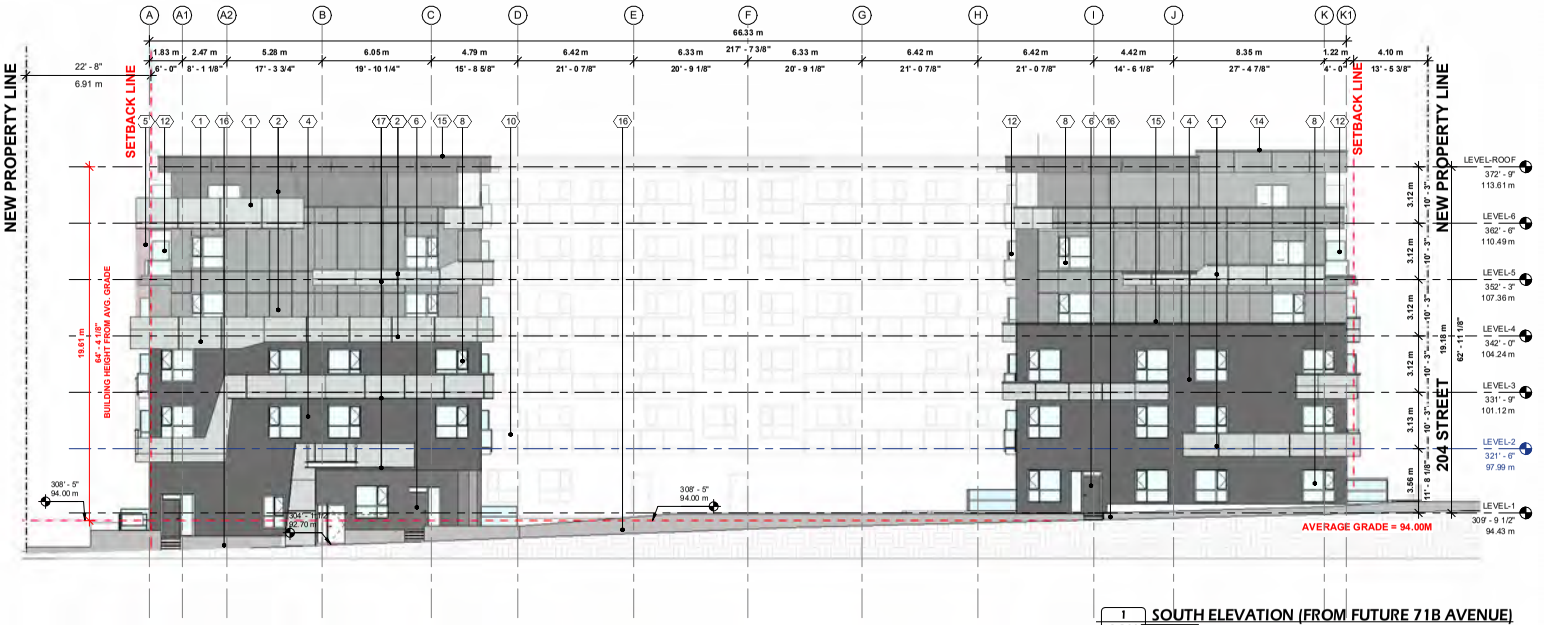
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SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

ELEVATIONS

DRAWING No.: **A-300** | **G**

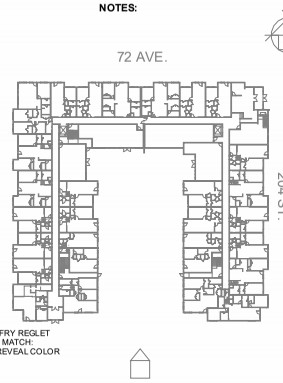
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1 A-301 SOUTH ELEVATION (FROM FUTURE 71B AVENUE) 3/32" = 1'-0"



2 A-301 WEST ELEVATION (FROM NEIGHBOURING LOT) 3/32" = 1'-0"



NOTES:

SCHEDULE OF FINISHES

1. COLORPLUS HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: OLYMPUS WHITE SW 6253 - REVEAL COLOR MATCHED OR EQUIVALENT.
2. COLORPLUS HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: EARL GREY SW 7660 - REVEAL COLOR MATCHED OR EQUIVALENT.
3. COLORPLUS HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: GRIZZLE GREY SW 7068 - REVEAL COLOR MATCHED OR EQUIVALENT.
4. COLORPLUS JAMES HARDIE PLANK LAP SIDING COLOR TO MATCH: GRIZZLE GREY SW 7068 OR EQUIVALENT.
5. OLD CHERRY RUSTICSERIES WOODTONE JAMES HARDIE OR EQUIVALENT.
6. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: GRIZZLE GREY SW 7068 OR EQUIVALENT.
7. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR : STANDARD BLACK OR EQUIVALENT.
8. PAINTED VINYL WINDOWS COLOR : STANDARD BLACK OR EQUIVALENT.
9. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH IRON ORE SW 7069OR EQUIVALENT.
10. POWDER COATED ALUMINIUM RAILING COLOR : STANDARD BLACK GLASS (TRANSPARENT) COLOR OR EQUIVALENT.
11. ALUMINIUM COVERED COLUMN TO MATCH COLOR: OLYMPUS WHITE SW 6253 OR EQUIVALENT.
12. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION OR EQUIVALENT.
13. FLASHINGS COLOR TO MATCH: OLYMPUS WHITE SW 6253 OR EQUIVALENT.
14. FLASHINGS COLOR TO MATCH: EARL GREY SW 7660 OR EQUIVALENT.
15. FLASHINGS COLOR TO MATCH: GRIZZLE GREY SW 7068 OR EQUIVALENT.
16. ARCHITECTURAL FINISH CONCRETE
17. SOFFIT - LONG BOARD DARK CHERRY OR EQUIVALENT.
18. VINYLE - SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: CEILING BRIGHT WHITE SW 7007 OR EQUIVALENT.
19. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM. COLOR TO MATCH CEILING BRIGHT WHITE SW 7007 OR EQUIVALENT.
20. ENTRY TRELLIS, REFER TO LANDSCAPE FOR MORE DETAILS OR EQUIVALENT.
21. WOOD PICKET FENCE & GATE, REFER TO LANDSCAPE FOR MORE DETAIL.
22. GLASS AWNING C-CHANNEL CANOPY FRAME WITH TRANSPARENT GLASS COLOR TO MATCH BLACK STANDARD OR EQUIVALENT.
23. SPANDREL PANEL SOLOR TO MATCH EXTRA WHITE SW 7006 OR EQUIVALENT.

For Report to Council

2024-11-21	M	DP RESUBMISSION
2024-12-19	N	FOR DISCUSSION PURPOSES ONLY
2024-10-29	O	FOR CLIENT REVIEW
2024-10-25	P	FOR CLIENT REVIEW
2024-08-09	Q	DP RESUBMISSION
2024-02-27	R	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.
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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

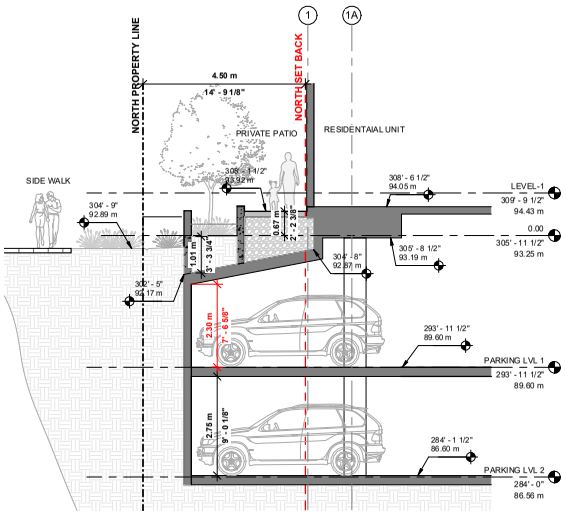
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DATE:	JULY 2023

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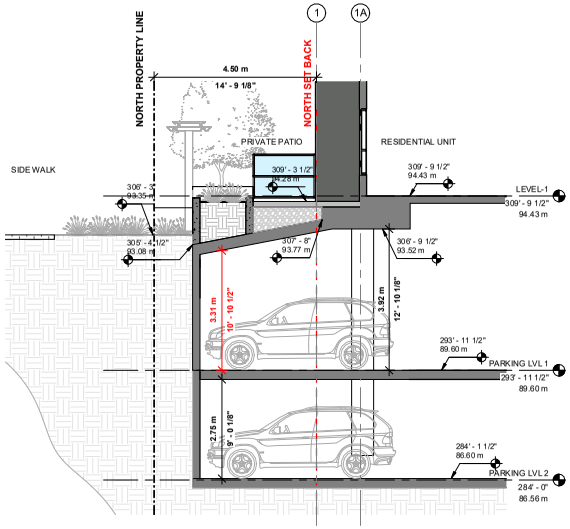
ELEVATIONS

DRAWING No.: **A-301** | **G**

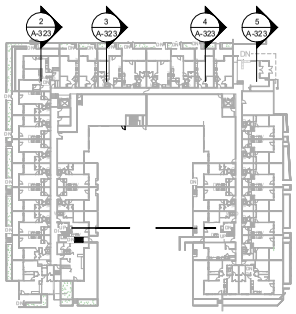
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2 A-323 North Section 1
3/16" = 1'-0"



3 A-323 North Section 2
3/16" = 1'-0"



NOTES:

For Report to Council

2024-07-17	F	DP RE SUBMISSION
2024-12-16	E	FOR DISCUSSION PURPOSES ONLY
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2024-08-09	B	DP RE SUBMISSION
2024-02-27	A	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

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ISLE OF MANN PROPERTY GROUP

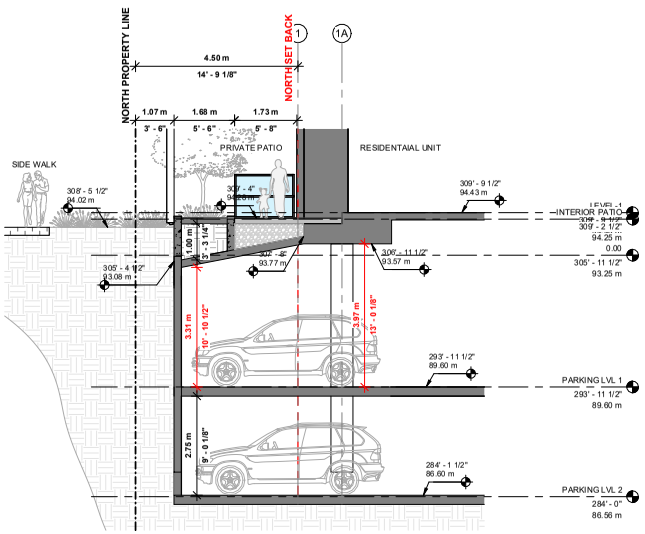
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DRAWN:	SO
CHECKED:	DS
SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

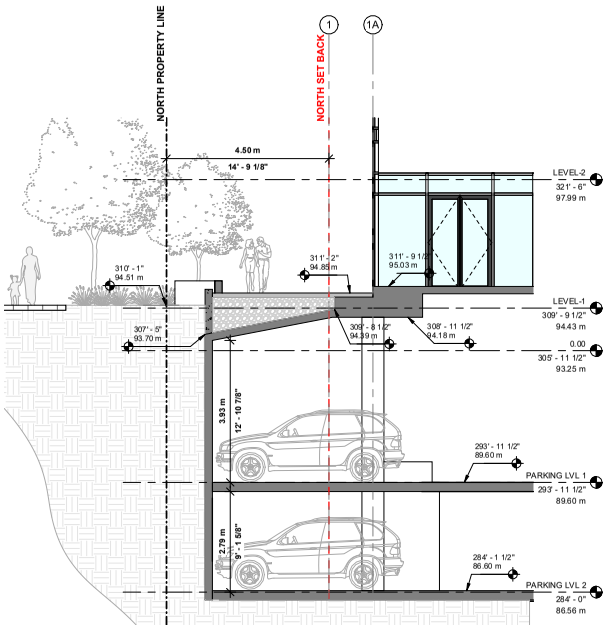
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SITE SECTIONS

DRAWING No.: A-323 | G

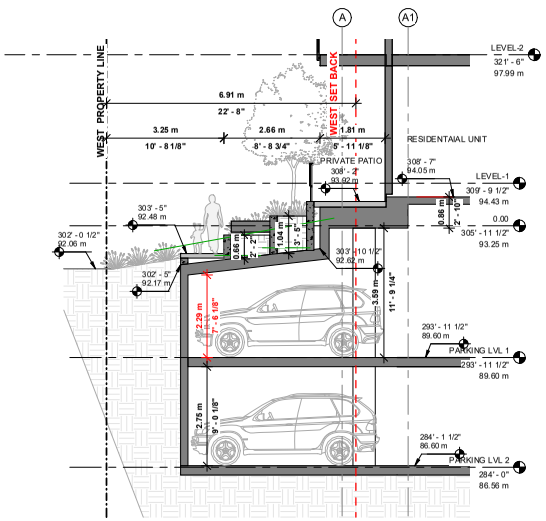


4 A-323 North Section 3
3/16" = 1'-0"

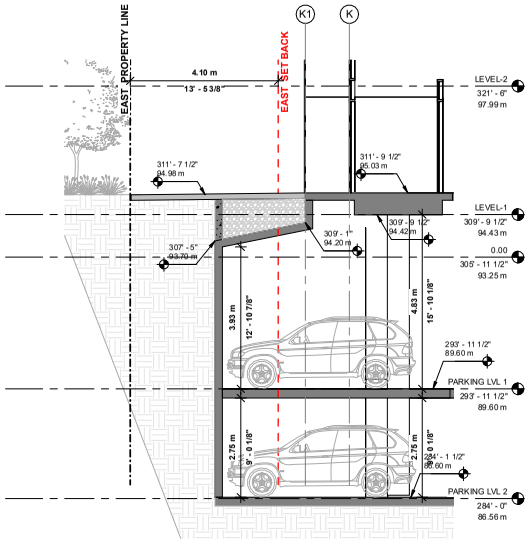


5 A-323 North Section 4
3/16" = 1'-0"

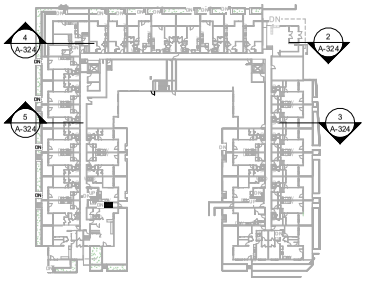
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4 A-324 West Section 4
3/16" = 1'-0"



2 A-324 East Section 2
3/16" = 1'-0"



NOTES:

For Report to Council

No.	Description	Date
1	DP RE SUBMISSION	2024-01-23
2	FOR DISCUSSION PURPOSES ONLY	2024-12-19
3	FOR CLIENT REVIEW	2024-10-29
4	FOR CLIENT REVIEW	2024-10-23
5	DP RE SUBMISSION	2024-08-09
6	DP SUBMISSION	2024-02-27
A	PRELIMINARY DRAWINGS	2024-02-02

DF ARCHITECTURE INC.

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GROUP 161

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

DRAWN:	SO
CHECKED:	DS
SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

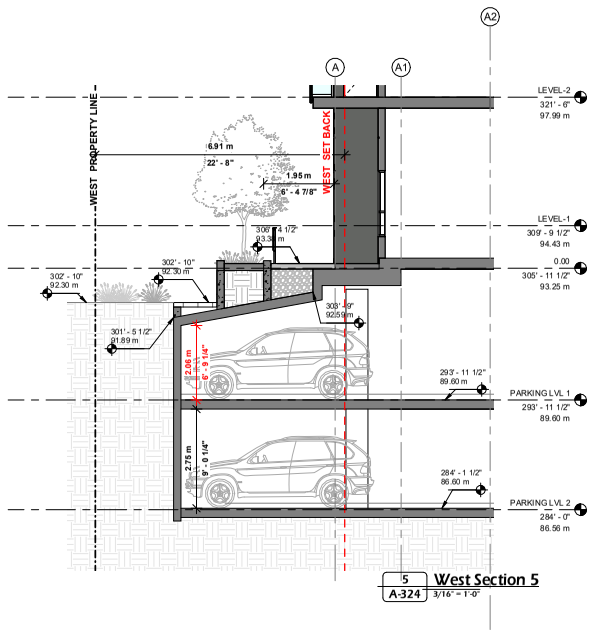
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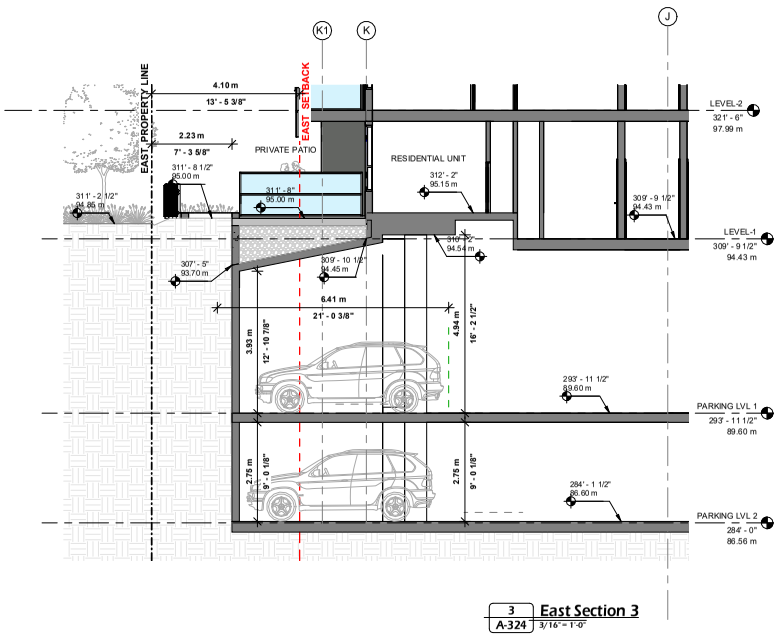
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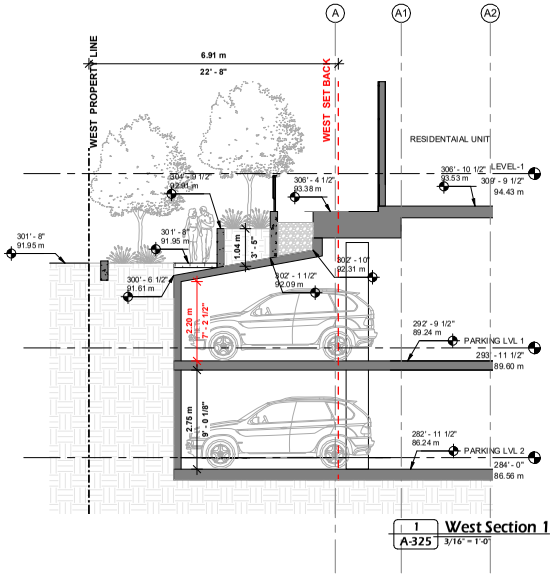
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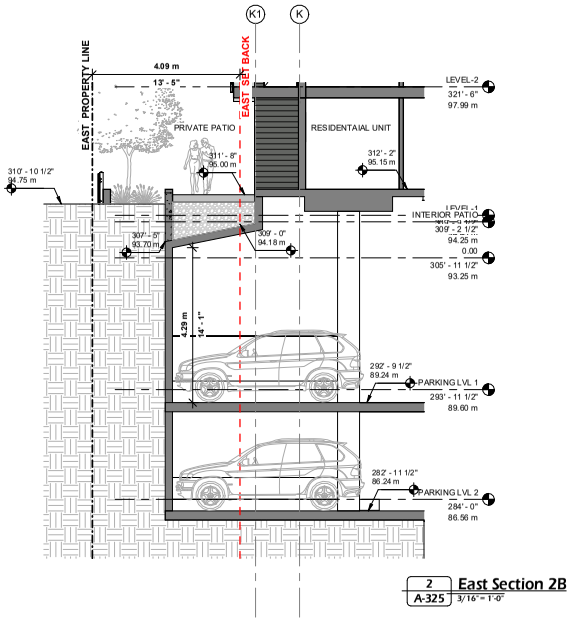
5 A-324 West Section 5
3/16" = 1'-0"



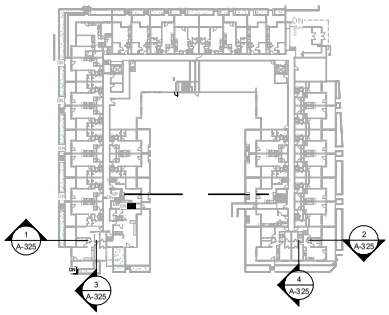
3 A-324 East Section 3
3/16" = 1'-0"



1 A-325 West Section 1
3/16" = 1'-0"



2 A-325 East Section 2B
3/16" = 1'-0"



NOTES:

For Report to Council

2024-07-17	D	DP RE SUBMISSION
2024-12-16	C	FOR DISCUSSION PURPOSES ONLY
2024-10-29	B	FOR CLIENT REVIEW
2024-10-25	B	FOR CLIENT REVIEW
2024-08-06	C	DP RE SUBMISSION
2024-02-27	B	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

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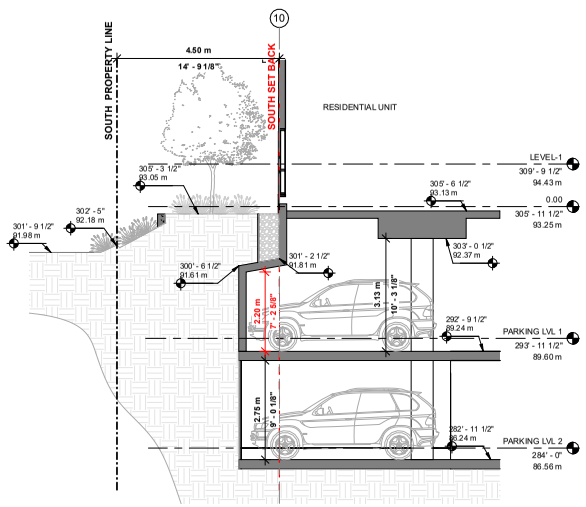
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SCALE:	As indicated
JOB NO:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

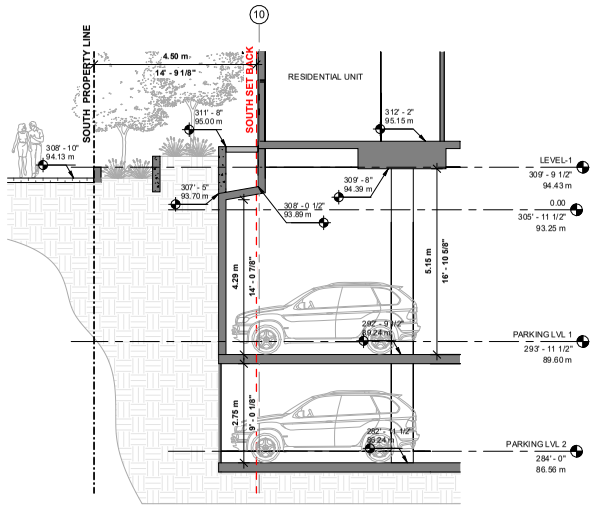
SITE SECTIONS

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3 A-325 South Section 3
3/16" = 1'-0"



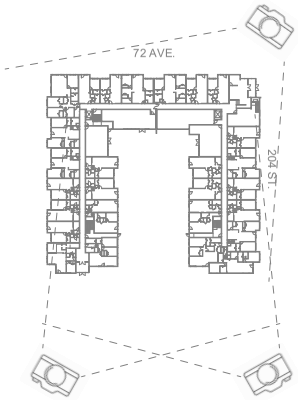
4 A-325 South Section 4
3/16" = 1'-0"







NOTES:



For Report to Council

NO.	DESCRIPTION
2025-01-21	F DP RESUBMISSION
2024-12-19	E FOR DISCUSSION PURPOSES ONLY
2024-10-29	D FOR CLIENT REVIEW
2024-08-09	C DP RESUBMISSION
2024-02-27	B DP SUBMISSION
2024-02-02	A PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

DRAWN:	SO
CHECKED:	DS
SCALE:	1" = 60'-0"
JOB NO.:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

3D VIEWS

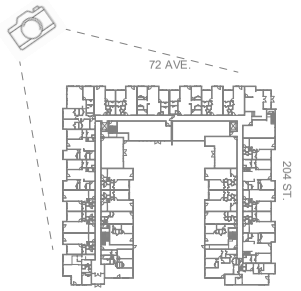
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NOTES:



For Report to Council

2025-01-21	G	DP RESUBMISSION
2024-12-18	F	FOR DISCUSSION PURPOSES ONLY
2024-10-28	E	FOR CLIENT REVIEW
2024-08-09	D	DP RESUBMISSION
2024-02-29	B	DP SUBMISSION
2024-02-02	A	PRELIMINARY DRAWINGS

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PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVEnue, Langley, BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

DRAWN:	SO
CHECKED:	DS
SCALE:	1" = 60'-0"
JOB NO.:	LAN - 026 A
DATE:	JULY 2023

SHEET TITLE:

3D VIEWS

DRAWING No.: **A-351** | **G**

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TREE SCHEDULE

PMG PROJECT NUMBER: 23-175

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	12	ACER JAPONICUM 'VITIFOLIUM'	FULLMOON MAPLE	6CM CAL; B&B
	5	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6CM CAL; B&B
	16	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW'	GREEN ARROW NOOTKA CYPRESS	2.5M HT; B&B
	4	CRYPTOMERIA JAPONICA 'BLACK DRAGON'	BLACK DRAGON JAPANESE CEDAR	2.5M HT
	6	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	6CM CAL; 1.5M STD; B&B
	5	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	2	PINUS NIGRA 'SELECT GREEN'	SELECT GREEN AUSTRIAN BLACK PINE	2.5M HT; B&B
	4	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6CM CAL; B&B

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

NOTE:
GROSS SITE AREA: 1.77 AC.
30 REPLACEMENT TREES REQUIRED PER AC. GROSS DEVELOPABLE AREA
53 REPLACEMENT TREES REQUIRED
54 REPLACEMENT TREES PROVIDED
27 CONIFEROUS / 27 DECIDUOUS

TREES


ACER JAPONICUM 'VITIFOLIUM'


AMELANCHIER x 'AUTUMN BRILLIANCE'


CHAMAECYPARIS N. 'PENDULA'


CRYPTOMERIA J. 'BLACK DRAGON'


PARROTIA PERSICA 'RUBY VASE'


PICEA OMORIKA 'BRUNS'


PINUS NIGRA 'SELECT GREEN'


STYRAX JAPONICUS 'SNOWCONE'

FURNISHINGS


BELGARD ARTFORMS MODULAR WALL URBAN AGRICULTURE PLANTERS


ATLAS POTS CAMDEN ROUND


ATLAS POTS DIVIDER RECTANGLE


STAINLESS OUTDOOR CABINETS & BBQ


MAGLIN FORD TABLES AND CHAIRS


DECK BOX FOR TOOL STORAGE


OUTDOOR LOUNGE FURNITURE


WISHBONE BESELT BENCH


DERO HOOP BIKE RACK

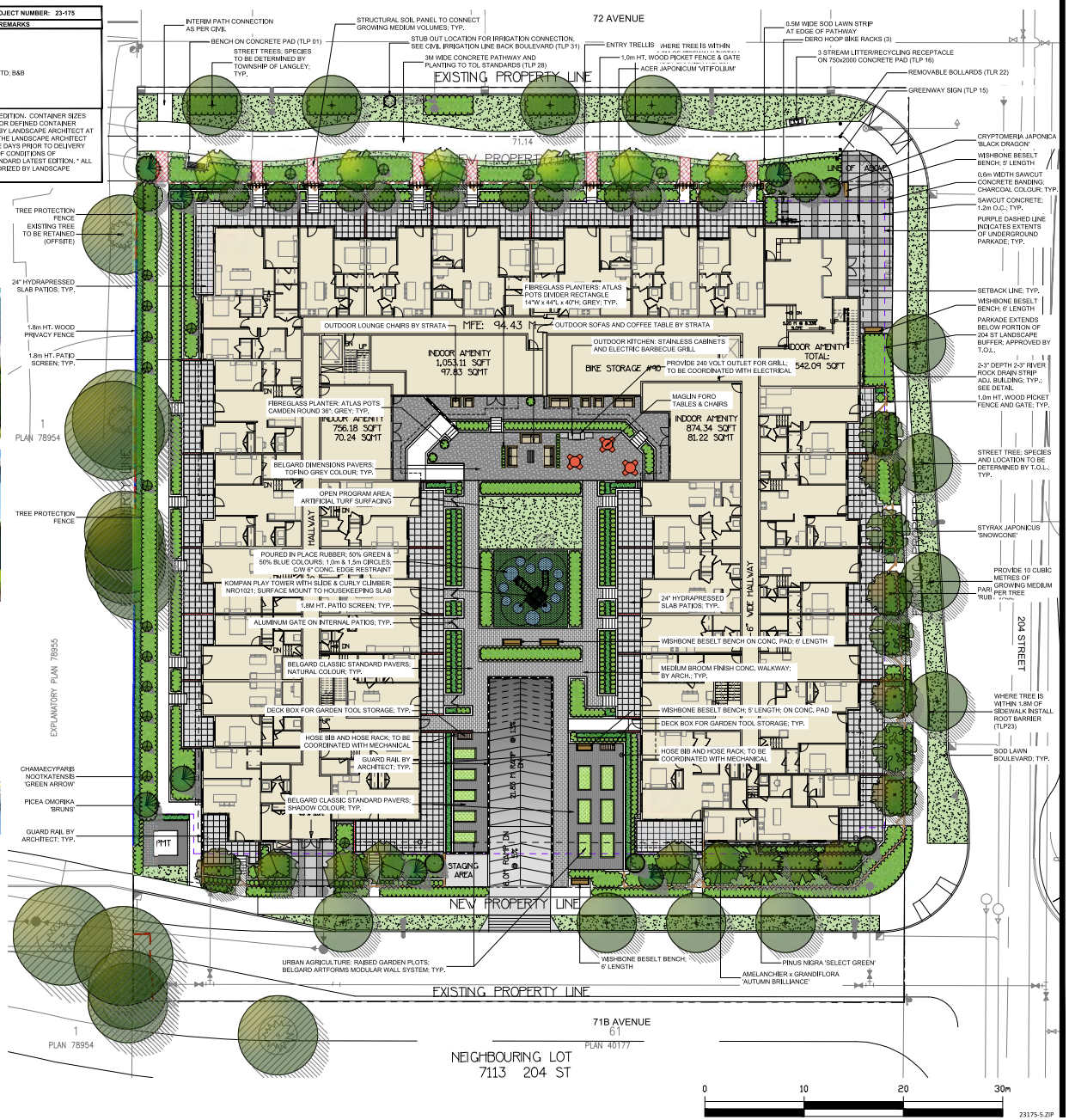

KOMPAN PLAY TOWER WITH SLIDE & CURLY CLIMBER; NRO1021

MATERIALS


BELGARD DIMENSIONS PAVERS; TOFINO GREY COLOUR


BELGARD CLASSIC STANDARD PAVERS; SHADOW COLOUR


BELGARD CLASSIC STANDARD PAVERS; NATURAL COLOUR



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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	24.AUG.08	REVISE PER CLIENT COMMENTS	CJ
4	24.JUL.15	REVISE PER NEW SITE PLAN	CJ
3	24.JUL.11	REVISE PER NEW SITE PLAN	CJ
2	24.FEB.14	ISSUE FOR DP	CJ
1	24.FEB.07	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:

186 UNIT CONDOMINIUM DEVELOPMENT

20390 72 AVENUE
LANGLEY, BC

TOL PROJECT NO. 08-14-0223

DRAWING TITLE:

LANDSCAPE PLAN

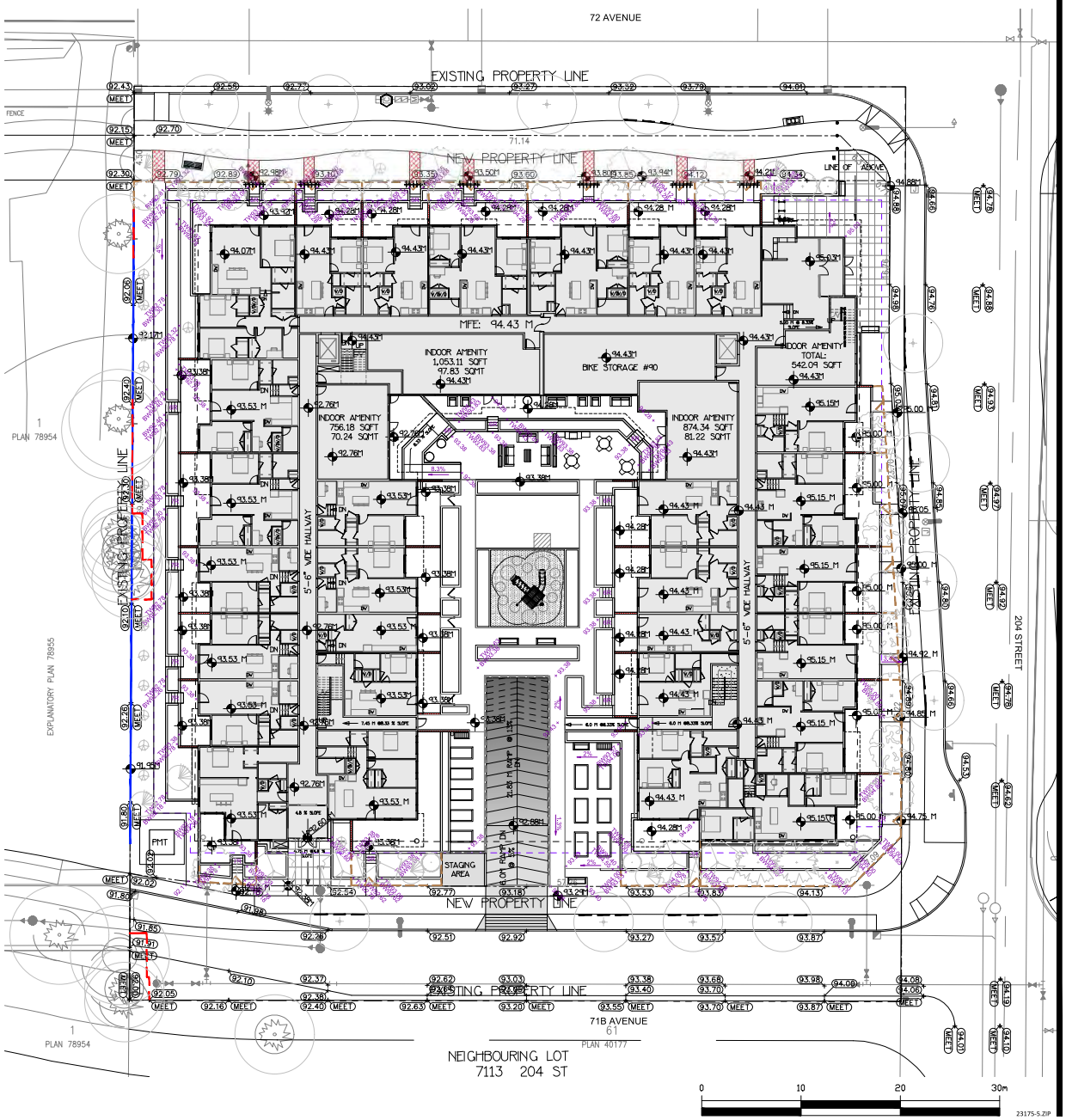
DATE: 23.SEP.21 DRAWING NUMBER: L1
SCALE: 1:200
DRAWN: CJ
DESIGN: CJ
CHECK: CLG
OF 9

23175-5.ZIP

PMG PROJECT NUMBER: 23-175

SCHEDULE B

F.1



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2	24.FEB.14	ISSUE FOR DP	CJ
1	24.FEB.07	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:

186 UNIT CONDOMINIUM DEVELOPMENT

20390 72 AVENUE
LANGLEY, BC

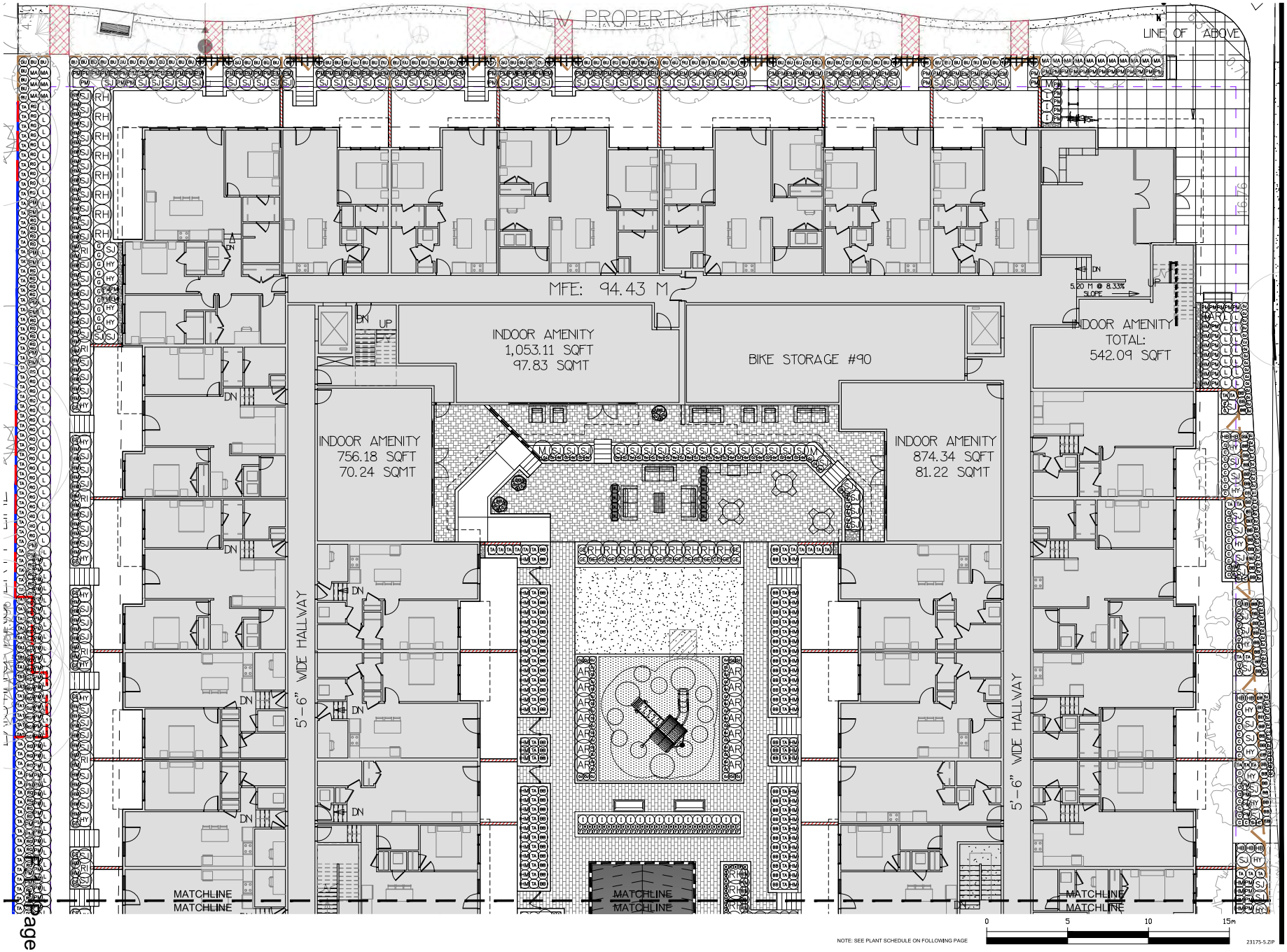
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DRAWING TITLE:

LANDSCAPE GRADING PLAN

DATE:	23.SEP.21	DRAWING NUMBER:
SCALE:	1:200	L2
DRAWN:	CJ	F.1
DESIGN:	CJ	OF 9
CHKD:	CLG	

PMG PROJECT NUMBER: **23-175**



NOTE: SEE PLANT SCHEDULE ON FOLLOWING PAGE

23175-5.ZIP

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NO.	DATE	REVISION DESCRIPTION	DR.
5	24.AUG.08	REVISE PER CLIENT COMMENTS	CJ
4	24.JUL.15	REVISE PER NEW SITE PLAN	CJ
3	24.JUL.11	REVISE PER NEW SITE PLAN	CJ
2	24.FEB.14	ISSUE FOR DP	CJ
1	24.FEB.07	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:

186 UNIT CONDOMINIUM DEVELOPMENT

20390 72 AVENUE
LANGLEY, BC

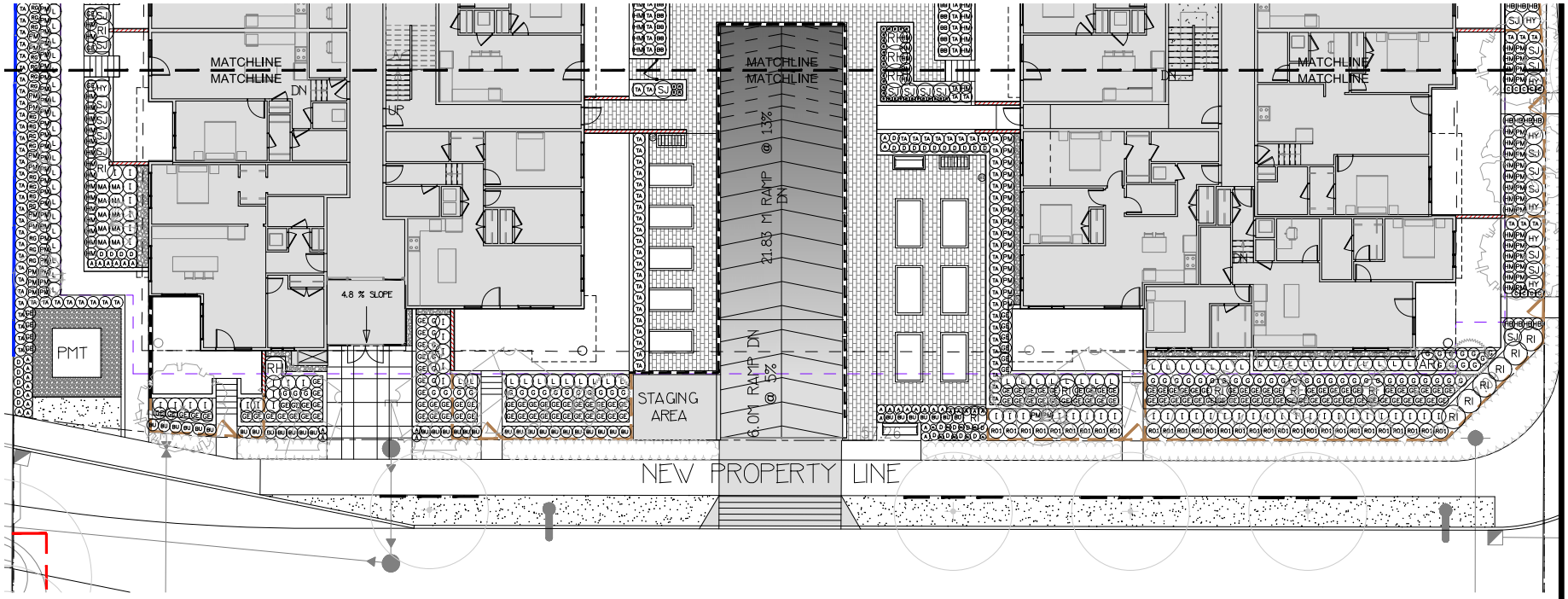
TOL PROJECT NO. 08-14-0223

DRAWING TITLE:

LANDSCAPE PLANTING PLAN

DATE:	23.SEP.21	DRAWING NUMBER:	
SCALE:	1:100		L3
DRAWN:	CJ		F.1
DESIGN:	CJ		OF 9
CHK'D:	CLG		

PMG PROJECT NUMBER: **23-175**



PLANT SCHEDULE

PMG PROJECT NUMBER: 23-175

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AB	16	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
BM	140	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
C	26	HYDRANGEA PANICULATA 'LITTLE LIME'	'LITTLE LIME' HYDRANGEA	#3 POT; 80CM
I	72	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 50CM
MA	27	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT; 25CM
MX	3	MAHONIA x MEDIA 'WINTER SUN'	WINTER SUN MAHONIA	#3 POT; 60CM
RH	21	RHODODENDRON 'P.J.M. ELITE'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
RI	18	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 60CM
RN	30	ROSA 'NOAMEL'	CARPET ROSE; PINK	#2 POT; 40CM
RG	70	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT; 40CM
RP	15	ROSA GYMNOCARPA - T.P.Z.	BALDHIP ROSE	#1 POT; 25CM (IN T.P.Z.)
SJ	148	SKIMMIA JAPONICA 'KEW WHITE'	KEW WHITE SKIMMIA	#3 POT; 50CM
TA	240	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.5M B&B
TM	15	TAXUS X MEDIA 'H.M. EDDIE' - T.P.Z.	EDDIE'S YEW	#1 POT (IN T.P.Z.)
GRASS				
C	60	CAREX OSHIMENSIS 'EVEREST'	'EVEREST' SEDGE	#1 POT
D	28	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLDTAU TUFTED HAIR GRASS	#1 POT
HM	170	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT
O	152	OPHIOPOGON JAPONICUS	MONDO GRASS	#1 POT
PERENNIAL				
A	36	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	#1 POT
BW	102	BERGENIA 'BRESSINGHAM WHITE'	BRESSINGHAM WHITE BERGENIA	15CM POT
G	163	GERANIUM MACRORRHIZUM 'INGWERSEN'S VARIETY'	INGWERSEN'S VARIETY HARDY GERANIUM	#1 POT
H	16	HELLEBORUS X GLANDORFENSIS 'ICE N' ROSES BIANCO'	'ICE N' ROSES BIANCO' HELLEBORE	15CM POT
R	70	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	'LITTLE GOLDSTAR' RUDBECKIA	15CM POT
GC				
F	36	FRAGARIA VESCA	WOODLAND STRAWBERRY	15CM POT
GS	72	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.C.
LP	127	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 40CM
LPT	6	LONICERA PILEATA - T.P.Z.	PRIVET HONEYSUCKLE	#1 POT (IN T.P.Z.)
PM	246	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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SEAL:

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5	24.AUG.08	REVISE PER CLIENT COMMENTS	CJ
4	24.JUL.15	REVISE PER NEW SITE PLAN	CJ
3	24.JUL.11	REVISE PER NEW SITE PLAN	CJ
2	24.FEB.14	ISSUE FOR DP	CJ
1	24.FEB.07	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:

186 UNIT CONDOMINIUM DEVELOPMENT

20390 72 AVENUE
LANGLEY, BC

TOL PROJECT NO. 08-14-0223

DRAWING TITLE:

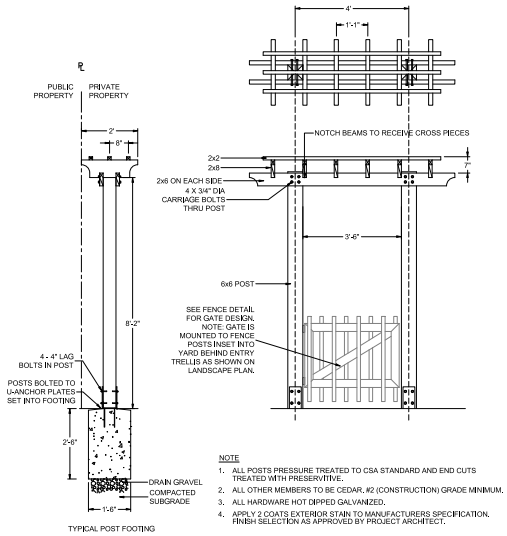
LANDSCAPE PLANTING PLAN

DATE: 23.SEP.21
SCALE: 1:100
DRAWN: CJ
DESIGN: CJ
CHKD: CLG

DRAWING NUMBER: F.1 L4
OF 9

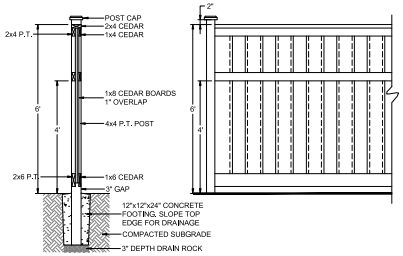
23175-5.ZIP

PMG PROJECT NUMBER: 23-175



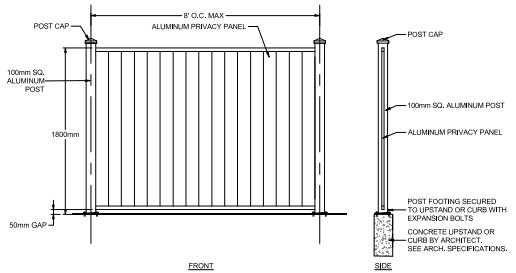
NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

1 ENTRY TRELLIS (72 AVE FRONTAGE)
1:25



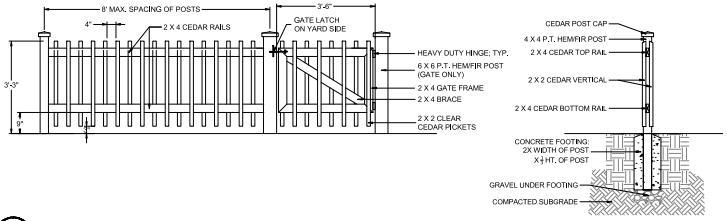
NOTES:
1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS, AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

2 72" (1.8m) HT. WOOD PRIVACY FENCE
1:25

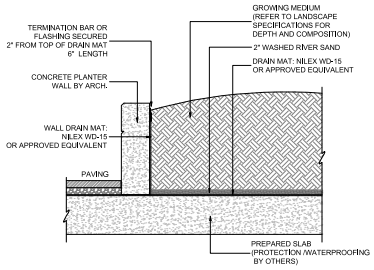


NOTE
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

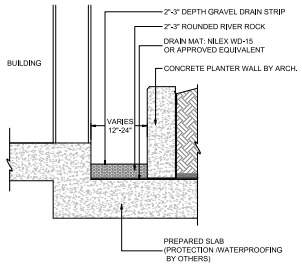
3 72" (1.8m) HT. ALUMINUM PATIO SCREEN
1:25



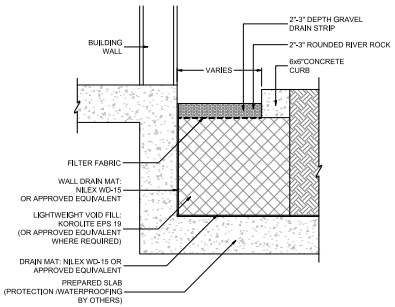
4 39" (1.0m) HT. WOOD PICKET FENCE & GATE (STREET FRONTAGE)
1:25



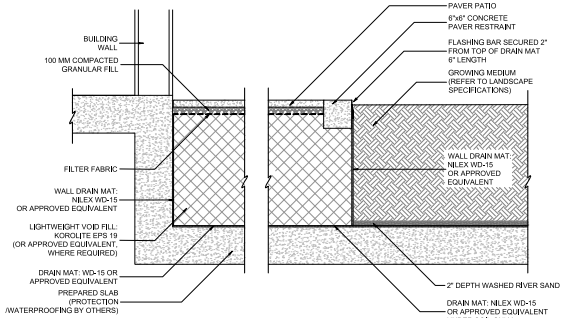
5 PLANTER WALL ON SLAB
1:25



6 DRAIN ROCK STRIP AT BUILDING ON SLAB
1:25



7 DRAIN ROCK STRIP AT BUILDING AT SLAB DROP
1:25



8 PATIO/LANDSCAPE AT SLAB DROP
1:25

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	24.AUG.08	REVISE PER CLIENT COMMENTS	CJ
4	24.JUL.15	REVISE PER NEW SITE PLAN	CJ
3	24.JUL.11	REVISE PER NEW SITE PLAN	CJ
2	24.FEB.14	ISSUE FOR DP	CJ
1	24.FEB.07	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:

186 UNIT CONDOMINIUM DEVELOPMENT

20390 72 AVENUE
LANGLEY, BC

TOL PROJECT NO. 08-14-0223

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 23.SEP.21
SCALE: AS NOTED
DRAWN: CJ
DESIGN: CJ
CHK'D: CLG

DRAWING NUMBER: **L5**
F.1
OF 9

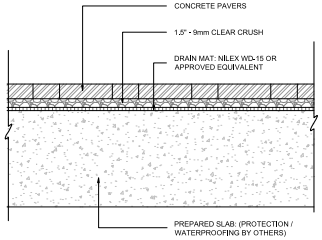
23175-5.ZIP

PMG PROJECT NUMBER: **23-175**

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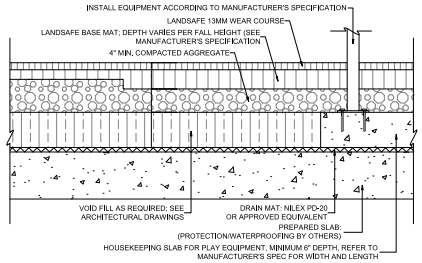
SEAL:



NOTE:

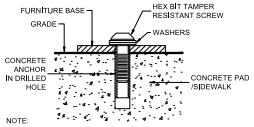
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVER LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

9 - PAVERS ON SLAB
1:10



NOTES:
1. INSTALL RUBBER SURFACE AND EDGE PER MANUFACTURER'S SPECIFICATION.
2. RUBBER DEPTH VARIES FROM 2" TO 4.5" ACCORDING TO FALL HEIGHT, PLEASE REFER TO MANUFACTURER'S SPECIFICATION, MANUFACTURER: MARATHON SURFACES INC., 604-876-0625
3. PLEASE SEE L1 FOR COLORS.

10 - RUBBER PLAY SURFACE AND PLAY EQUIPMENT MOUNTING ON SLAB
1:10



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

13 - SITE FURNITURE MOUNTING
NTS

NO.	DATE	REVISION DESCRIPTION	DR.
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3	24.JUL.11	REVISE PER NEW SITE PLAN	CJ
2	24.FEB.14	ISSUE FOR DP	CJ
1	24.FEB.07	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:

186 UNIT CONDOMINIUM DEVELOPMENT

20390 72 AVENUE
LANGLEY, BC

TOL PROJECT NO. 08-14-0223

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 23.SEP.21
SCALE: AS NOTED
DRAWN: CJ
DESIGN: CJ
CHK'D: CLG

DRAWING NUMBER: **L6**

F.1 OF 9

23175-5.ZIP

PMG PROJECT NUMBER: **23-175**

TREE SCHEDULE - OFFSITE

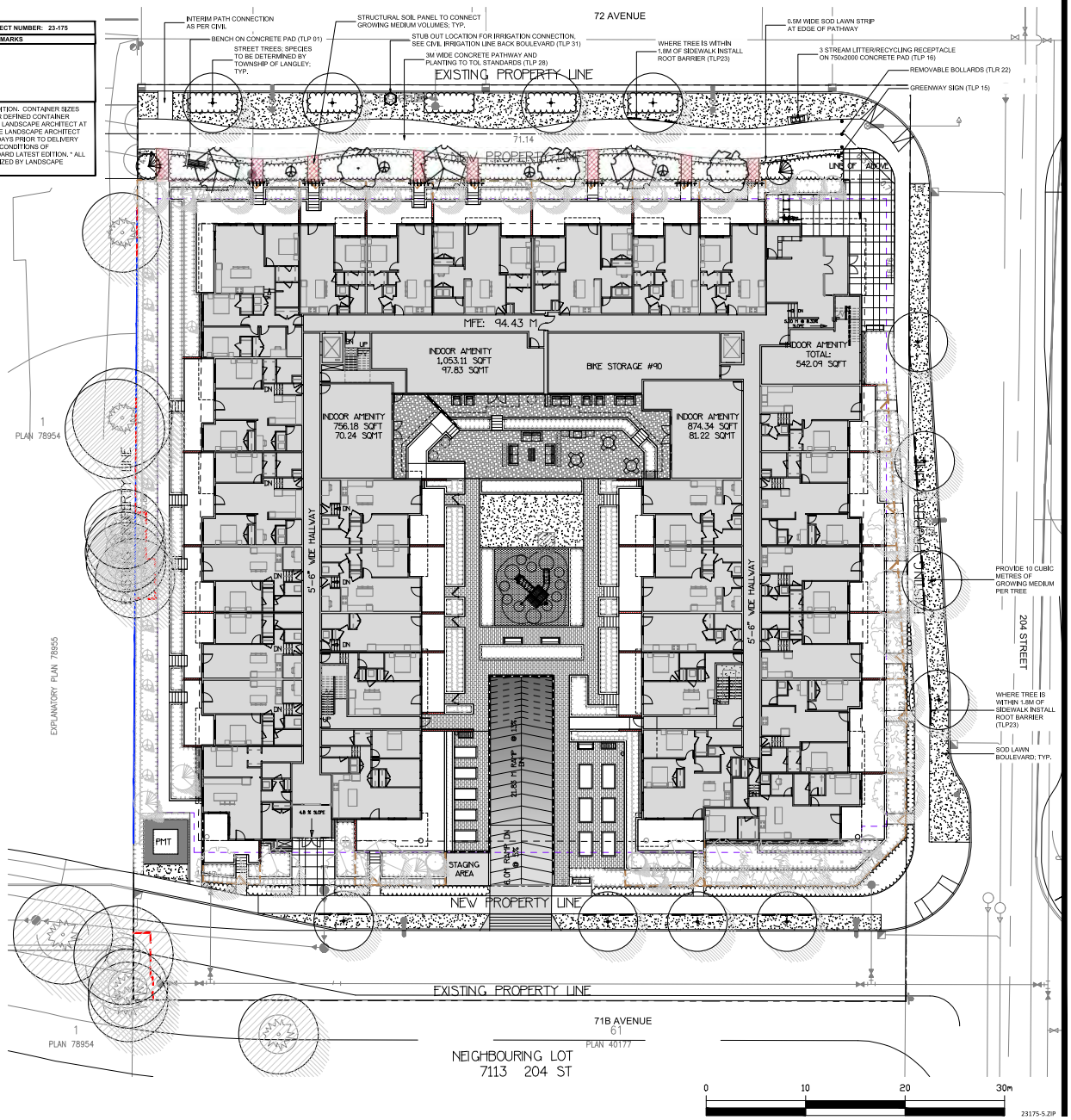
PMG PROJECT NUMBER: 23-175

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6CM CAL; B&B
	4	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW'	GREEN ARROW NOOTKA CYPRESS	2.5M HT; B&B
	3	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	6CM CAL; B&B
	2	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	12	STREET TREE	SPECIES T.B.D. BY T.O.L.	

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.

NOTES:

A. LANDSCAPE DRAWING AND CIVIL DRAWINGS SHALL BE COORDINATED
B. LANDSCAPE FORMWORK LAYOUT TO BE REVIEW AND CONFIRMED BY GREEN INFRASTRUCTURE SERVICES STAFF (TEL: 604.533.6034) PRIOR TO INSTALLATION OF CONCRETE.
C. LAYOUT, MATERIALS AND CONSTRUCTION OF MUNICIPAL GREENWAYS INCLUDING LOCATION OF OFFSITE FURNITURE AND STREET TREES, SHALL BE TO THE SATISFACTION OF MANAGER OF GREEN INFRASTRUCTURE SERVICES.
D. FOR ALL TRAIL IDENTITY SIGNS AS PER TLP 15 AND TLP 39, CONFIRM THE TRAIL IDENTITY SIGN ART FILE AND SIGN PROOF REVIEW BY GREEN INFRASTRUCTURE SERVICES STAFF.
E. ALL URBAN GREENWAY AREAS TO BE AUTOMATICALLY IRRIGATED AS PER TLP 31



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2	24.FEB.14	ISSUE FOR DP	CJ
1	24.FEB.07	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:

186 UNIT CONDOMINIUM DEVELOPMENT

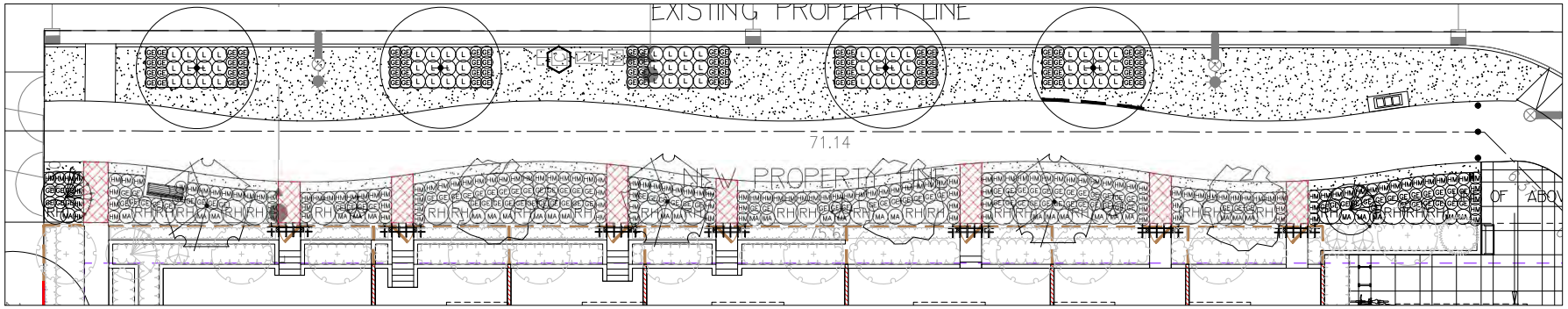
20390 72 AVENUE
LANGLEY, BC

TOL PROJECT NO. 08-14-0223

DRAWING TITLE:

OFFSITE LANDSCAPE PLAN

DATE:	23.SEP.21	DRAWING NUMBER:
SCALE:	1:200	L1OS
DRAWN:	CJ	
DESIGN:	CJ	F.1 OF 9
CHKD:	CLG	
PMG PROJECT NUMBER:		23-175



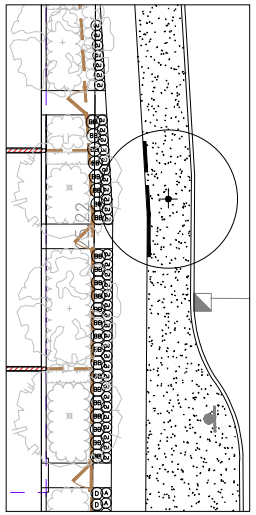
1 72 AVE

PLANT SCHEDULE - OFFSITE

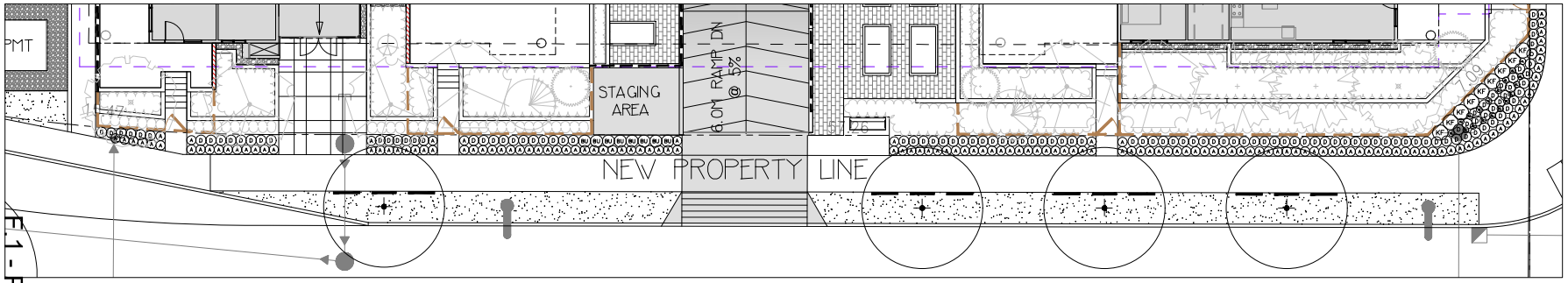
PMG PROJECT NUMBER: 23-175

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BM	8	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
MA	35	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT; 25CM
RH	28	RHODODENDRON 'P.J.M. ELITE'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
GRASS				
CK	9	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
DG	113	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLDTAU TUFTED HAIR GRASS	#1 POT
HM	150	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT
OJ	39	OPHIOPOGON JAPONICUS	MONDO GRASS	#1 POT
PERENNIAL				
AL	137	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	#1 POT
BS	24	BERGENIA 'BRESSINGHAM WHITE'	BRESSINGHAM WHITE BERGENIA	15CM POT
GK	192	GERANIUM MACRORRHIZUM 'INGWERSEN'S VARIETY'	INGWERSEN'S VARIETY HARDY GERANIUM	#1 POT
GC				
L	60	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 40CM

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.



2 204 ST



3 71B AVE

0 5 10 15m

23175-5.ZIP

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3	24.JUL.11	REVISE PER NEW SITE PLAN	CJ
2	24.FEB.14	ISSUE FOR DP	CJ
1	24.FEB.07	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:

186 UNIT CONDOMINIUM DEVELOPMENT

20390 72 AVENUE
LANGLEY, BC

TOL PROJECT NO. 08-14-0223

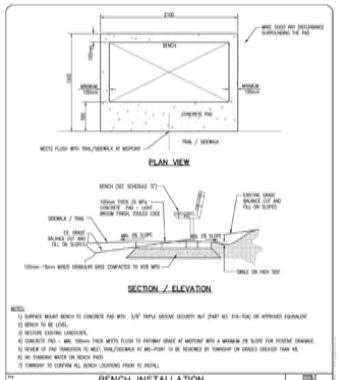
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OFFSITE LANDSCAPE PLANTING PLANS

DATE: 23.SEP.21
SCALE: 1:100
DRAWN: CJ
DESIGN: CJ
CHKD: CLG

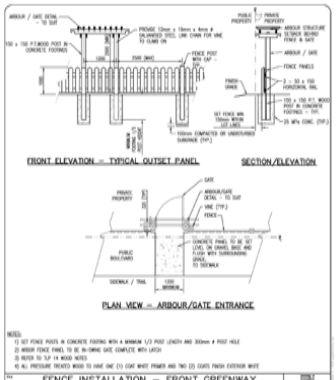
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PMG PROJECT NUMBER: 23-175



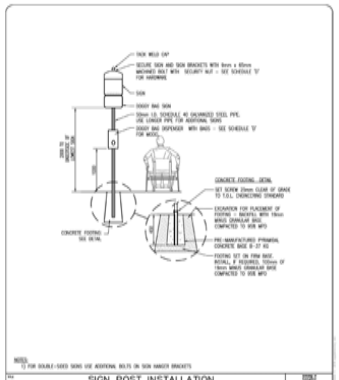
BENCH INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 01



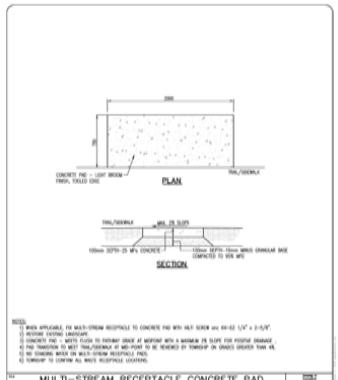
FENCE INSTALLATION – FRONT GREENWAY

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 08



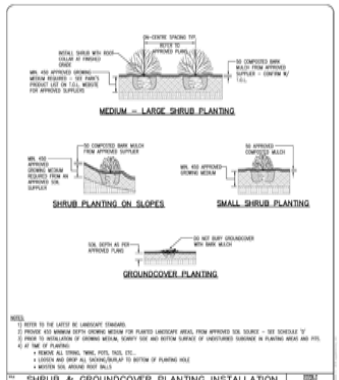
SIGN POST INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 15



MULTI–STREAM RECEPTACLE CONCRETE PAD

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 16



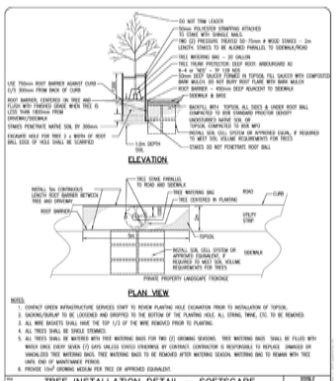
SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 21



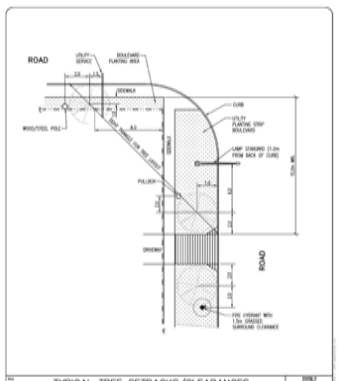
TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 22



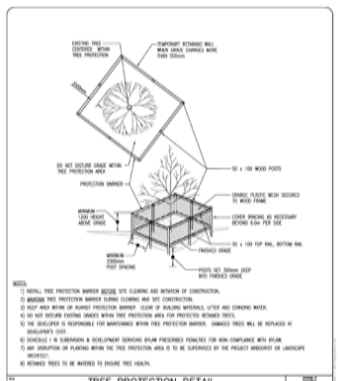
TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 23



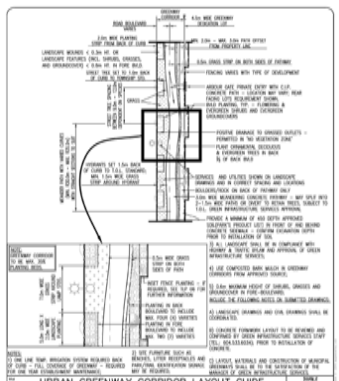
TYPICAL TREE SETBACKS/CLEARANCES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 26



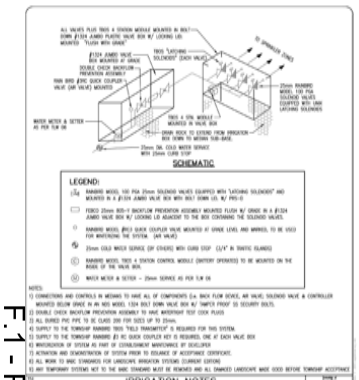
TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 27



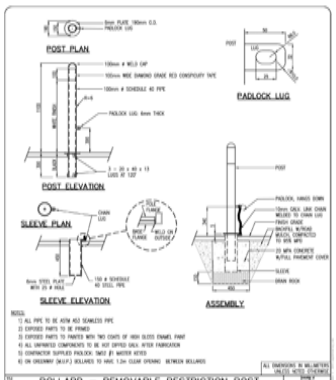
URBAN GREENWAY CORRIDOR LAYOUT GUIDE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 28



IRRIGATION NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 31



BOLLARD – REMOVABLE RESTRICTION POST

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLR 22

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NO.	DATE	REVISION DESCRIPTION	DR.
5	24.AUG.08	REVISE PER CLIENT COMMENTS	CJ
4	24.JUL.15	REVISE PER NEW SITE PLAN	CJ
3	24.JUL.11	REVISE PER NEW SITE PLAN	CJ
2	24.FEB.14	ISSUE FOR DP	CJ
1	24.FEB.07	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:

186 UNIT CONDOMINIUM DEVELOPMENT

20390 72 AVENUE
LANGLEY, BC

TOL PROJECT NO. 08-14-0223

DRAWING TITLE:

OFFSITE LANDSCAPE TWP. LANGLEY DETAILS

DATE:	23.SEP.21	DRAWING NUMBER:
SCALE:	1:100	L3OS F.1
DRAWN:	CJ	OF 9
DESIGN:	CJ	
CHKD:	CLG	

23175-5.ZIP

PMG PROJECT NUMBER: **23-175**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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

AMENDMENT (1184854 BC LTD.) BYLAW NO. 6095

EXPLANATORY NOTE

Bylaw No. 6095 amends the Central Gordon Neighbourhood Plan for 0.7 ha (1.7 ac) of land located at 20390 - 72 Avenue to 'Medium Density Apartment (1.5 – 2.5 FSR)'. The amendments are required to facilitate the development of a 6-storey apartment building comprised of 205 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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

AMENDMENT (1184854 BC LTD.) BYLAW NO. 6095

A Bylaw to amend Central Gordon Estate Neighbourhood Plan No. 6095

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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095”.

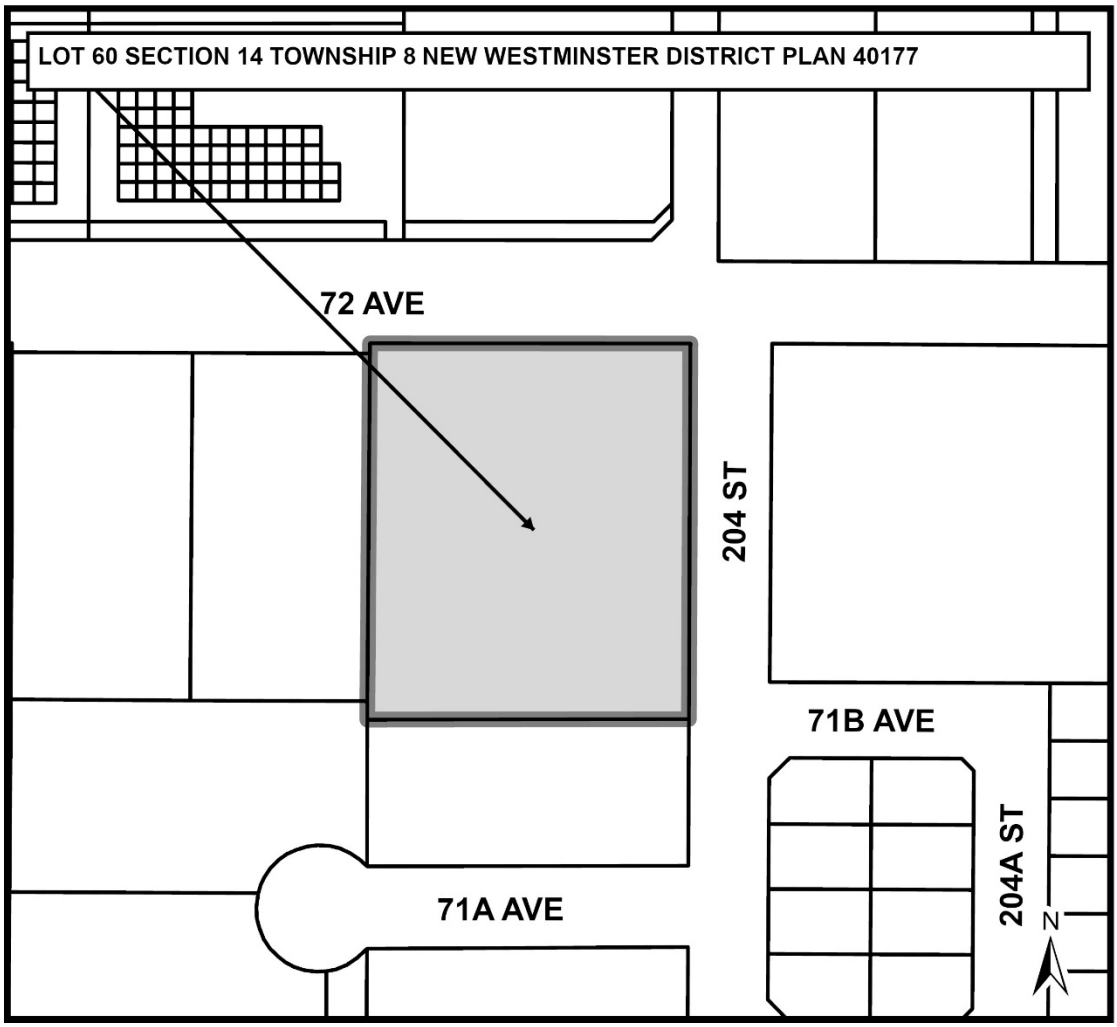
2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:

    a. Amending Map 1 to redesignate lands shown in Schedule “A” to Medium Density Apartment (1.5 – 2.5 FSR).

READ A FIRST TIME the	day of	, 2025.
READ A SECOND TIME the	day of	, 2025.
PUBLIC HEARING HELD the	day of	, 2025.
READ A THIRD TIME the	day of	, 2025.
ADOPTED the	day of	, 2025.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6095



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1184854 BC LTD.) BYLAW NO. 6096

EXPLANATORY NOTE

Bylaw No. 6096 rezones 0.7 ha (1.7 ac) of land located at 20390 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-199 to accommodate the development of 205 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1184854 BC LTD.) BYLAW NO. 6096

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 (1184854 BC Ltd.) Bylaw No. 6096".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-199" after the words "Comprehensive Development Zone CD-198"

   b. Adding to Section 110.1 after the words "CD-198" the words "CD-199 – 0.1 ha"

   c. Adding after Section 1098 "Comprehensive Development Zone CD-198" the following as Section 1099 "Comprehensive Development Zone CD-199"

1099 **COMPREHENSIVE DEVELOPMENT ZONE CD-199**

Uses Permitted

1099.1 In the CD-199 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*

Density

1099.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-199 shall not exceed 2.5 FSR.

Lot Coverage

1099.3 *Buildings* and *structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1099.4 Siting of *buildings* and *structures* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1099.5 The *height* of *buildings* and *structures* shall not exceed six *storeys*, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1099.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1099.7 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

1099.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the provisions of a Development Permit.

Age-Friendly Amenity

1099.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1099.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

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

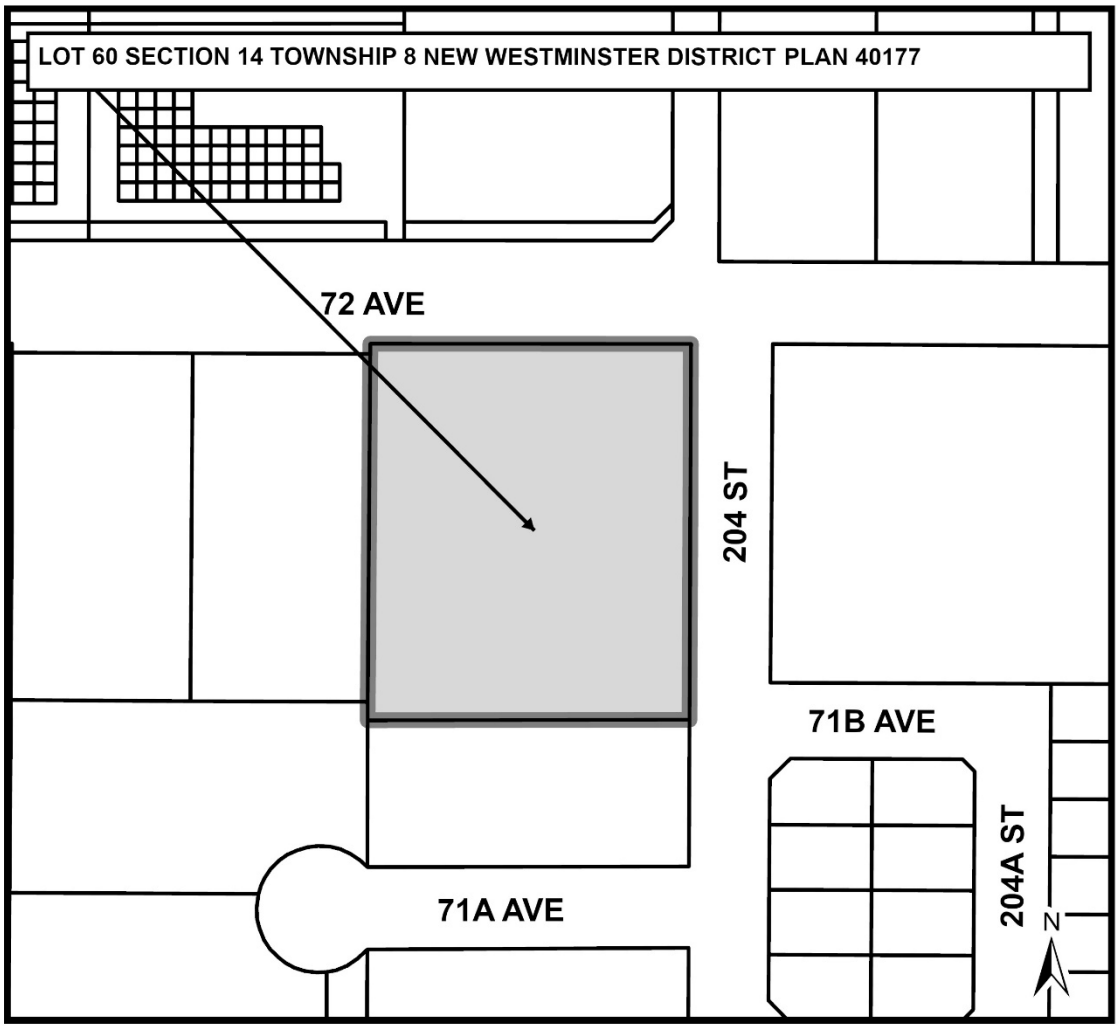
Lot 60 Section 14 Township 8 NWD Plan 40177

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-199.

READ A FIRST TIME the	day of	, 2025.
READ A SECOND TIME the	day of	, 2025.
PUBLIC HEARING HELD the	day of	, 2025.
READ A THIRD TIME the	day of	, 2025.
ADOPTED the	day of	, 2025.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6096



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 3, 2025 - REGULAR MEETING	**REPORT:**	25-10
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0066
SUBJECT:	DRAINAGE DEVELOPMENT WORKS AGREEMENT BYLAW (NORTH ARC PROPERTIES 200TH STREET INC.)		

RECOMMENDATION:

That Council give first, second and third reading to Drainage Development Works Agreement (North Arc Properties 200th Street Inc.) Bylaw No. 6083 for the provision of a community stormwater detention facility servicing portions of the Latimer and Carvolth Neighborhoods within the Willoughby Community Plan.

EXECUTIVE SUMMARY:

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

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

DWA Bylaw No. 6083 will facilitate the construction of a community stormwater detention facility and infrastructure, identified in the documents with an estimated total construction value of approximately $19,301,461.86; of which approximately $2,764,758.00 will be eligible for a Development Cost Charge Frontending Agreement, subject to Council approval. The remaining costs estimated at approximately $18,190,374.25 will form part of the Drainage DWA Bylaw No. 6083.

The Drainage works is comprised of the following major components:

- a community stormwater detention facility with a volume capacity of approximately 7,090 m^3 covering a land area of approximately 0.905 ha (2.23 ac)
- a 2.5 m x 4.0 m x 4.0 m flow control structure
- approximately 34 linear m of 900 mm diameter storm sewer
- approximately 67 linear m of 750 mm diameter storm sewer and related appurtenances

Property owners representing approximately 78% of the benefiting area and 84%of the assessed land value have indicated their support by signing the petition documents, which have been reviewed and verified for sufficiency by the Township Clerk.

PURPOSE:

To request Council's consideration of a bylaw in relation to execution of a DWA for Drainage works.

BACKGROUND/HISTORY:

At the October 23, 2023 Regular Meeting, Council gave first and second reading to Rezoning Bylaw No. 5947 for a proposed development in the Carvolth Neighbourhood of the Willoughby Community Plan. A Public Hearing was subsequently held and third reading was granted by Council at the November 6, 2023 Meeting.

One of the development prerequisites set by Council prior to consideration of final reading is the execution of a Servicing Agreement to secure the works and services necessary to support the proposed development, at no cost to the Township.

North Arc Properties 200th Street Inc. proposes to construct a community stormwater detention facility with a volume capacity of approximately 7,090 m^3, complete with appurtenances, facilitating development within its subcatchment, at no cost to the Township.

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

North Arc Properties 200th Street Inc. submitted the documents necessary for execution of the DWA in accordance with the provincial regulations and municipal policies.

DISCUSSION/ANALYSIS:

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

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

Pursuant to Section 212 of the Community Charter, a sufficient and valid petition is one that is signed by at least 50% of the owners of parcels that have at least 50% of the assessed value of the lands that would be subject to the DWA charge. In the case of Drainage Development Works Agreement Bylaw No. 6083, the Township Clerk has reviewed and confirmed the sufficiency of the petitions submitted by the proponents, a copy of which is provided as Attachment B.

Another distinctive feature of a DWA is the flexibility it offers relating to the term and applicable interest rates. Unlike a latecomer agreement, there is no time limit specified in the Local Government Act for collection of charges payable under a DWA. The terms and interest rates applicable to DWAs can vary, depending on the economic climate and other market conditions, to suit each individual development. In the case of North Arc Properties 200th Street Inc., the interest rate is set at 7.45% valid over a period of 15 years from the date of final adoption of the DWA Bylaw.

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

Applicable Policies:

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

Legislation:

Drainage Development Works Agreement Bylaw No. 6083 is in compliance with Sections 565 and 570 of the Local Government Act and Section 212 of the Community Charter.

Financial Implications:

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

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

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

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

ATTACHMENT A Development Works Agreement Policy No. 07-352

ATTACHMENT B Certificate of Sufficiency

Township of Langley

Est. 1873

COUNCIL POLICY ATTACHMENT A

Subject: Development Works Agreement

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

1. Purpose

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

2. Background

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

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

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

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

3. Related Policies

3.1 07-220 Neighbourhood Plans

3.2 07-230 Subdivision

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

3.4 07-354 Development Cost Charges (DCCs)

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

4. Policy

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Township of Langley

Est. 1873

ATTACHMENT B

CERTIFICATE OF SUFFICIENCY

LOCAL AREA PETITION

DEVELOPMENT WORKS AGREEMENT FOR DRAINAGE – BYLAW NO. 6083

Pursuant to Section 212 of the *Community Charter*, I hereby certify that the attached petition to the Township of Langley Council for Drainage Development Works Agreement **Bylaw No. 6083** meets the following requirements and contains the following:

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

The petition having met the requirements as provided by the *Community Charter*, I declare it sufficient for the purpose of Drainage Development Works Agreement Bylaw No. 6083.

Declared at Langley, British Columbia
This 7th day of January 2025.

Wendy Bauer
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT

(NORTH ARC PROPERTIES 200TH STREET INC.)

BYLAW NO. 6083

EXPLANATORY NOTE

Bylaw No. 6083 authorizes the execution of a Development Works Agreement between the Township of Langley and North Arc Properties 200th Street Inc. for the provision of Drainage Works in the Latimer and Carvolth Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT

(NORTH ARC PROPERTIES 200TH STREET INC.)

BYLAW NO. 6083

A Bylaw to enter into a development works agreement.

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

1. This Bylaw may be cited for all purposes as “Drainage Development Works Agreement (North Arc Properties 200th Street Inc.) Bylaw No. 6083”.

2. Appendix “A” is a copy of the development works agreement.

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

4. The Township enters into, and Mayor and Corporate Officer are authorized to, execute that certain form of development works agreement attached to and forming part of this bylaw as Appendix “A”.

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

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

APPENDIX A TO BYLAW NO. 6083

DEVELOPMENT WORKS AGREEMENT
FOR DRAINAGE WORKS

Project # 08-27-0066

THIS AGREEMENT dated for reference the _____ day of _____, 2025

BETWEEN:

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

(the "Township")

OF THE FIRST PART

AND:

NORTH ARC PROPERTIES 200TH STREET INC., a corporate body, duly incorporated under the laws of the Province of British Columbia, having its place of business at 205 - 2626 Croydon Drive, Surrey BC. V3Z 0S8

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within a drainage catchment area of the Carvolth Neighbourhood Plan is identified in Schedules "A" and “B” attached hereto.

B. AND WHEREAS a storm sewer and related appurtenances as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

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

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

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

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

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

H. AND WHEREAS Section 565 of the Act states:

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

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

(a) the cost of the work

less

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

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

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

less

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

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

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

1. DEFINITIONS

In this Agreement and in the recital above:

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

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

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

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

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

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

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

"**DCC Drainage**" means that portion of the Works which is included in the Township's DCC program ($2,764,758);

"**Developer**" means North Arc Properties 200th Street Inc.;

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

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

"**Development Works Agreement Bylaw**" means Bylaw No. 6083, enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

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

"**Estimated Cost of the Works**" means the estimated Capital Cost of the Works for Bylaw No. 6083 ($18,190,374.25);

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

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

"**Specified Charge**" means $1,750,724.17 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

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

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

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement.

3. CONSTRUCTION OF DRAINAGE

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

4. DRAINAGE COSTS

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

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

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

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

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

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

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

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

5. INTEREST

(a) Interest will be calculated from the later of the date the construction of the Works is completed and one year after the adoption of this bylaw to the date the Specified Charge is paid at a rate of 7.45% per annum calculated annually in advance.

6. TERM

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

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

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

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

7. LATECOMER CHARGES

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

8. INDEMNITY

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

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

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

9. MUNICIPAL COSTS

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

10. NOTICES

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

North Arc Properties 200th Street Inc.
205 - 2626 Croydon Drive
Surrey BC. V3Z 0S8

and to the Township as follows:

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

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

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

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

11. BINDING ON SUCCESSORS

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

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

12. ENTIRE AGREEMENT

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

13. LAWS OF BRITISH COLUMBIA

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

14. SCHEDULES

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

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

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

FOR CORPORATE BODY

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

FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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

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

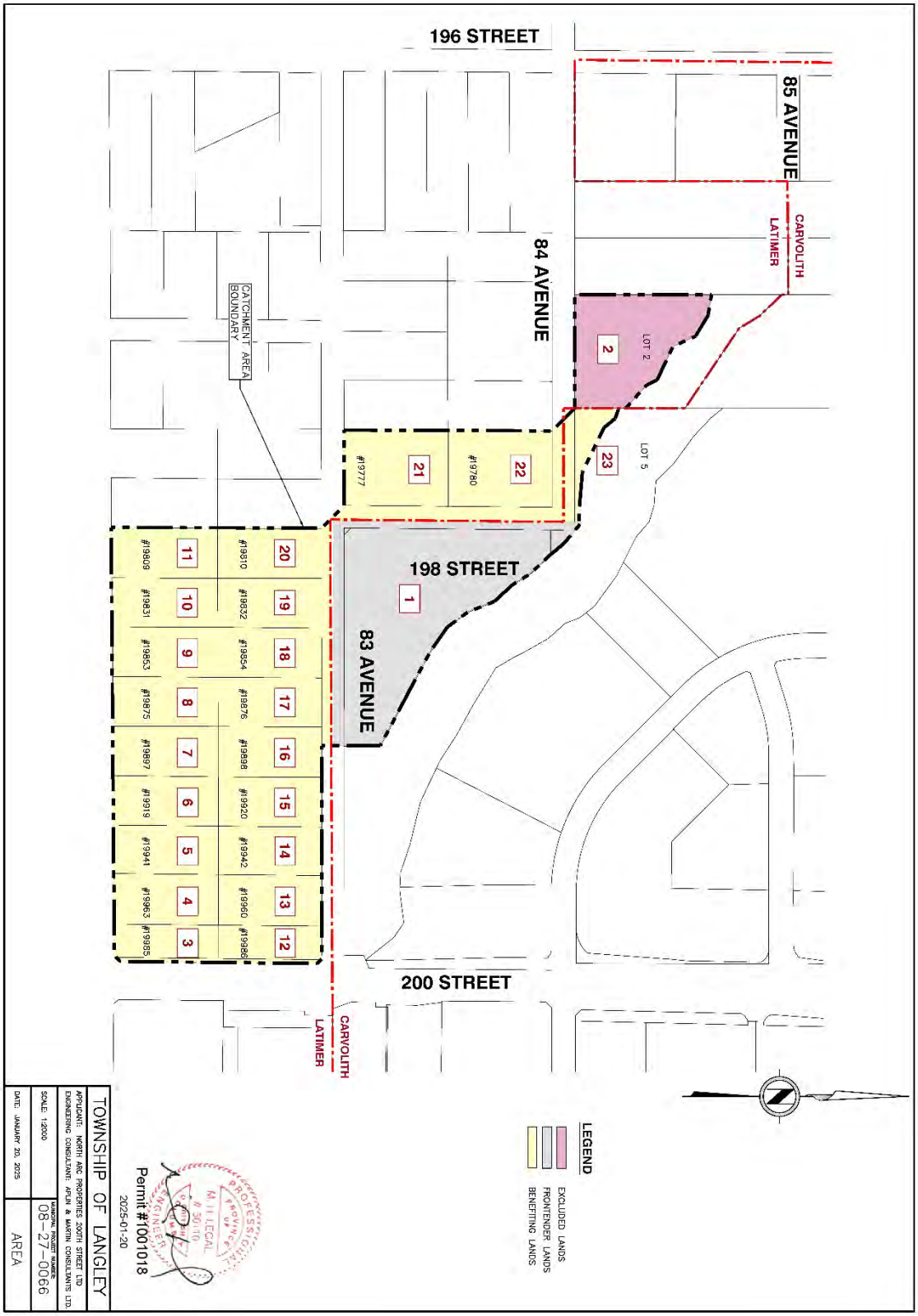
)
In the presence of:)
(as to both Township signatures))
)
_____)
Name:)
Address:)
Occupation:)

SCHEDULE "A"
LIST OF BENEFITING PARCELS

Map ID	Folio	Civic Address	Short Legal	Net Dev. Area (Ha.)
1	0759429004	8393 200 ST	LT 54, SEC 27, TWP 8, NWD, PL NWP43766	1.97
2	0769513091	84 AVE	LT 2, SEC 27, TWP 8, NWD, PL EPP92489	0.00
3	0765019043	19985 82 AVE	LT B, SEC 27, TWP 8, NWD, PL BCP33588	0.27
4	0183022008	19963 82 AVE	LT 95, SEC 27, TWP 8, NWD, PL NWP55964	0.40
5	0182616002	19941 82 AVE	LT 59, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
6	0182615003	19919 82 AVE	LT 58, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
7	0182613005	19897 82 AVE	LT 51, SEC 27, TWP 8, NWD, PL NWP2506	0.41
8	0182612006	19875 82 AVE	LT 50, SEC 27, TWP 8, NWD, PL NWP2506	0.41
9	0186811113	19853 82 AVE	LT 43, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
10	0182534001	19831 82 AVE	LT 42, SEC 27, TWP 8, NWD, PL NWP2506	0.41
11	0182532003	19809 82 AVE	LT 35, SEC 27, TWP 8, NWD, PL NWP2506	0.41
12	0765019034	19986 83 AVE	LT A, SEC 27, TWP 8, NWD, PL BCP33588	0.27
13	0183023007	19960 83 AVE	LT 96, SEC 27, TWP 8, NWD, PL NWP55964	0.40
14	0182617001	19942 83 AVE	LT 60, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
15	0182614004	19920 83 AVE	LT 57, SEC 27, TWP 8, NWD, PL NWP2506	0.40

Map ID	Folio	Civic Address	Short Legal	Net Dev. Area (Ha.)
16	0187611113	19898 83 AVE	LT 52, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
17	0182611114	19876 83 AVE	LT 49, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
18	0182535000	19854 83 AVE	LT 44, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
19	0182533002	19832 83 AVE	LT 41, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
20	0186011111	19810 83 AVE	LT 36, SEC 27, TWP 8, NWD, PL NWP2506, PRT SE 1/4	0.40
21	0185411119	19777 83 AVE	LT 84, SEC 27, TWP 8, NWD, PL NWP43765	0.62
22	0185311110	19780 84 AVE	LT 83, SEC 27, TWP 8, NWD, PL NWP43765, PRT	0.62
23	0760225017	84 AVE	LT 5, SEC 27, TWP 08, NWD, PL BCP17934	0.15

SCHEDULE "B"
MAP OF BENEFITING AREA



SCHEDULE "C"
DESCRIPTION OF THE WORKS

Construction of a community stormwater detention facility with a volume capacity of approximately 7,090 cubic metres covering a land area of approximately 0.9 hectares (2.23 acres) with related stormwater main, manholes, and other appurtenances, including a 2.5m x 4.4m x 4.0m flow control structure, 34 linear metres of 900mm diameter and 67 linear metres of 750mm diameter storm sewers having an estimate cost of approximately $18 million (including land).

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

DCC Project ID Number	Description
23 D 050	Pond
23 D 051	Storm Sewer

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 3, 2025 - REGULAR MEETING	**REPORT:**	25-13
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	CULVERT INFRASTRUCTURE LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council give first, second and third reading to Culvert Infrastructure Loan Authorization Bylaw No. 6110 for the purpose of borrowing funds in the amount of $14,068,182 for the Culvert Infrastructure capital program within the 2025-2029 Capital Budget repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Culvert Infrastructure Loan Authorization Bylaw No. 6110 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, June 5, 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*.

EXECUTIVE SUMMARY:

With Council’s approval for the Culvert Infrastructure capital program which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions.

The *Community Charter*, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

Culvert Infrastructure Capital program

The proposed loan authorization bylaw will provide funding for the Culvert Infrastructure capital program within the 2025-2029 Capital Budget repayable from general revenue.

The stormwater system is an integrated network of infrastructure intended to move stormwater runoff and water across the Township. Many culverts are directly associated with various classifications of rivers and streams. Therefore, the replacement of these culverts can have an impact on the surrounding environment and requires various environmental studies and permits before conducting the replacement.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this the Culvert Infrastructure capital program within the 2025-2029 Capital Budget repayable from general revenue.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Projected MFA Debt Servicing Costs

If approved, the Township will borrow $14,068,182 repayable over 10 years for this capital program. At current rates of 3.98%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	**Debt Amount**	**Source of Debt Servicing**	**Annual Principal & Interest Payment**
Project	$ 13,927,500	General Revenue	$ 1,761,878
1% Borrowing Costs	$ 140,682		
Total Loan Amount	$ 14,068,182		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of Culvert Infrastructure Loan Authorization Bylaw No. 6110 ($14,068,182) and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

Council has approved the Culvert Infrastructure capital program which requires external debt through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw.

Culvert Infrastructure Capital program

The proposed loan authorization bylaw will provide funding for the Culvert Infrastructure capital program within the 2025-2029 Capital Program repayable from general revenue.

The stormwater system is an integrated network of infrastructure intended to move stormwater runoff and water across the Township. Many culverts are directly associated with various classifications of rivers and streams. Therefore, the replacement of these culverts can have an impact on the surrounding environment and requires various environmental studies and permits before conducting the replacement.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this capital program.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Applicable Policies:

Current financial policies support the utilization of external debt for funding significant capital programs, which benefit the community for a period greater than the loan repayment period. The advantage of debt financing is that significant projects are not unreasonably delayed and future taxpayers, who will benefit from the capital programs, contribute toward their funding.

Legislation:

The *Community Charter* stipulates that borrowings for greater than five years must be obtained from the Municipal Finance Authority (MFA) and require a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions. The Community Charter Regulation, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the Municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report. The borrowing process as stipulated in the *Community Charter* and the Local Government Act for this bylaw is as follows:

- Complete three readings of the Loan Authorization Bylaw.
- Submit Bylaws and Liability Servicing Limit Certificate to the applicable Ministry for review and approval.
- Seek elector approval through the Alternative Approval Process. Electorate will have at least 30 days after the public notice to submit original forms to the Corporate Officer.

- Adopt the Loan Authorization Bylaw if less than 10% opposition from the electorate is registered. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- The Municipality applies for the final Certificate of Approval for the Loan Authorization Bylaw at least one month (30-day quashing period) after the bylaws are adopted by Council.

Financial Implications

Council has approved the Culvert Infrastructure capital program which requires external borrowing. Debt servicing costs for principal and interest will be included in the 2025-2029 Five-Year Financial Plan.

If approved, the Township will borrow a total of $14,068,182 repayable over 10 years for this capital program. At current rates of 4.24%, the annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Project	$ 13,927,500	General Revenue	$ 1,761,878
1% Borrowing Costs	$ 140,682		
Total Loan Amount	$ 14,068,182		

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek the approval of the electors prior to incurring debt for the Culvert Infrastructure Capital program. The approval process is outlined below:

- Authorize staff to proceed with the Alternative Approval Process.
- Establish the deadline for receiving elector responses. The deadline for receiving elector responses is Thursday, June 5, 2025.
- Authorize the Township Clerk to prepare and publish the Alternative Approval Process Notice. The last day of the public notice will be at least 30 days prior to the deadline of June 5, 2025.
- Establish the form and content of the elector response forms. The response form, Attachment “A”, is designed to allow only a single elector response on each form and will be available to the public by mail upon request or from the Township’s website from the time of the first publication, until the deadline of June 5, 2025.
- Council must, by resolution, determine the total number of electors used to calculate the 10% minimum threshold. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- If 10% of all eligible electors (in the case of at least 9,639 electors) sign the elector response form and submit it, by mail or in person drop off, to the Township’s Clerk’s office by 4:30 PM on Thursday, June 5, 2025, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
ENGINEERING AND PUBLIC WORKS	Aaron Ruhl
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

ATTACHMENT A - Elector Response Forms and Draft Public Notice

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form
Culvert Infrastructure Loan Authorization Bylaw No. 6110

The Township of Langley is seeking elector approval for the borrowing of funds, $14,068,182, to undertake the Culvert Infrastructure capital program within the 2025-2029 Capital Budget repayable from general revenue; and Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake the Culvert Infrastructure capital program within the 2025-2029 Capital Budget repayable from general revenue.

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

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

If you are not opposed to the borrowing of funds to undertake the Culvert Infrastructure, no action is required.

All Elector Response forms must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on June 5, 2025. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

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

Township of Langley
Est. 1873

Alternative Approval Process
Culvert Infrastructure Loan Authorization Bylaw No. 6110

Elector Response Form

I hereby declare the following:

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

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

NAME OF ELECTOR: _____
(Please Print Full Name)

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

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on June 5,2025.**

Accurate copies of this elector response form may be made and used for signing. A person must not sign an elector response form more than once and may not withdraw their name from the alternative approval process petition after the June 5, 2025 deadline.

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

PUBLIC NOTICE

Notice of Elector Alternative Approval Process
Culvert Infrastructure Loan Authorization Bylaw No. 6110

The Township of Langley is seeking elector approval for the borrowing of $14,068,182 to undertake the Culvert Infrastructure capital program within the 2025-2029 Capital Budget repayable from general revenue.

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

Copies of Culvert Infrastructure Loan Authorization Bylaw No. 6110 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing info@tol.ca.

Who can sign an Elector Response form?

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

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

Corporations are not entitled to submit Elector Response forms.

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

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the Culvert Infrastructure, no action on your part is necessary.

What to do if you are opposed:

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

The form must be received by the Township Clerk on or before **4:30pm on Thursday, June 5, 2025**, either by mail, the 24-hour drop box, or customer service at the Township Civic Facility at 20338 – 65 Avenue, Langley, BC, V2Y 3J1

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CULVERT INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 6110

EXPLANATORY NOTE

Bylaw No. 6110 authorizes the Township of Langley to borrow $14,068,182 towards the estimated cost of the Culvert Infrastructure capital program.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CULVERT INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 6110

WHEREAS it is deemed desirable and expedient to the Culvert Infrastructure capital program for servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost of the Culvert Infrastructure capital program including incidental thereto is equal to the sum of $14,068,182 (Fourteen million sixty-eight thousand one hundred and eighty-two dollars) which is the amount of debt created by this bylaw.

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Culvert Infrastructure Loan Authorization Bylaw No. 6110”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the Culvert Infrastructure capital program generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $14,068,182 (Fourteen million sixty-eight thousand one hundred and eighty-two dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the said Culvert Infrastructure capital program.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 10 years.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 3, 2025 – REGULAR MEETING	**REPORT:**	25-12
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	LANGLEY 2025 – 2029 FIVE-YEAR FINANCIAL PLAN BYLAW AND DEVELOPMENT COST CHARGE RESERVE FUND EXPENDITURE BYLAW		

RECOMMENDATIONS:

That Council give first, second, and third reading to the Langley 2025 – 2029 Five-Year Financial Plan Bylaw No. 6105.

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw No. 6106.

EXECUTIVE SUMMARY:

The *Community Charter* requires Council to adopt the Langley 2025 – 2029 Five-Year Financial Plan Bylaw before adopting the Annual Tax Rates Bylaw and not later than May 15, 2025. The Langley 2025 – 2029 Five-Year Financial Plan Bylaw No. 6105 will establish the budget for revenues, expenditures, debt servicing and transfers to and from Township funds for 2025 - 2029 for Universal Services[1] and User Pay Utilities (Water, Sanitary Sewer, and Solid Waste). The plan includes a 3.58% core property tax revenue increase and a 0.92% infrastructure renewal property tax increase, due to growth from new construction.

Revenue budget increases included are as follows:

- Core Services: 3.58% property tax rate increase
- Infrastructure Renewal: 0.92% property tax increase
- Library Services: 9.10% library services levy rate increase
- Water User Pay Utility: 8.71% user fee increase
- Sanitary Sewer User Pay Utility: 28.69% user fee increase
- Solid Waste User Pay Utility: 12.56% user fee increase

[1] Universal Services: Parks Utility Fund, Transportation Utility Fund, Stormwater Utility Fund and General Fund which includes Fire Services, Police Services, Recreation and Cultural Services, Facility Management and General Government

A five-year projection of proposed changes is as follows:

CORE SERVICES	2025	2026	2027	2028	2029
Proposed Property Tax Revenue Increases	3.58%	17.24%	7.16%	4.94%	3.83%

INFRASTRUCTURE RENEWAL	2025	2026	2027	2028	2029
Proposed Property Tax Revenue Increases	0.92%	1.00%	1.00%	1.00%	1.00%

Also, in accordance with the *Community Charter*, Council must adopt the Development Cost Charge Reserve (DCC) Fund Expenditure Bylaw No. 6106 authorizing the expenditure of funds from DCC Reserves for 2025 DCC capital projects, including related debt servicing, as well as DCC capital projects in progress from prior years.

PURPOSE:

The purpose of this report is to bring forward the Langley 2025 – 2029 Five-Year Financial Plan Bylaw No. 6105 and the Development Cost Charge Reserve Fund Expenditure Bylaw No. 6106 for three readings.

DISCUSSION/ANALYSIS

The *Community Charter* requires Council to adopt the Langley 2025 – 2029 Five-Year Financial Plan Bylaw before adopting the Annual Tax Rates Bylaw and not later than May 15, 2025. The Langley 2025 – 2029 Five-Year Financial Plan Bylaw No. 6105 will establish the budget for revenues, expenditures, debt servicing and transfers to and from Township funds for 2025 – 2029 for Universal Services[2] and User Pay Utilities (Water, Sanitary, Sewer and Solid Waste). The plan includes a 3.58% core property tax revenue increase and a 0.92% infrastructure renewal property tax increase, due to growth from new construction.

Revenue budget increases included are as follows:

- Core Services: 3.58% property tax rate increase
- Infrastructure Renewal: 0.92% property tax rate increase
- Library Services: 9.10% library services levy rate increase
- Water User Pay Utility: 8.71% user fee increase
- Sanitary Sewer User Pay Utility: 28.69% user fee increase
- Solid Waste User Pay Utility: 12.56% user fee increase

Also, in accordance with the *Community Charter*, Council must adopt the Development Cost Charge Reserve (DCC) Fund Expenditure Bylaw No. 6106 authorizing the expenditure of funds from DCC Reserves for 2025 DCC capital projects, including related debt servicing, as well as DCC capital projects in progress from prior years.

Respectfully submitted,

Karamjit Mahil
MANAGER, FINANCIAL PLANNING
for
FINANCE DIVISION

[2] Universal Services: Parks Utility Fund, Transportation Utility Fund, Stormwater Utility Fund and General Fund which includes Fire Services, Police Services, Recreation and Cultural Services, Facility Management and General Government.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2025 – 2029 FIVE-YEAR FINANCIAL PLAN BYLAW NO. 6105

EXPLANATORY NOTE

The Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105 authorizes the expenditure of funds for the Municipality. The Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2025.

An expenditure that is not provided for in the 2025 - 2029 Five-Year Financial Plan is not lawful.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2025 - 2029 FIVE-YEAR FINANCIAL PLAN BYLAW NO. 6105

A bylaw to establish the Five-Year Financial Plan from 2025 to 2029.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five-Year Financial Plan prior to approval of the Tax Rates Bylaw and May 15, 2025:

NOW THEREFORE, the Local Government Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as the "Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105".

2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2025 – 2029 Five Year Financial Plan of The Corporation of the Township of Langley.

3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2025 - 2029 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2025-2029 FIVE YEAR FINANCIAL PLAN BYLAW NO. 6105
SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES

In accordance with the *Community Charter* disclosure requirements, the Township of Langley discloses the following information.

1. The proportions of revenue proposed to come from the various funding sources.
2. The distribution of property taxes among property classes.
3. The use of permissive tax exemptions.

1. Proportion of total revenue from various funding sources

Revenue Source	Operating Budget Funding Sources	Capital Budget Funding Sources
Property taxes	50%	0%
Sale of Service – Utilities	21%	0%
Sale of Service - Other	8%	0%
Other sources	11%	23%
Transfer from own funds	10%	30%
Proceeds from borrowing	0%	47%
Total	**100%**	**100%**

The table above reflects Revenue raised from each funding source in 2025. Property Taxes form the greatest proportion of operating revenue for the Township, and they provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Such services include parks, transportation, stormwater, fire protection, policing services, recreation and culture, facility maintenance and general government. For these reasons, property taxation will continue to be a major source of the Township revenue.

User fees and charges are the second largest portion of general operating revenue. Many Township services, such as water, sanitary sewer, and solid waste (including garbage and organics collection and disposal), are charged on a user-pay basis, which ensures they are paid for by taxpayers receiving these services.

The capital program is only partially funded from General and Utility Funds revenues, with most of the funding coming from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds and from debt financing.

2. Distribution of actual 2024 property taxes among the various property classes

Property Class	Property Class Description	2024 Property tax Revenue %
1	Residential	63.59%
2	Utilities	1.14%
4	Major Industry	0.18%
5	Light Industry	9.41%
6	Business	25.01%
8	Recreation	0.17%
9	Farm	0.50%
	Total	**100.00%**

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council is to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This has been accomplished by maintaining the proportionate relationship provided above between property classes as impacted by annual average changes in assessed values of each class. (Property classes are defined and values determined by British Columbia Assessment).

3. Use of Permissive Tax Exemptions

The *Community Charter* provides Municipalities the ability to grant permissive exemptions under Sections 244, 225 and 226. The Township's permissive exemption policy sets the parameters under which Council considers applications for permissive exemptions from property taxes from organizations that are eligible for such exemptions.

The Township grants permissive exemptions for buildings for public worship; not-for-profit and charitable organizations and community halls; and heritage properties. Council supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complimentary to the services offered by the Township.

Per Council Report 24-185, dated October 7, 2024, Council approved permissive tax exemptions calculated to be approximately $1,432,885.

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	$23,589
Partnering Property	$2,056	$2,158
TOTAL	$1,432,885	$1,504,529

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2025 - 2029 FIVE YEAR FINANCIAL PLAN BYLAW NO. 6105
SCHEDULE "B" – FINANCIAL PLAN

	2025 $	2026 $	2027 $	2028 $	2029 $
REVENUE					
Operating Plan					
Property Taxes and Levies	205,923,935	245,824,131	268,524,027	287,747,677	305,607,521
Sale of Services-Utilities	88,471,894	94,397,634	102,234,140	107,816,778	113,292,399
Sale of Services-Other	31,887,669	31,822,593	31,838,208	33,355,376	34,622,862
Other Revenue	44,079,732	47,877,678	51,656,755	52,414,705	53,155,047
Transfer from Surplus and Reserves	43,489,046	11,270,273	10,768,281	10,593,281	10,593,281
Operating Plan Sub-total	**413,852,276**	**431,192,309**	**465,021,411**	**491,927,817**	**517,271,110**
Capital Plan					
Transfer from Prior Year's Surplus	350,000	-	-	-	-
Transfer from Development Cost Charge Reserves	70,588,466	28,850,000	28,850,000	28,850,000	28,850,000
Transfer from Capital Surplus and Reserves	257,927,144	49,254,250	47,606,883	67,620,410	67,313,343
Private Funds and Other Sources	125,096,194	117,991,092	75,000,000	75,000,000	75,000,000
Proceeds From Borrowing	403,337,388	172,000,000	50,000,000	50,000,000	50,000,000
Capital Plan Sub-Total	**857,299,192**	**368,095,342**	**201,456,883**	**221,470,410**	**221,163,343**
TOTAL FINANCIAL PLAN REVENUE	**1,271,151,468**	**799,287,651**	**666,478,294**	**713,398,227**	**738,434,453**
EXPENDITURE					
Operating Plan					
Municipal Services	332,997,228	342,776,602	359,519,369	375,244,387	388,868,665
Debt Service	41,615,273	50,682,355	66,261,793	74,275,833	82,667,690
Contribution to Funds and Reserves	39,239,775	37,733,352	39,240,249	42,407,597	45,734,755
Operating Plan Sub-Total	**413,852,276**	**431,192,309**	**465,021,411**	**491,927,817**	**517,271,110**
Capital Plan	**857,299,192**	**368,095,342**	**201,456,883**	**221,470,410**	**221,163,343**
TOTAL FINANCIAL PLAN EXPENDITURES	**1,271,151,468**	**799,287,651**	**666,478,294**	**713,398,227**	**738,434,453**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW NO. 6106

EXPLANATORY NOTE

Bylaw No. 6106 provides for the 2025 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2025 – 2029 Five Year Financial Plan. The projects are for road, drainage, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition and Development DCC Reserve, Water DCC Reserve, Sewer DCC Reserve, Drainage DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $82,874,154 which include capital carry-forwards from prior years, current debt payments and new capital projects for 2025.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW NO. 6106

WHEREAS it is deemed expedient to expend monies set aside in the Development Cost Charge Reserve Fund established pursuant to Bylaw 1980 No.1946 and interest earned thereon for the following purposes:

	TOTAL
Roads	**39,965,781**
Drainage	**5,878,802**
Sewer	**5,006,302**
Water	**11,418,834**
Parkland Acquisition and Development	**20,604,435**
TOTAL	**82,874,154**

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 as “Development Cost Charge Reserve Fund Expenditure Bylaw No. 6106”.

2. There is hereby authorized to be expended from the monies set aside and any interest earned thereon pursuant to the Bylaw entitled “Development Cost Charge Reserve Fund Bylaw 1980 No. 1946”, a sum not exceeding eighty-two million eight hundred seventy four thousand and one hundred fifty-four dollars for capital improvements and debt repayment as aforementioned.

Should any of the above-mentioned funds remain unexpended, after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ROYALE PROPERTIES (208) LTD.)
BYLAW 2021 NO. 5757

EXPLANATORY NOTE

Bylaw 2021 No. 5757 rezones land located at 7581 – 208 Street to Comprehensive Development Zone CD-169 to permit a comprehensive development consisting of 75 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ROYALE PROPERTIES (208) LTD.)

BYLAW 2021 NO. 5757

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 (Royale Properties (208) Ltd.) Bylaw 2021 No. 5757".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-169" after the words "Comprehensive Development Zone CD-168"
   (2) Adding to Section 110.1 after the words "CD-168" the words "CD-169 – 6,000 m^2"
   (3) Adding after Section 1068 "Comprehensive Development Zone CD-168" the following as Section 1069 "Comprehensive Development Zone CD-169"

1069 **COMPREHENSIVE DEVELOPMENT ZONE CD-169**

Uses Permitted

1069.1 In the CD-169 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* in accordance with Section 1069.2

Residential Uses

1069.2 *Residential uses* shall consist of *townhouses,* on lands zoned Comprehensive Development Zone CD-169. A maximum of 75 residential units are permitted in Comprehensive Development CD-169.

Lot Coverage

1069.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 45%.

Siting of Buildings and Structures

1069.4 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1069.5 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* used for *townhouse* or *common amenity area uses* shall be a maximum of three *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1069.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1069.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1069.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1069.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1069.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

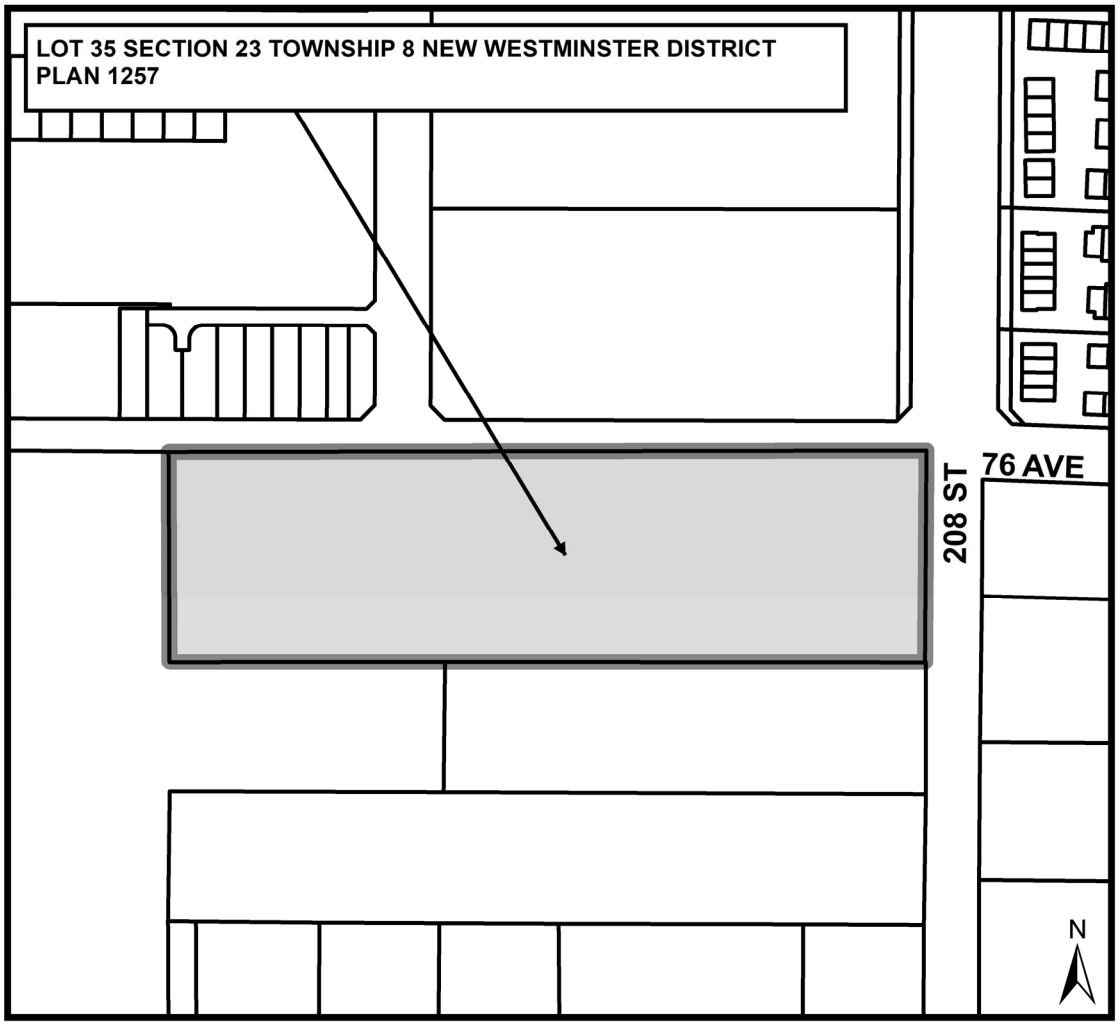
Lot 35 Section 23, Township 8, New Westminster District, Plan 1257

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-169.

READ A FIRST TIME the	13	day of	December	, 2021
READ A SECOND TIME the	13	day of	December	, 2021
PUBLIC HEARING HELD the	10	day of	January	, 2022
READ A THIRD TIME the	10	day of	January	, 2022
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5757



ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101302

This Permit is issued this _____day of _____, 2022 to:

Name: Royale Properties (208) Ltd., Inc.
Address: 105, 18677 – 52 Avenue Surrey, BC V3S 8E5

1. 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 35 Section 23, Township 8, New Westminster District, Plan 1257

   CIVIC ADDRESS: 7581 – 208 Street

2. 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 General Manager of Engineering and Community Development:

   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; and
   c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

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

3. 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.

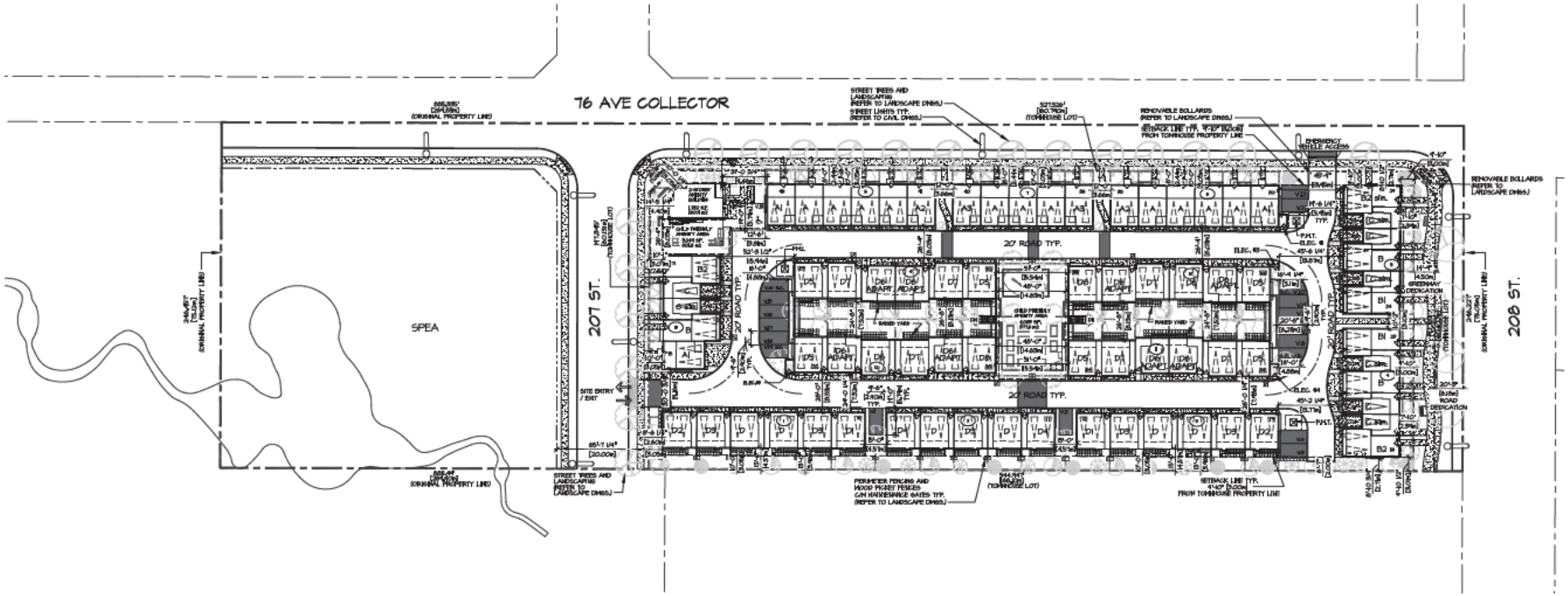
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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 _____, 2022.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



DEVELOPMENT DATA (TOWNHOUSE)					
CIVIC ADDRESS:	7581 208 STREET, LANGLEY, B.C.				
LEGAL DESCRIPTION:	LOT 35, SECTION 23, TWP 8, NEW WESTMINSTER DISTRICT, PLAN NWP1257				
PID:	012-058-475				
ZONING:	SR-2 (TOWNSHIP OF LANGLEY)				
APPLICABLE CODE:	B.C.B.C. 2018 EDITION, UNDER PART 3				
MAJOR OCCUPANCIES:	RESIDENTIAL: GROUP C				
	UP TO 3 STOREYS				
	ARTICLE 3.2.2.54 - SPRINKLERED, 45 MINUTE FRR MIN.				
BUILDING HEIGHT:	THREE STOREYS				
STREETS:	FACES THREE STREETS				
ACCESSIBLE ENTRY	N/A				
ACCESSIBLE FACILITIES:	AMENITY BUILDING				
SITE AREA	GROSS	119,345 S.F.	2.74 ACRES	11,092.16 SQ.M.	1.109 Ha
	GREENWAY DEDICATION	3,020 S.F.	0.07 ACRES	280.57 SQ.M.	0.028 Ha
	NET AREA (TOTAL)	116,375 S.F.	2.67 ACRES	10,811.59 SQ.M.	1.081 Ha
DENSITY	28 UPA	69 UPHa	(75 TOTAL UNITS)		
F.A.R.	0.96	111428	(10,352 M2)	- (TOTAL UNIT + MECH. FLOOR AREAS)	
SITE COVERAGE	37.0%	44,963.92 S.F.	(4,177 M2)	- (TOTAL GROUND FLOOR AREA)	

OUTDOOR AMENITY & PARKING DATA						
OUTDOOR AMENITY SPACE:	REQUIRED:	8 SQ.M.	X	75 UNITS	=	600 SQ.M.
	PROVIDED:	679.40 SQ.M.				
PARKING:						
	REQUIRED:					
	RESIDENTIAL:	2	X	(75 UNITS)		150
	VISITOR:	0.2 (DOUBLE GARAGE)	X	(67 UNITS)	=	13.40 SPACES
		0.5 (TANDEM GARAGE)	X	(8 UNITS)	=	4.00 SPACES
	TOTAL:					167
	PROVIDED:					
	RESIDENTIAL:	150 SPACES				
	VISITOR:	20 SPACES				
	TOTAL:	170				

UNIT BREAKDOWN							
UNIT TYPE	# OF BEDROOMS	# OF UNITS	BASEMENT S.F.	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (EXCLUDING GARAGE)
UNIT 'A'	3 BEDROOMS	11	190 S.F.	592 S.F.	658 S.F.	1,440 S.F.	15,840 S.F.
UNIT 'A1'	3 BEDROOMS	3	191 S.F.	540 S.F.	687 S.F.	1,418 S.F.	4,254 S.F.
UNIT 'A2'	3 BEDROOMS	2	191 S.F.	572 S.F.	687 S.F.	1,400 S.F.	2,800 S.F.
UNIT 'A3'	3 BEDROOMS	2	191 S.F.	605 S.F.	638 S.F.	1,434 S.F.	2,868 S.F.
UNIT 'B'	3 BEDROOMS	3	306 S.F.	668 S.F.	668 S.F.	1,642 S.F.	4,926 S.F.
UNIT 'B1'	3 BEDROMS	2	310 S.F.	610 S.F.	632 S.F.	1,552 S.F.	3,104 S.F.
UNIT 'B2'	3 BEDROOMS	2	310 S.F.	604 S.F.	644 S.F.	1,558 S.F.	3,116 S.F.
UNIT 'B2 sim.'	3 BEDROOMS	1	310 S.F.	604 S.F.	644 S.F.	1,558 S.F.	1,558 S.F.
UNIT 'C'	3 BEDROOMS	3	154 S.F.	610 S.F.	668 S.F.	1,432 S.F.	4,296 S.F.
UNIT 'C sim.'	3 BEDROOMS	5	154 S.F.	610 S.F.	668 S.F.	1,432 S.F.	7,160 S.F.
UNIT 'D'	3 BEDROOMS	6	97 S.F.	649 S.F.	675 S.F.	1,421 S.F.	8,526 S.F.
UNIT 'D1'	3 BEDROOMS	2	97 S.F.	654 S.F.	680 S.F.	1,431 S.F.	2,862 S.F.
UNIT 'D2'	3 BEDROOMS	2	97 S.F.	674 S.F.	700 S.F.	1,471 S.F.	2,942 S.F.
UNIT 'D3'	3 BEDROOMS	5	97 S.F.	660 S.F.	686 S.F.	1,443 S.F.	7,215 S.F.
UNIT 'D4'	3 BEDROOMS	2	97 S.F.	668 S.F.	680 S.F.	1,445 S.F.	2,890 S.F.
UNIT 'D5'	3 BEDROOMS	6	97 S.F.	673 S.F.	680 S.F.	1,450 S.F.	8,700 S.F.
UNIT 'D6'	3 BEDROOMS	2	97 S.F.	649 S.F.	675 S.F.	1,421 S.F.	2,842 S.F.
UNIT 'D6 ADAPT.	3 BEDROOMS	8	144 S.F.	649 S.F.	675 S.F.	1,468 S.F.	11,744 S.F.
UNIT 'D7'	3 BEDROOMS	6	97 S.F.	660 S.F.	686 S.F.	1,443 S.F.	8,658 S.F.
UNIT 'D8'	3 BEDROOMS	2	97 S.F.	644 S.F.	680 S.F.	1,471 S.F.	2,942 S.F.
						TOTAL # OF UNITS: 75	109,243 S.F.

NORTH

CONCEPTUAL SITE PLAN

SCALE - 1" = 40'-0"

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DSTN	CHD

DESIGN : L.F.B.
DRAWN :
DATE : Dec. 2 21
SCALE : 1" = 40'-0"

CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT 7581-208 STREET LANGLEY

SHEET CONTENTS : CONCEPTUAL SITE PLAN

SCHEDULE A

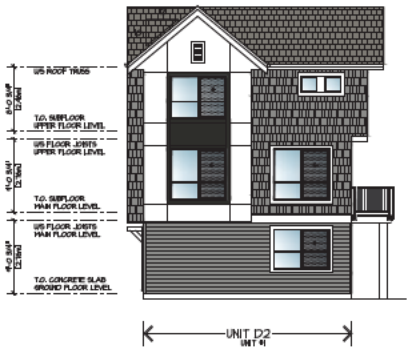
barnett dembek
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettdembek.com

CLIENT NO.	SHEET NO.
	AC-1.01
PROJECT NO.	REV. NO.
19002	



SOUTH ELEVATION

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

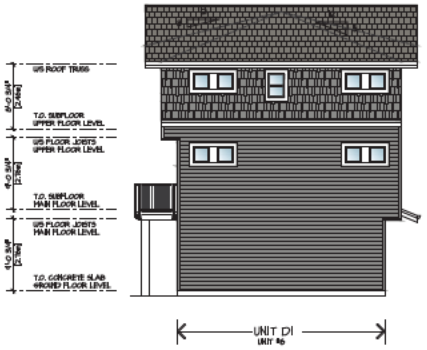


WEST ELEVATION

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

SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOFING
   COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM
   COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
4. 1x4 WOOD TRIM
   "BOOTHBAY BLUE" BY JAMES HARDIE
5. 1x4 WOOD TRIM
   "GRAY SLATE" BY JAMES HARDIE
6. 1x4 WOOD TRIM
   "MONTEREY TAUPE" BY JAMES HARDIE
7. HARDIE-SHINGLE SIDING
   COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
8. HARDIE-SHINGLE SIDING
   "BOOTHBAY BLUE" BY JAMES HARDIE
9. HARDIE-SHINGLE SIDING
   "GRAY SLATE" BY JAMES HARDIE
10. HARDIE-SHINGLE SIDING
    "MONTEREY TAUPE" BY JAMES HARDIE
11. HARDIE HORIZONTAL SIDING
    COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
12. HARDIE HORIZONTAL SIDING
    "BOOTHBAY BLUE" BY JAMES HARDIE
13. HARDIE HORIZONTAL SIDING
    "GRAY SLATE" BY JAMES HARDIE
14. HARDIE HORIZONTAL SIDING
    "MONTEREY TAUPE" BY JAMES HARDIE
15. VINYL FRAMED WINDOWS WITH 2x6 TRIM
    COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
16. VINYL FRAMED WINDOWS WITH 2x6 TRIM
    COLOR TO MATCH "IRON GREY" BY JAMES HARDIE
17. 12x12 BUILT-UP COLUMN
    "ARCTIC WHITE" BY JAMES HARDIE
18. 42 1/8" HIGH POWDER COATED ALUMINUM RAILING
19. DECORATIVE LOUVRE
20. WOOD KNEE BRACE
21. HARDIE PANEL
    "ARCTIC WHITE" BY JAMES HARDIE
22. GARAGE DOOR
    COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
23. FRONT/BACK DOOR WITH 2x6 TRIM
    COLOR TO MATCH "RYAN RED" OR "SNOW WHITE" BY BENJAMIN MOORE
24. EXTERIOR METAL DOOR WITH 2x6 TRIM
    COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/M TENSIONED AIRCRAFT CABLE TRELLIS



EAST ELEVATION

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

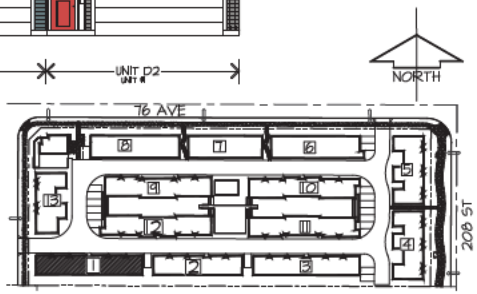


NORTH ELEVATION

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

COLOUR SCHEME

- BENJAMIN MOORE COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE COLOUR: "ARCTIC WHITE"
- JAMES HARDIE COLOUR: "GRAY SLATE"
- JAMES HARDIE COLOUR: "IRON GREY"
- JAMES HARDIE COLOUR: "AGED PEWTER"
- JAMES HARDIE COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE COLOUR: "RYAN RED" 1314



KEY PLAN

SCALE: N.T.S.

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRFN	CHD

DESIGN : LTB
DRAWN :
DATE : Oct. 19 '21
SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT
7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 1 ELEVATIONS

barnett dembek
UNIT 135,
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SURREY, B.C.
V3W 1H8
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CLIENT NO.	SHEET NO.
	AC-4.01
PROJECT NO.	REV. NO.
19002	

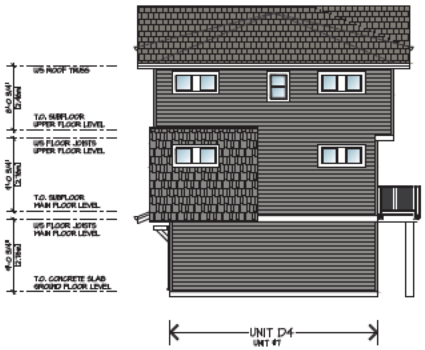


SOUTH ELEVATION

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

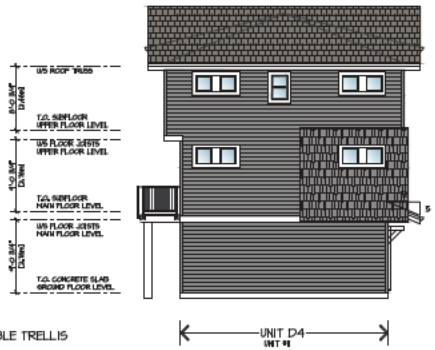
SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING — COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
4. 1x4 WOOD TRIM — "BOOTHBAY BLUE" BY JAMES HARDIE
5. 1x4 WOOD TRIM — "GRAY SLATE" BY JAMES HARDIE
6. 1x4 WOOD TRIM — "MONTEREY TAUPE" BY JAMES HARDIE
7. HARDIE-SHINGLE SIDING — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
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12. HARDIE HORIZONTAL SIDING — "BOOTHBAY BLUE" BY JAMES HARDIE
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19. DECORATIVE LOUVRE
20. WOOD KNEE BRACE
21. HARDIE PANEL — "ARCTIC WHITE" BY JAMES HARDIE
22. GARAGE DOOR — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
23. FRONT/BACK DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" OR "SNOW WHITE" BY BENJAMIN MOORE
24. EXTERIOR METAL DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/W TENSIONED AIRCRAFT CABLE TRELLIS



WEST ELEVATION

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



EAST ELEVATION

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

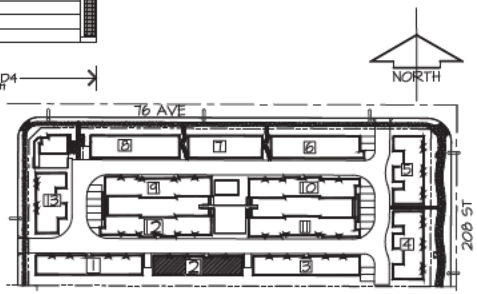


NORTH ELEVATION

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

COLOUR SCHEME

- BENJAMIN MOORE — COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE — COLOUR: "ARCTIC WHITE"
- JAMES HARDIE — COLOUR: "GRAY SLATE"
- JAMES HARDIE — COLOUR: "IRON GREY"
- JAMES HARDIE — COLOUR: "AGED PEWTER"
- JAMES HARDIE — COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE — COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE — COLOUR: "RYAN RED" 1314



KEY PLAN

SCALE: N.T.S.

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRFN	CHKD

CM-E-ELEVATION CBLOCK.dwg

DESIGN : LFB
DRAWN :
DATE : Oct. 19 21
SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT 7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 2 ELEVATIONS

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
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FAX: (604) 597-2099
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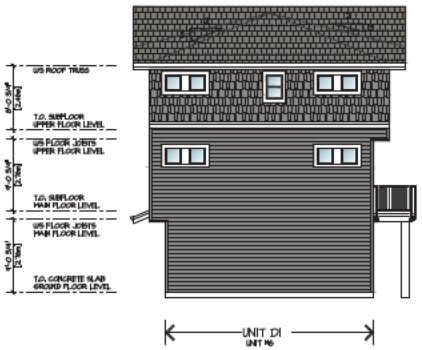
CLIENT NO.	SHEET NO.
	AC-4.02
PROJECT NO.	REV. NO.
19002	

BUILDING 2



SOUTH ELEVATION

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

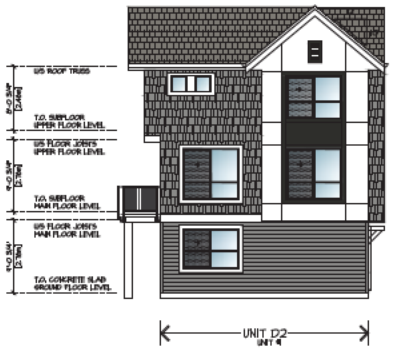


WEST ELEVATION

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

SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOFING
   COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM
   COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
4. 1x4 WOOD TRIM
   "BOOTHBAY BLUE" BY JAMES HARDIE
5. 1x4 WOOD TRIM
   "GRAY SLATE" BY JAMES HARDIE
6. 1x4 WOOD TRIM
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20. WOOD KNEE BRACE
21. HARDIE PANEL
    "ARCTIC WHITE" BY JAMES HARDIE
22. GARAGE DOOR
    COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
23. FRONT/BACK DOOR WITH 2x6 TRIM
    COLOR TO MATCH "RYAN RED" OR "SNOW WHITE" BY BENJAMIN MOORE
24. EXTERIOR METAL DOOR WITH 2x6 TRIM
    COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/M TENSIONED AIRCRAFT CABLE TRELLIS



EAST ELEVATION

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

COLOUR SCHEME

- BENJAMIN MOORE
  COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE
  COLOUR: "ARCTIC WHITE"
- JAMES HARDIE
  COLOUR: "GRAY SLATE"
- JAMES HARDIE
  COLOUR: "IRON GREY"
- JAMES HARDIE
  COLOUR: "AGED PEWTER"
- JAMES HARDIE
  COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE
  COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE
  COLOUR: "RYAN RED" 1314



NORTH ELEVATION

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



KEY PLAN

SCALE: N.T.S.

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DSGN	CKD

CM-E-ELEVATION CBLOCK.dwg

DESIGN : LTB
DRAWN :
DATE : Oct. 19 '21
SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.

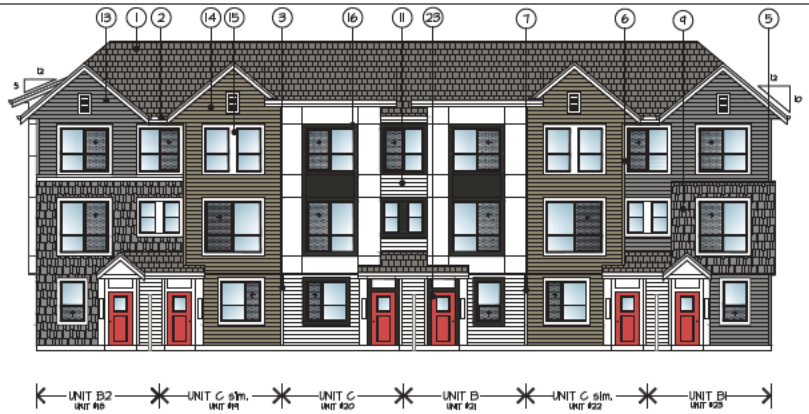
PROJECT : TOWNHOUSE DEVELOPMENT
7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 3 ELEVATIONS

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barkitex.com

CLIENT NO.	SHEET NO.
	AC-4.03
PROJECT NO.	REV. NO.
19002	

BUILDING 3



EAST ELEVATION

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



SOUTH ELEVATION

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

SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROFING
   COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM
   COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
4. 1x4 WOOD TRIM
   "BOOTHBAY BLUE" BY JAMES HARDIE
5. 1x4 WOOD TRIM
   "GRAY SLATE" BY JAMES HARDIE
6. 1x4 WOOD TRIM
   "MONTEREY TAUPE" BY JAMES HARDIE
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21. HARDIE PANEL
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    COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
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    COLOR TO MATCH "RYAN RED" OR "SNOW WHITE" BY BENJAMIN MOORE
24. EXTERIOR METAL DOOR WITH 2x6 TRIM
    COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/W TENSIONED AIRCRAFT CABLE TRELLIS



NORTH ELEVATION

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

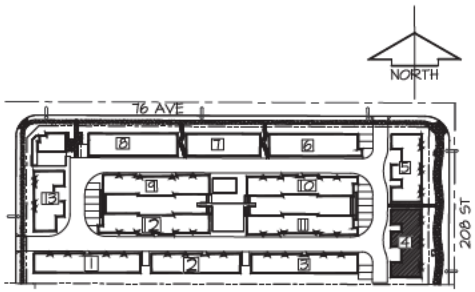
COLOUR SCHEME

- BENJAMIN MOORE
  COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE
  COLOUR: "ARCTIC WHITE"
- JAMES HARDIE
  COLOUR: "GRAY SLATE"
- JAMES HARDIE
  COLOUR: "IRON GREY"
- JAMES HARDIE
  COLOUR: "AGED PEWTER"
- JAMES HARDIE
  COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE
  COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE
  COLOUR: "RYAN RED" 1314



WEST ELEVATION

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



KEY PLAN

SCALE: N.T.S.

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRN	CHD

CM-E-ELEVATION CBLOCK.dwg

DESIGN : LFB
DRAWN :
DATE : Oct. 19 21
SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT
7561-206 STREET LANGLEY

SHEET CONTENTS :
BUILDING 4 ELEVATIONS

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettdembek.com

CLIENT NO.	SHEET NO.
	AC-4.04
PROJECT NO.	REV. NO.
19002	

BUILDING 4

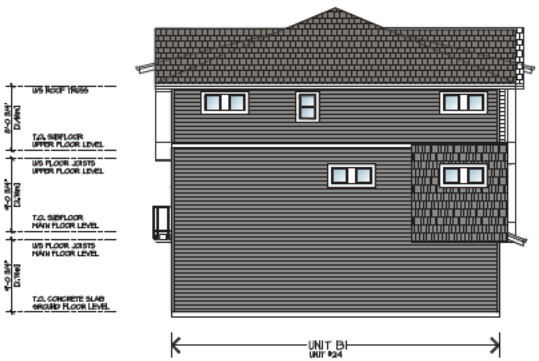


EAST ELEVATION

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

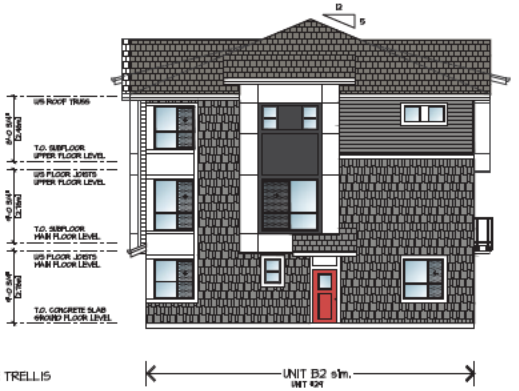
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25. WOOD KNEE BRACKET C/W TENSIONED AIRCRAFT CABLE TRELLIS



SOUTH ELEVATION

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



NORTH ELEVATION

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

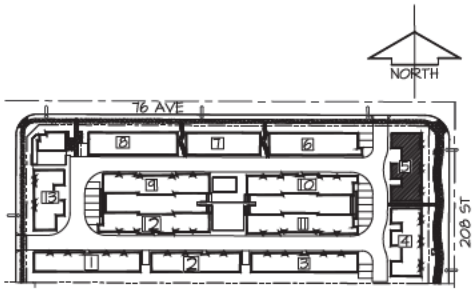


WEST ELEVATION

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

COLOUR SCHEME

- BENJAMIN MOORE — COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE — COLOUR: "ARCTIC WHITE"
- JAMES HARDIE — COLOUR: "GRAY SLATE"
- JAMES HARDIE — COLOUR: "IRON GREY"
- JAMES HARDIE — COLOUR: "AGED PEWTER"
- JAMES HARDIE — COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE — COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE — COLOUR: "RYAN RED" 1314



KEY PLAN

SCALE: N.T.S.

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	SKTH	CHKD

CAD-E-ELEVATION CBLOCK.dwg

DESIGN : LFB	DRAWN :	DATE : Oct. 19 '21	SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT 7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 5 ELEVATIONS

barnett dembek
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SURREY, B.C.
V3W 1H8
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FAX: (604) 597-2099
EMAIL: mail@barnettdembek.com

CLIENT NO.	SHEET NO.
	AC-4.05
PROJECT NO.	REV. NO.
19002	

BUILDING 5

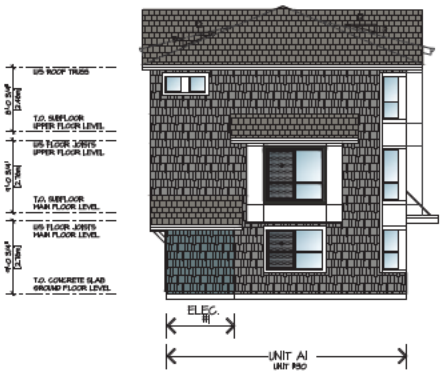


NORTH ELEVATION

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

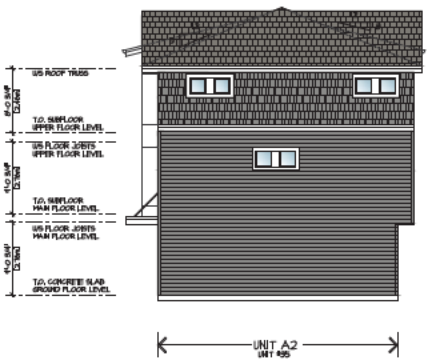
SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING — COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
4. 1x4 WOOD TRIM — "BOOTHBAY BLUE" BY JAMES HARDIE
5. 1x4 WOOD TRIM — "GRAY SLATE" BY JAMES HARDIE
6. 1x4 WOOD TRIM — "MONTEREY TAUPE" BY JAMES HARDIE
7. HARDIE-SHINGLE SIDING — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
8. HARDIE-SHINGLE SIDING — "BOOTHBAY BLUE" BY JAMES HARDIE
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14. HARDIE HORIZONTAL SIDING — "MONTEREY TAUPE" BY JAMES HARDIE
15. VINYL FRAMED WINDOWS WITH 2x6 TRIM — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
16. VINYL FRAMED WINDOWS WITH 2x6 TRIM — COLOR TO MATCH "IRON GREY" BY JAMES HARDIE
17. 12x12 BUILT-UP COLUMN — "ARCTIC WHITE" BY JAMES HARDIE
18. 42 1/8" HIGH POWDER COATED ALUMINUM RAILING
19. DECORATIVE LOUVRE
20. WOOD KNEE BRACE
21. HARDIE PANEL — "ARCTIC WHITE" BY JAMES HARDIE
22. GARAGE DOOR — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
23. FRONT/BACK DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" OR "SNOW WHITE" BY BENJAMIN MOORE
24. EXTERIOR METAL DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/W TENSIONED AIRCRAFT CABLE TRELLIS



WEST ELEVATION

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



EAST ELEVATION

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

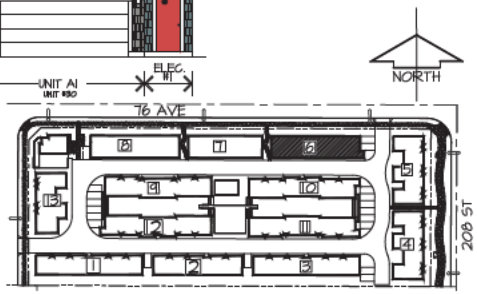


SOUTH ELEVATION

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

COLOUR SCHEME

- BENJAMIN MOORE — COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE — COLOUR: "ARCTIC WHITE"
- JAMES HARDIE — COLOUR: "GRAY SLATE"
- JAMES HARDIE — COLOUR: "IRON GREY"
- JAMES HARDIE — COLOUR: "AGED PEWTER"
- JAMES HARDIE — COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE — COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE — COLOUR: "RYAN RED" 1314



KEY PLAN

SCALE: N.T.S.

BUILDING 6

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRN	CHD

CAD-E-ELEVATION (BLDG6).dwg

DESIGN : LFB | DRAWN : | DATE : Oct. 19 '21 | SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT 7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 6 ELEVATIONS

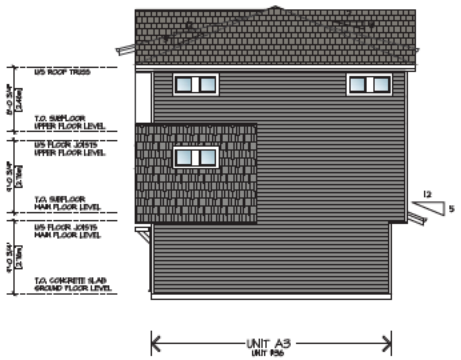
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EMAIL: mail@barkitex.com

CLIENT NO.	SHEET NO.
	AC-4.06
PROJECT NO.	REV. NO.
19002	



NORTH ELEVATION

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

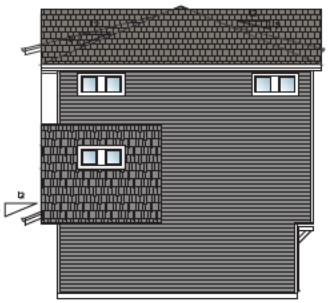


WEST ELEVATION

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

SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING — COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
4. 1x4 WOOD TRIM — "BOOTHBAY BLUE" BY JAMES HARDIE
5. 1x4 WOOD TRIM — "GRAY SLATE" BY JAMES HARDIE
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20. WOOD KNEE BRACE
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22. GARAGE DOOR — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
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24. EXTERIOR METAL DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/W TENSIONED AIRCRAFT CABLE TRELLIS



EAST ELEVATION

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

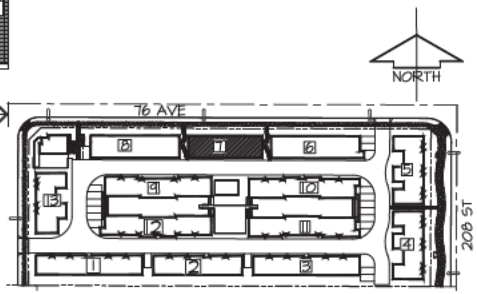


SOUTH ELEVATION

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

COLOUR SCHEME

- BENJAMIN MOORE — COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE — COLOUR: "ARCTIC WHITE"
- JAMES HARDIE — COLOUR: "GRAY SLATE"
- JAMES HARDIE — COLOUR: "IRON GREY"
- JAMES HARDIE — COLOUR: "AGED PEWTER"
- JAMES HARDIE — COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE — COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE — COLOUR: "RYAN RED" 1314



KEY PLAN

SCALE: N.T.S.

BUILDING 7

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRFN	CHKD

C:\D-E-ELEVATION C8.DWG

DESIGN : LFB | DRAWN : | DATE : Oct. 19 21 | SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT 7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 7 ELEVATIONS

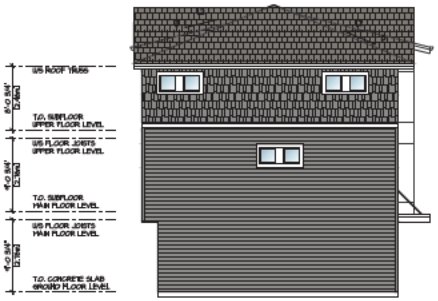
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CLIENT NO.	SHEET NO.
	AC-4.07
PROJECT NO. 19002	REV. NO.



NORTH ELEVATION

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

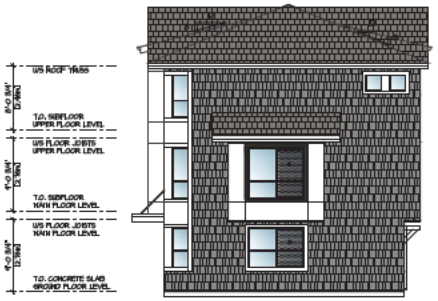


EAST ELEVATION

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

SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING — COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
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WEST ELEVATION

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

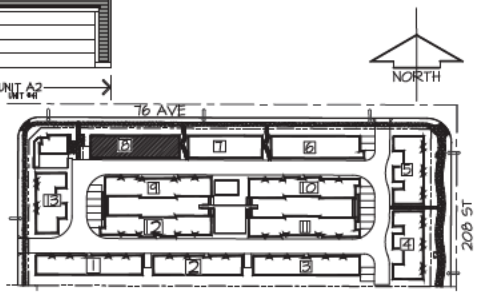
COLOUR SCHEME

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- JAMES HARDIE — COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE — COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE — COLOUR: "RYAN RED" 1314



SOUTH ELEVATION

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



KEY PLAN

SCALE: N.T.S.

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRN	CHD

CAD-E-ELEVATION (BLDG8).dwg

DESIGN : LFB | DRAWN : | DATE : Oct. 19 '21 | SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.

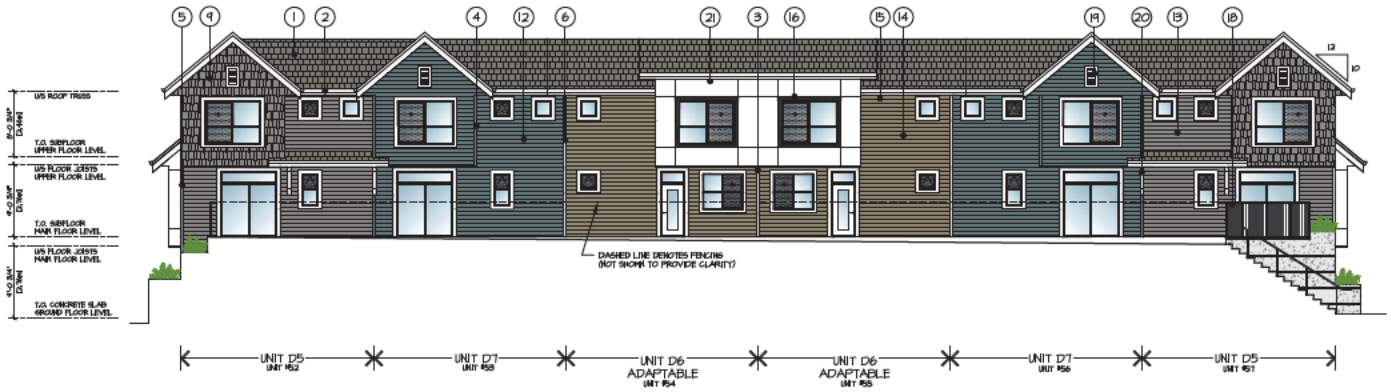
PROJECT : TOWNHOUSE DEVELOPMENT 7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 8 ELEVATIONS

barnett dembek
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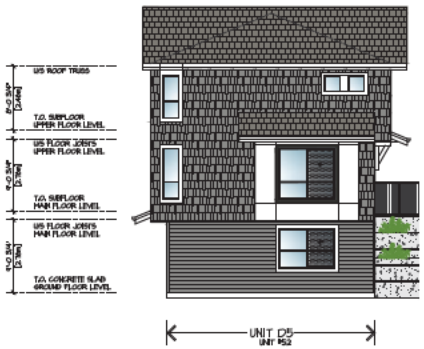
CLIENT NO.	SHEET NO.
	AC-4.08
PROJECT NO.	REV. NO.
19002	

BUILDING 8



SOUTH ELEVATION

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

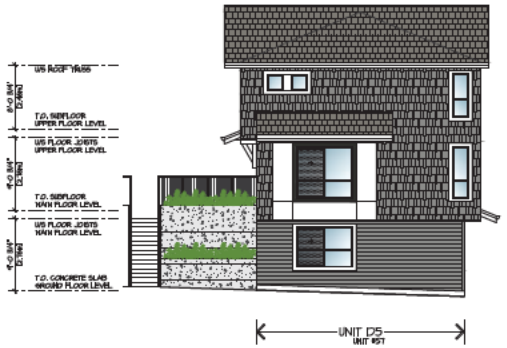


WEST ELEVATION

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

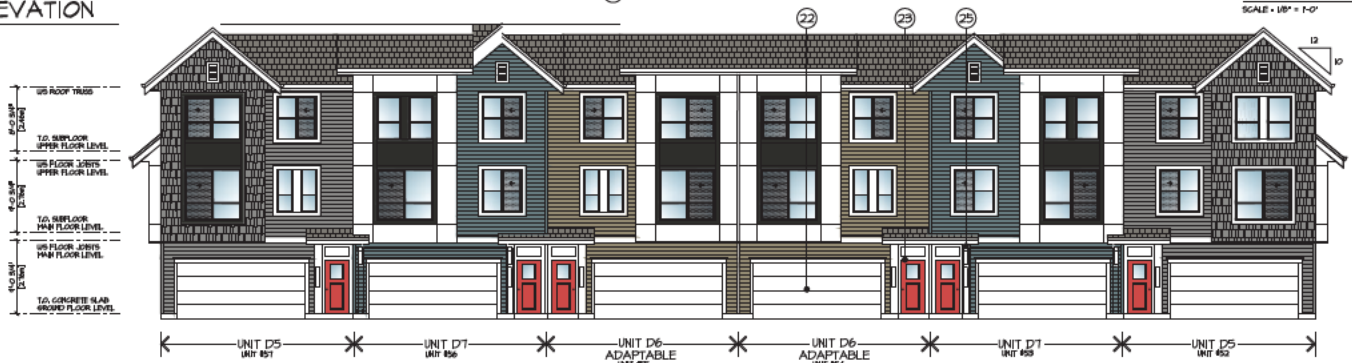
SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING — COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
4. 1x4 WOOD TRIM — "BOOTHBAY BLUE" BY JAMES HARDIE
5. 1x4 WOOD TRIM — "GRAY SLATE" BY JAMES HARDIE
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24. EXTERIOR METAL DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/M TENSIONED AIRCRAFT CABLE TRELLIS



EAST ELEVATION

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

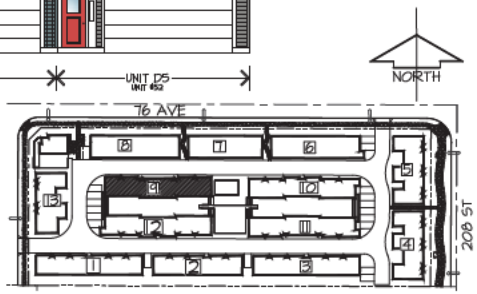


NORTH ELEVATION

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

COLOUR SCHEME

- BENJAMIN MOORE — COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE — COLOUR: "ARCTIC WHITE"
- JAMES HARDIE — COLOUR: "GRAY SLATE"
- JAMES HARDIE — COLOUR: "IRON GREY"
- JAMES HARDIE — COLOUR: "AGED PEWTER"
- JAMES HARDIE — COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE — COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE — COLOUR: "RYAN RED" 1314



KEY PLAN

SCALE: N.T.S.

BUILDING 9

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRN	CHD

CSD-E-ELEVATION CBLOCK.dwg

DESIGN : LFB	DRAWN :	DATE : Oct. 19 '21	SCALE : 1/8" = 1'-0"

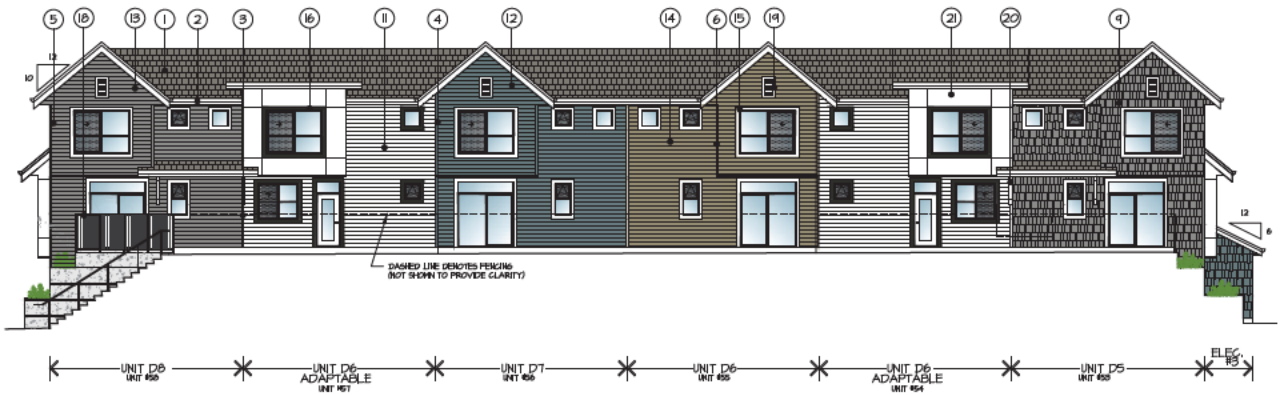
CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT 7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 9 ELEVATIONS

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FAX: (604) 597-2099
EMAIL: mail@barkitex.com

CLIENT NO.	SHEET NO.
	AC-4.09
PROJECT NO. 19002	REV. NO.



SOUTH ELEVATION

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

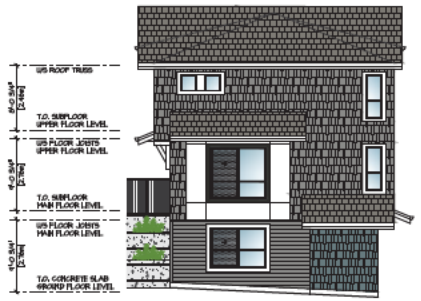


EAST ELEVATION

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

SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOFING — COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
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14. HARDIE HORIZONTAL SIDING — "MONTEREY TAUPE" BY JAMES HARDIE
15. VINYL FRAMED WINDOWS WITH 2x6 TRIM — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
16. VINYL FRAMED WINDOWS WITH 2x6 TRIM — COLOR TO MATCH "IRON GREY" BY JAMES HARDIE
17. 12x12 BUILT-UP COLUMN — "ARCTIC WHITE" BY JAMES HARDIE
18. 42 1/8" HIGH POWDER COATED ALUMINUM RAILING
19. DECORATIVE LOUVRE
20. WOOD KNEE BRACE
21. HARDIE PANEL — "ARCTIC WHITE" BY JAMES HARDIE
22. GARAGE DOOR — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
23. FRONT/BACK DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" OR "SNOW WHITE" BY BENJAMIN MOORE
24. EXTERIOR METAL DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/M TENSIONED AIRCRAFT CABLE TRELLIS

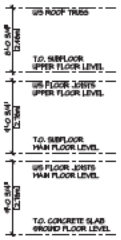


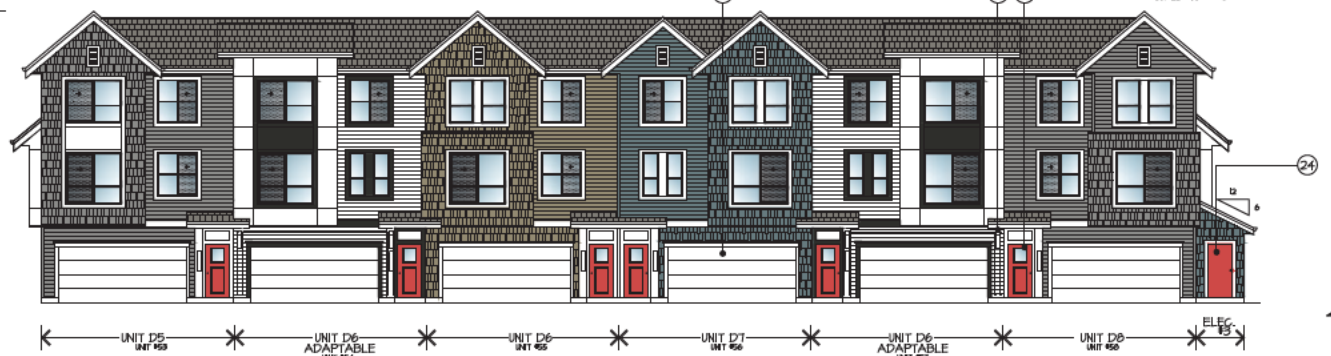
WEST ELEVATION

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

COLOUR SCHEME

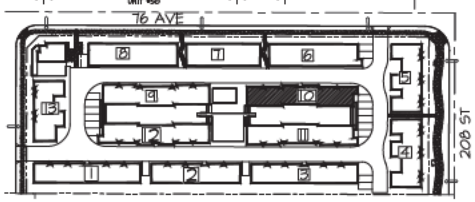
- BENJAMIN MOORE COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE COLOUR: "ARCTIC WHITE"
- JAMES HARDIE COLOUR: "GRAY SLATE"
- JAMES HARDIE COLOUR: "IRON GREY"
- JAMES HARDIE COLOUR: "AGED PEWTER"
- JAMES HARDIE COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE COLOUR: "RYAN RED" 1314





NORTH ELEVATION

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



KEY PLAN

SCALE: N.T.S.

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRFN	CHKD

C:\01-E-ELEVATION OB.DWG

DESIGN : LFB | DRAWN : | DATE : Oct. 19 21 | SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.

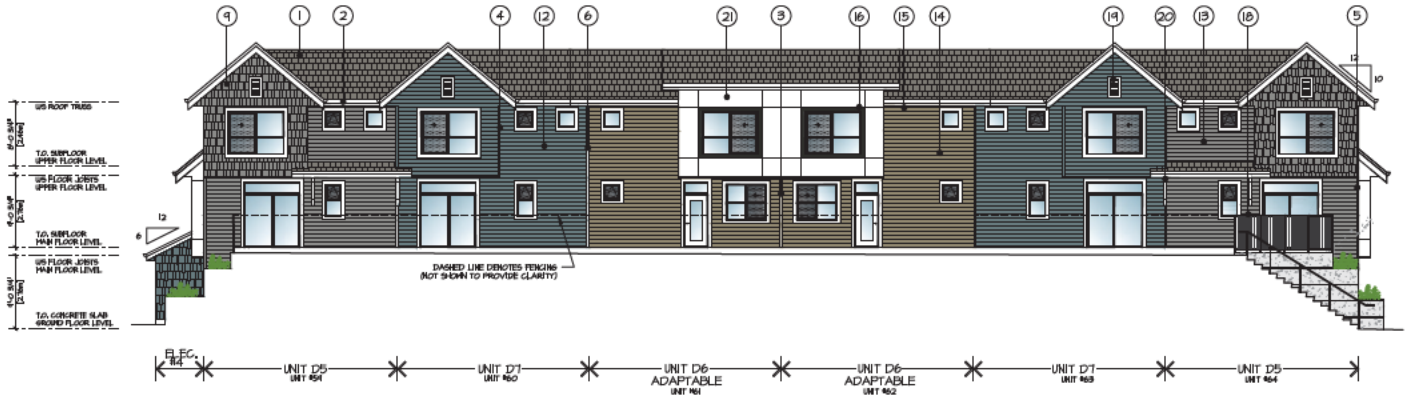
PROJECT : TOWNHOUSE DEVELOPMENT 7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 10 ELEVATIONS

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
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FAX: (604) 597-2099
EMAIL: mail@barkitex.com

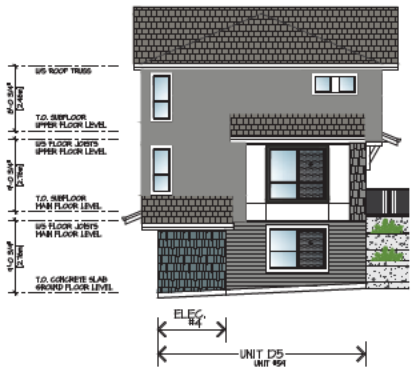
CLIENT NO.	SHEET NO.
	AC-4.10
PROJECT NO.	REV. NO.
19002	

BUILDING 10



NORTH ELEVATION

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



WEST ELEVATION

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

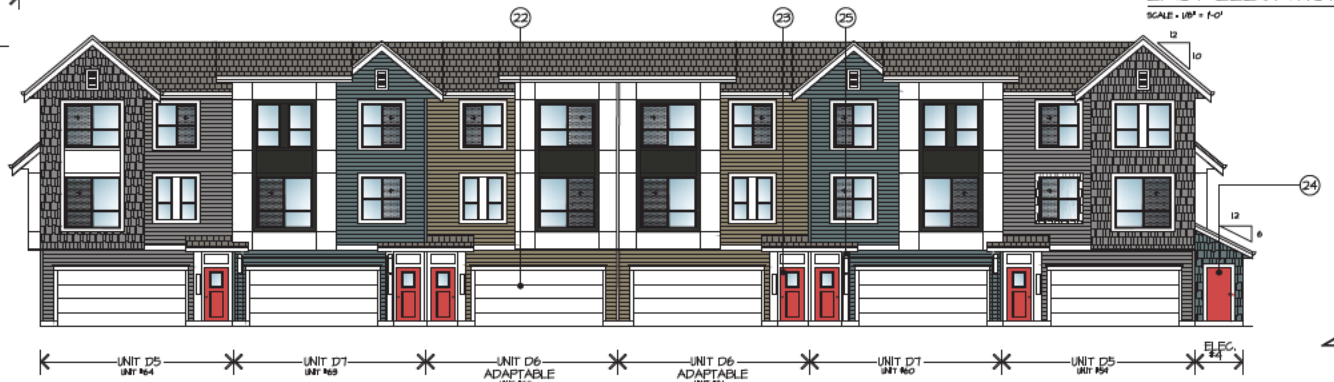
SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOFING
   COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM
   COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
4. 1x4 WOOD TRIM
   "BOOTHBAY BLUE" BY JAMES HARDIE
5. 1x4 WOOD TRIM
   "GRAY SLATE" BY JAMES HARDIE
6. 1x4 WOOD TRIM
   "MONTEREY TAUPE" BY JAMES HARDIE
7. HARDIE-SHINGLE SIDING
   COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
8. HARDIE-SHINGLE SIDING
   "BOOTHBAY BLUE" BY JAMES HARDIE
9. HARDIE-SHINGLE SIDING
   "GRAY SLATE" BY JAMES HARDIE
10. HARDIE-SHINGLE SIDING
    "MONTEREY TAUPE" BY JAMES HARDIE
11. HARDIE HORIZONTAL SIDING
    COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
12. HARDIE HORIZONTAL SIDING
    "BOOTHBAY BLUE" BY JAMES HARDIE
13. HARDIE HORIZONTAL SIDING
    "GRAY SLATE" BY JAMES HARDIE
14. HARDIE HORIZONTAL SIDING
    "MONTEREY TAUPE" BY JAMES HARDIE
15. VINYL FRAMED WINDOWS WITH 2x6 TRIM
    COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
16. VINYL FRAMED WINDOWS WITH 2x6 TRIM
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20. WOOD KNEE BRACE
21. HARDIE PANEL
    "ARCTIC WHITE" BY JAMES HARDIE
22. GARAGE DOOR
    COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
23. FRONT/BACK DOOR WITH 2x6 TRIM
    COLOR TO MATCH "RYAN RED" OR "SNOW WHITE" BY BENJAMIN MOORE
24. EXTERIOR METAL DOOR WITH 2x6 TRIM
    COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/M TENSIONED AIRCRAFT CABLE TRELLIS



EAST ELEVATION

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

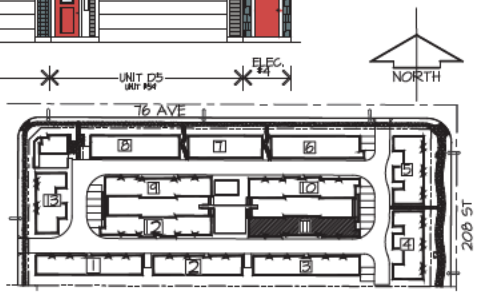


SOUTH ELEVATION

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

COLOUR SCHEME

- BENJAMIN MOORE
  COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE
  COLOUR: "ARCTIC WHITE"
- JAMES HARDIE
  COLOUR: "GRAY SLATE"
- JAMES HARDIE
  COLOUR: "IRON GREY"
- JAMES HARDIE
  COLOUR: "AGED PEWTER"
- JAMES HARDIE
  COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE
  COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE
  COLOUR: "RYAN RED" 1314



KEY PLAN

SCALE: N.T.S.

BUILDING 11

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DSGN	CKD

C:\01-E-ELEVATION CBL.DWG

DESIGN : LFB
DRAWN :
DATE : Oct. 19 21
SCALE : 1/8" = 1'-0"

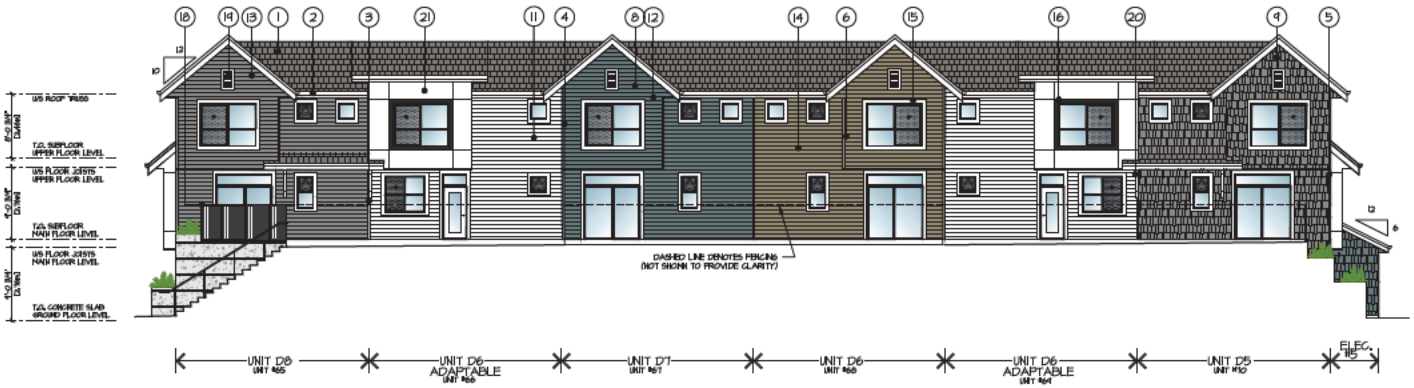
CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT
7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 11 ELEVATIONS

barnett dembek
UNIT 135,
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SURREY, B.C.
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PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barkitex.com

CLIENT NO.	SHEET NO.
	AC-4.11
PROJECT NO.	REV. NO.
19002	

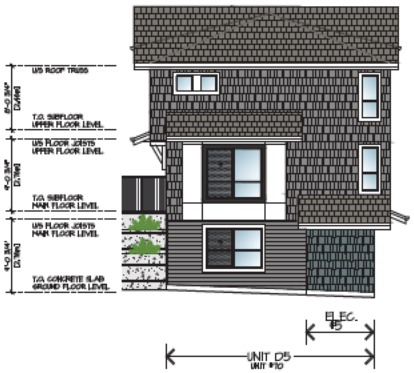


NORTH ELEVATION

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

SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOFING — COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
4. 1x4 WOOD TRIM — "BOOTHBAY BLUE" BY JAMES HARDIE
5. 1x4 WOOD TRIM — "GRAY SLATE" BY JAMES HARDIE
6. 1x4 WOOD TRIM — "MONTEREY TAUPE" BY JAMES HARDIE
7. HARDIE-SHINGLE SIDING — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
8. HARDIE-SHINGLE SIDING — "BOOTHBAY BLUE" BY JAMES HARDIE
9. HARDIE-SHINGLE SIDING — "GRAY SLATE" BY JAMES HARDIE
10. HARDIE-SHINGLE SIDING — "MONTEREY TAUPE" BY JAMES HARDIE
11. HARDIE HORIZONTAL SIDING — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
12. HARDIE HORIZONTAL SIDING — "BOOTHBAY BLUE" BY JAMES HARDIE
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19. DECORATIVE LOUVRE
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21. HARDIE PANEL — "ARCTIC WHITE" BY JAMES HARDIE
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24. EXTERIOR METAL DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/W TENSIONED AIRCRAFT CABLE TRELLIS



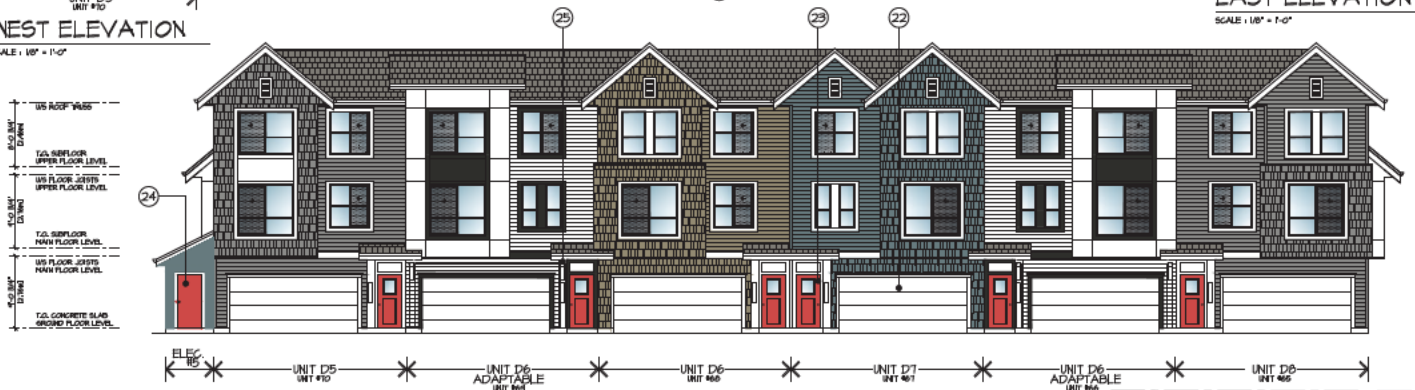
WEST ELEVATION

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



EAST ELEVATION

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

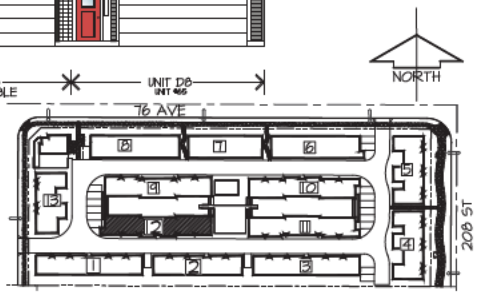


SOUTH ELEVATION

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

COLOUR SCHEME

- BENJAMIN MOORE COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE COLOUR: "ARCTIC WHITE"
- JAMES HARDIE COLOUR: "GRAY SLATE"
- JAMES HARDIE COLOUR: "IRON GREY"
- JAMES HARDIE COLOUR: "AGED PEWTER"
- JAMES HARDIE COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE COLOUR: "RYAN RED" 1314



KEY PLAN

SCALE: N.T.S.

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DSGN	CHKD

CAD-E-ELEVATION CBLOCK.dwg

DESIGN : LFB | DRAWN : | DATE : Oct. 19 '21 | SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT 7561-206 STREET LANGLEY

SHEET CONTENTS : BUILDING 12 ELEVATIONS

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barkitex.com

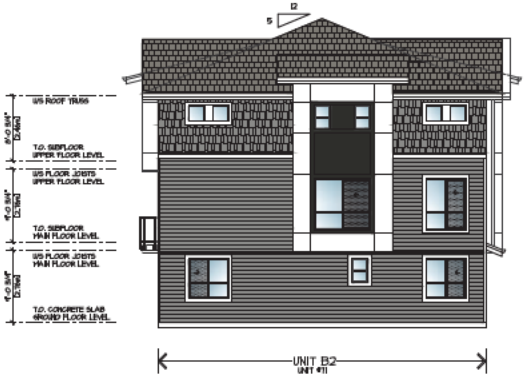
CLIENT NO.	SHEET NO.
	AC-412
PROJECT NO.	REV. NO.
19002	

BUILDING 12



WEST ELEVATION

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

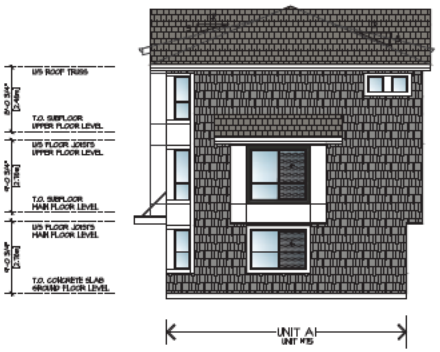


NORTH ELEVATION

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

SCHEDULE OF FINISHES

1. ASHPHALT SHINGLE ROOFING — COLOR TO MATCH "AGED PEWTER" BY JAMES HARDIE
2. PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
3. 1x4 WOOD TRIM — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
4. 1x4 WOOD TRIM — "BOOTHBAY BLUE" BY JAMES HARDIE
5. 1x4 WOOD TRIM — "GRAY SLATE" BY JAMES HARDIE
6. 1x4 WOOD TRIM — "MONTEREY TAUPE" BY JAMES HARDIE
7. HARDIE-SHINGLE SIDING — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
8. HARDIE-SHINGLE SIDING — "BOOTHBAY BLUE" BY JAMES HARDIE
9. HARDIE-SHINGLE SIDING — "GRAY SLATE" BY JAMES HARDIE
10. HARDIE-SHINGLE SIDING — "MONTEREY TAUPE" BY JAMES HARDIE
11. HARDIE HORIZONTAL SIDING — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
12. HARDIE HORIZONTAL SIDING — "BOOTHBAY BLUE" BY JAMES HARDIE
13. HARDIE HORIZONTAL SIDING — "GRAY SLATE" BY JAMES HARDIE
14. HARDIE HORIZONTAL SIDING — "MONTEREY TAUPE" BY JAMES HARDIE
15. VINYL FRAMED WINDOWS WITH 2x6 TRIM — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
16. VINYL FRAMED WINDOWS WITH 2x6 TRIM — COLOR TO MATCH "IRON GREY" BY JAMES HARDIE
17. 12x12 BUILT-UP COLUMN — "ARCTIC WHITE" BY JAMES HARDIE
18. 42 1/8" HIGH POWDER COATED ALUMINUM RAILING
19. DECORATIVE LOUVRE
20. WOOD KNEE BRACE
21. HARDIE PANEL — "ARCTIC WHITE" BY JAMES HARDIE
22. GARAGE DOOR — COLOR TO MATCH "SNOW WHITE" BY BENJAMIN MOORE
23. FRONT/BACK DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" OR "SNOW WHITE" BY BENJAMIN MOORE
24. EXTERIOR METAL DOOR WITH 2x6 TRIM — COLOR TO MATCH "RYAN RED" BY BENJAMIN MOORE
25. WOOD KNEE BRACKET C/W TENSIONED AIRCRAFT CABLE TRELLIS

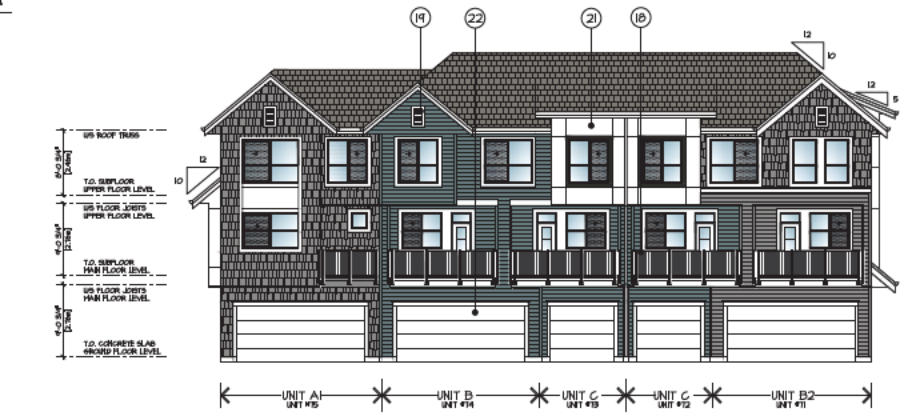


SOUTH ELEVATION

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

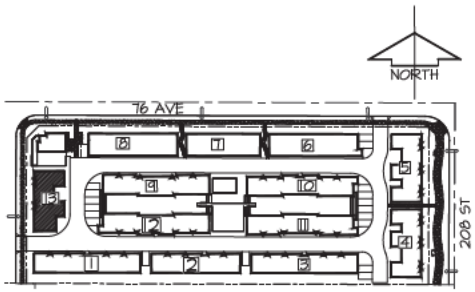
COLOUR SCHEME

- BENJAMIN MOORE — COLOUR: "SNOW WHITE" 2122-70
- JAMES HARDIE — COLOUR: "ARCTIC WHITE"
- JAMES HARDIE — COLOUR: "GRAY SLATE"
- JAMES HARDIE — COLOUR: "IRON GREY"
- JAMES HARDIE — COLOUR: "AGED PEWTER"
- JAMES HARDIE — COLOUR: "BOOTHBAY BLUE"
- JAMES HARDIE — COLOUR: "MONTEREY TAUPE"
- BENJAMIN MOORE — COLOUR: "RYAN RED" 1314



EAST ELEVATION

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



KEY PLAN

SCALE: N.T.S.

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRFN	CHKD

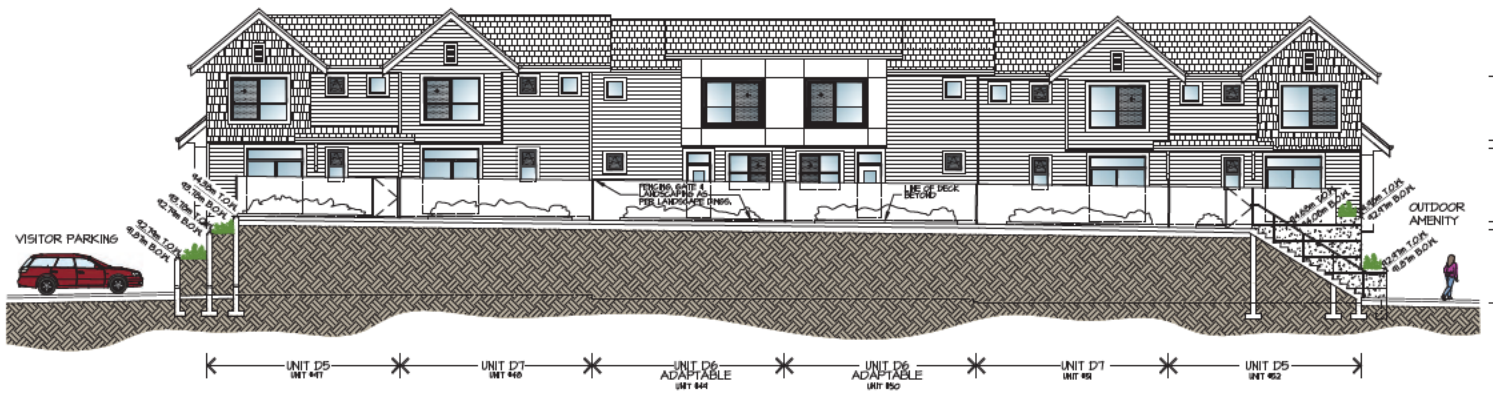
CAD-E-ELEVATION CBLOCK.dwg

DESIGN : LFB
DRAWN :
DATE : Oct. 19 '21
SCALE : 1/8" = 1'-0"

CLIENT : ROYAL PROPERTIES LTD.
PROJECT : TOWNHOUSE DEVELOPMENT 7561-206 STREET LANGLEY
SHEET CONTENTS : BUILDING 13 ELEVATIONS

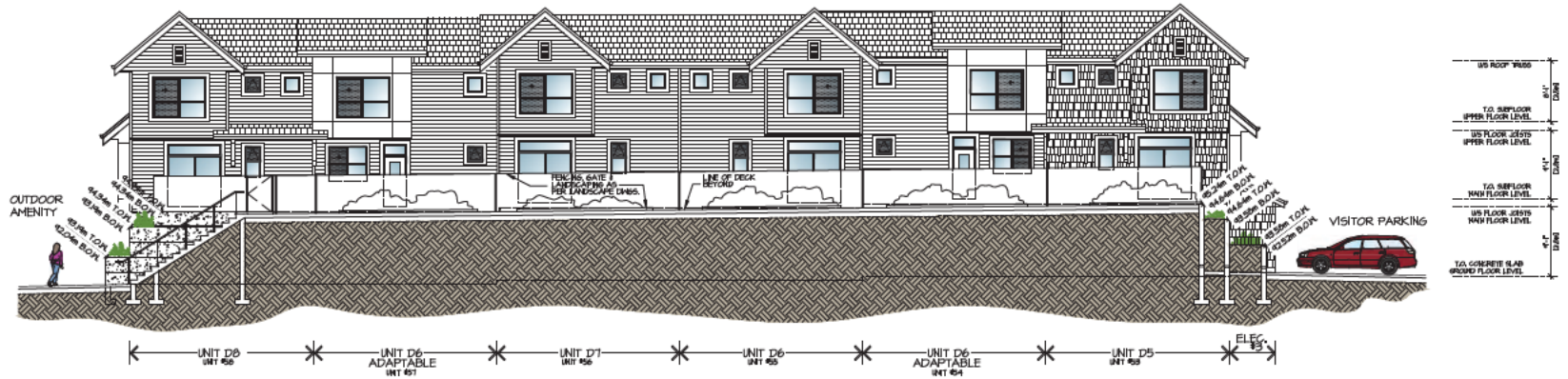
barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barkitex.com

CLIENT NO.	SHEET NO.
	AC-413
PROJECT NO.	REV. NO.
19002	



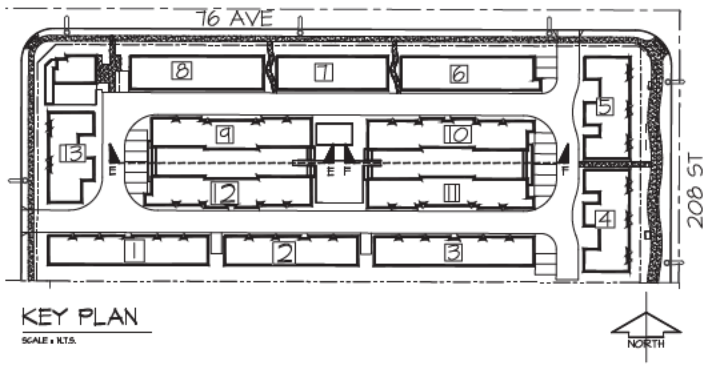
SECTION E-E

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



SECTION F-F

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



KEY PLAN

SCALE : N.T.S.

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REVN	DATE	DRN	CHD

ISSUE	DATE	BY	ISSUED FOR

CSD-E-ELEVATION CSLDWG.dwg

DESIGN : LTB. DRAWN : | DATE : Sept. 28 21 | SCALE : 1/8" = 1'-0"

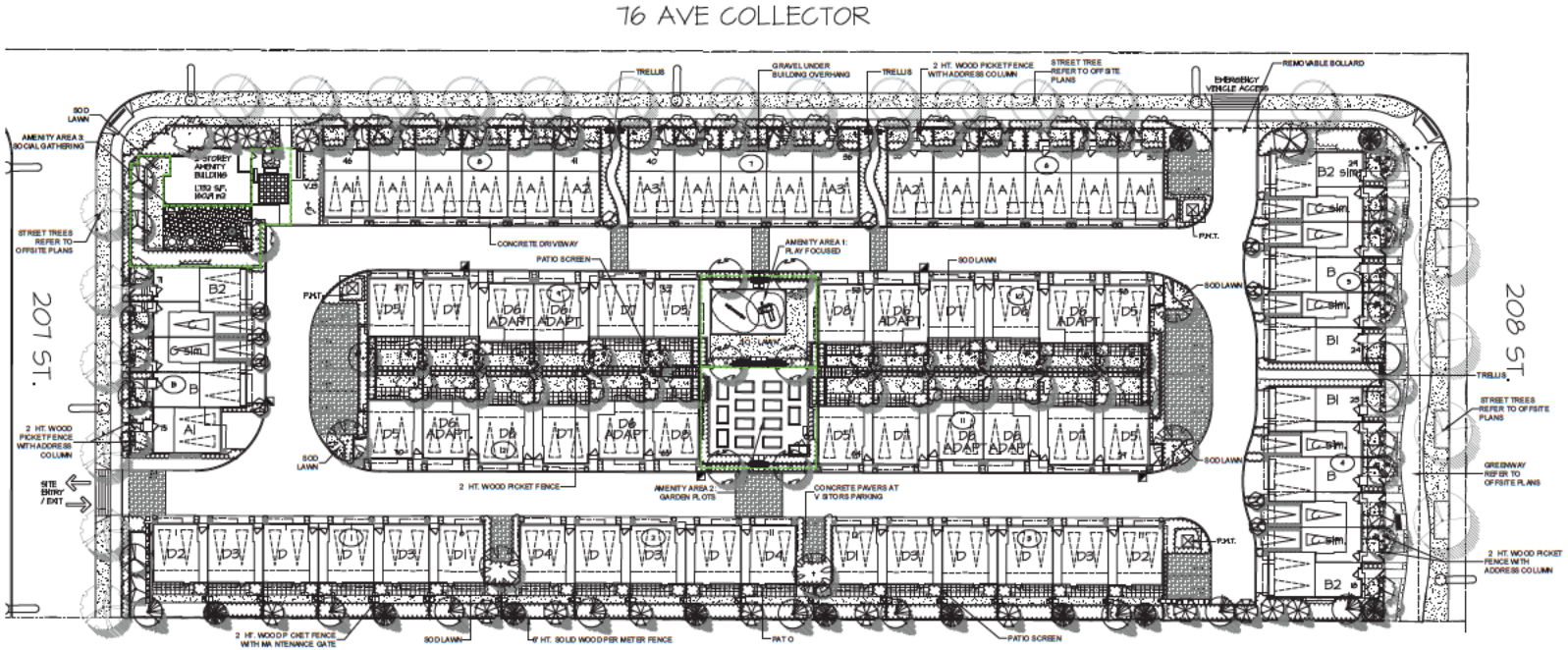
CLIENT : ROYAL PROPERTIES LTD.

PROJECT : TOWNHOUSE DEVELOPMENT 7561-208 STREET LANGLEY

SHEET CONTENTS : SITE SECTIONS

barnett dembek
UNIT 135,
7536 130 STREET,
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FAX: (604) 597-2099
EMAIL: mail@barkitex.com

CLIENT NO.	SHEET NO.
	AC-5.03
PROJECT NO.	REV. NO.
19002	



PLANT SCHEDULE

PMG PROJECT NUMBER: 19-147

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	8	ACER PALMATUM	JAPANESE MAPLE	6CM CAL; 2M HT; B&B
	5	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM
	17	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL; B&B
	21	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; B&B
	6	GLEDITSIA T. INERMIS 'HALKA'	HALKA HONEY LOCUST	6CM CAL; 2.5M HT; B&B
	11	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	2.5M HT; B&B
	9	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT; B&B
	10	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL; 1.2M STD; B&B
	5	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B
	9	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL; 1.8M STD; B&B
	7	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6CM CAL; B&B
	15	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; B&B

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

RE ACEMEN REES REQUIRED 4 DECIDUOUS 4 CONIFEROUS 8 TOTAL

RE ACEMEN REES PROVIDED 6 DECIDUOUS 3 CONIFEROUS 23 TOTAL

AMEN AREA BOUNDARY

PLANT SCHEDULE

PMG PROJECT NUMBER: 19-147

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	21	ARBUTUS UNEDO COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
	71	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA; BLUISH-VIOLET	#2 POT; 25CM
	18	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 60CM
	19	CAMELLIA JAPONICA 'KRAMER'S SUPREME'	CAMELLIA; RICH RED	#3 POT; 60CM
	17	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
	29	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
	10	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
	2	KALMIA LATIFOLIA 'SNOWDRIFT'	MOUNTAIN LAUREL	#2 POT; 30CM
	63	NANDINA DOMESTICA	HEAVENLY BAMBOO	#2 POT; 60CM
	69	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#2 POT; 30CM
	10	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 30CM
	59	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#3 POT;50CM
	56	RHODODENDRON 'CUNNINGHAMS WHITE'	RHODODENDRON; WHITE; L. MAY	#3 POT; 30CM B&B
	39	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#3 POT; 50CM
	9	ROSA ME DELAND 'SONICA'	MEIDILAND ROSE; PINK	#3 POT; 60CM
	1	ROSA RUGOSA	RUGOSA ROSE; PINK	#2 POT; 0CM
	210	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
	88	SPIRAEA X BUMALDA 'ANTHONY WATERER'	SPIRAEA	#2 POT; 0CM
	22	TAXUS X MEDIA 'H.M. EDDIE'	EDDIES YEW	1.2M B&B
	15	VACCINIUM CORYMBOSUM	BLUEBERRY	#3 POT; 60CM
	20	VACCINIUM OVATUM 'THUNDERS RD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
	109	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
	6	VIBURNUM TINUS 'DWARF'	DWARF VIBURNUM	#3 POT; 50 CM
GRASS				
	36	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	31	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	19	FESTUCA CINEREA	BLUE FESCUE	#1 POT
	155	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
VINE				
	26	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#2 POT; 60CM; STAKED
	12	CLEMATIS x 'NELLY MOSER'	CLEMATIS; LIGHT PINK; SPRING	#2 POT; 60CM; STAKED
	1	LONICERA x HECKROTTII 'GOLDFLAME'	GOLDFLAME HONEYSUCKLE	#2 POT; 60CM; STAKED
PERENNIAL				
	60	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
	53	HOSTA 'FORTUNEI 'FRANCEE'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
	205	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
	25	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT
	60	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
GC				
	69	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
	35	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
	95	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	9CM POT
	25	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
	65	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT
	13	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM
	260	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 1955 Broadway Street
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	21 OCT 19	ADD WINDOWS AT GARAGE DOORS	CJ
7	21 SEP 30	REVISIONS FOR NEW SITE PLAN	CJ
6	21 SEP 22	REVISIONS TO CITY COMMENTS	CJ
5	21 MAY 04	REVISED SITE PLAN	JH
4	21 MAY 03	REVISED SITE PLAN	JH
3	21 APR 23	REVISED SITE PLAN	JH
2	20 OCT 02	REVISED SITE PLAN	DO
1	20 MAR 31	UPDATED SITE PLAN	D

CLIENT:

PROJECT:

75 UNT TOWNHOUSE DEVELOPMENT

7581 – 208TH STREET
LANGLEY, BC

TOL FILE #-0[illegible]0169

DRAWING TITLE:

LANDSCAPE PLAN

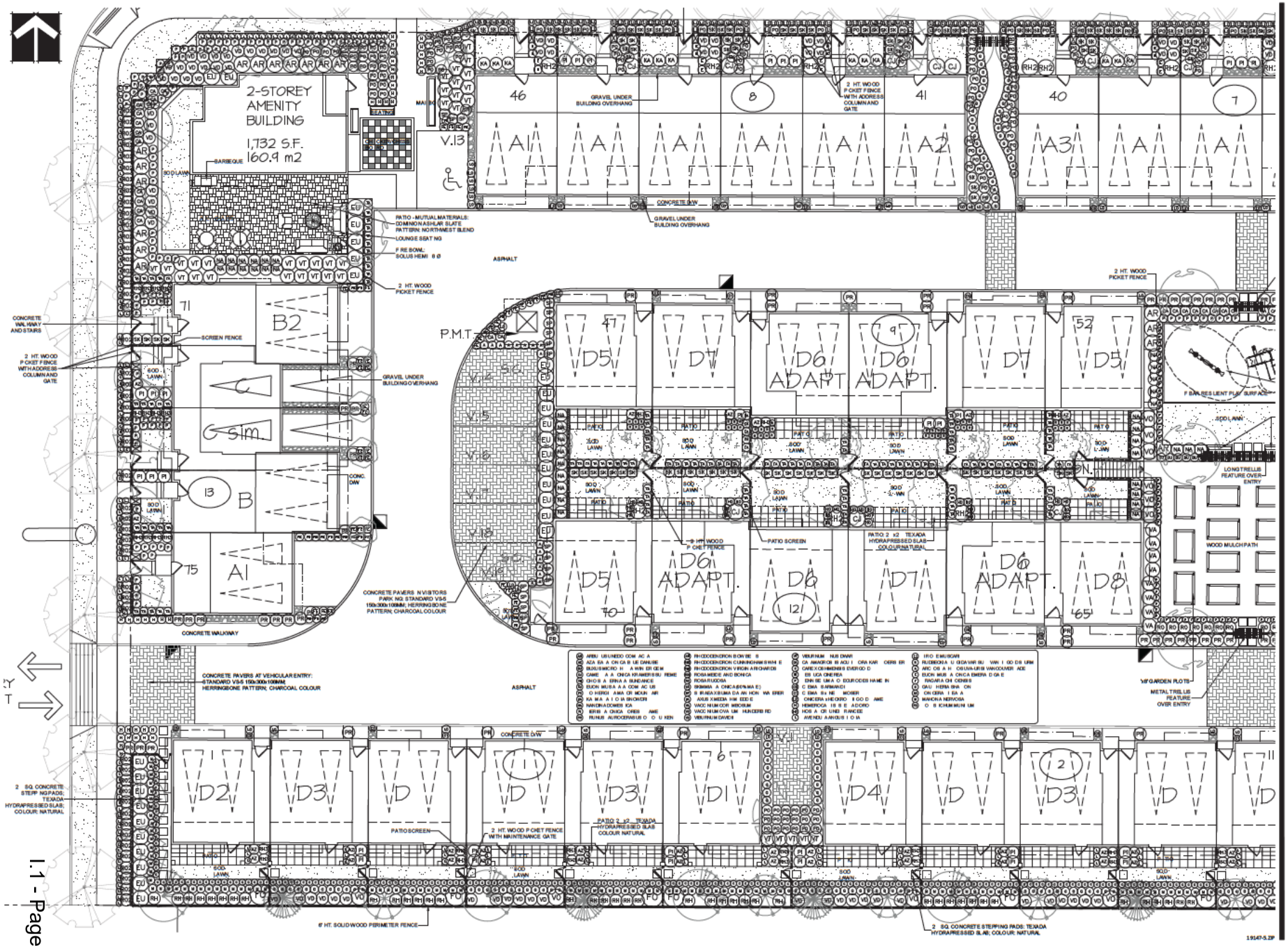
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DATE: 20 NOV 25
SCALE: 1:
DRAWN: RJ
DESIGN: RJ
CHK'D: MJ

DRAWING NUMBER: L1.1 OF 6

19147-5.ZIP

PMG PROJECT NUMBER: 19-147



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p: 604 294 0011 ; f: 604 294 0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	31 OCT 19	ADD VINES AT GARAGE DOORS	CJ
7	23 SEP 30	REVISIONS FOR NEW SITE PLAN	CJ
6	23 SEP 22	REVISIONS TO ADDRESS COMMENTS	CJ
5	23 MAY 04	REVISED TO SITE PLAN	JH
4	23 MAY 03	REVISED TO SITE PLAN	JH
3	23 APR 21	REVISED TO SITE PLAN	JH
2	20 OCT 03	REVISED TO SITE PLAN	DO
1	20 MAR 31	UPDATED SITE PLAN	D

CLIENT:

PROJECT:

75 UNT TOWNHOUSE DEVELOPMENT

7581 – 208TH STREET
LANGLEY, BC

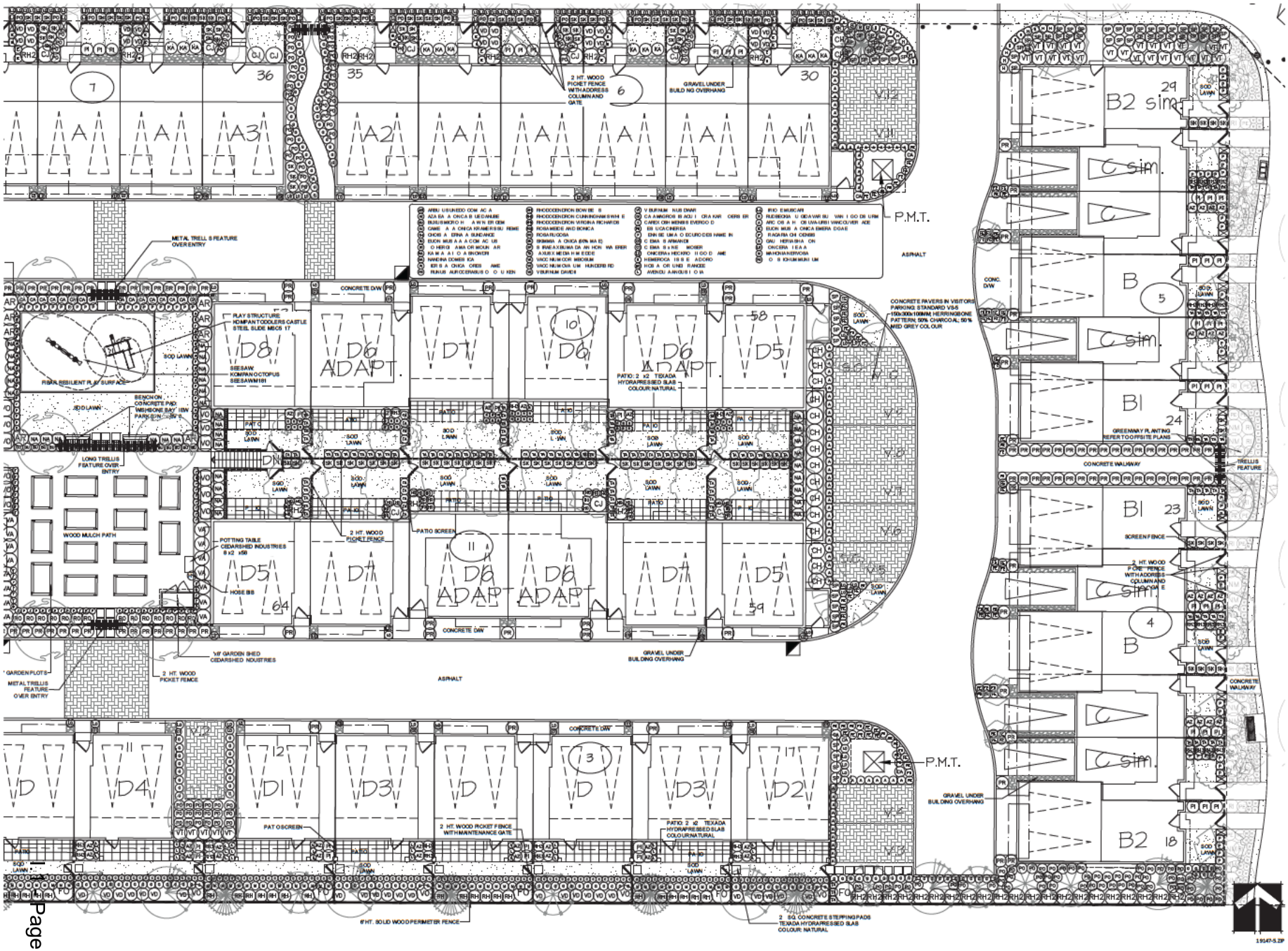
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DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE:	20.OCT.06	DRAWING NUMBER:
SCALE:	1 =10'-0	L2
DRAWN:	DO	
DESIGN:	DO	L1 OF 6
CHK'D:	MCY	

PMG PROJECT NUMBER: 19-147



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	21 OCT 19	ADD VINES AT GARAGE DOORS	CJ
7	21 SEP 30	REVISIONS FOR NEW SITE PLAN	CJ
6	21 SEP 22	REV ASPER TOL COMMENTS	CJ
5	21 MAY 04	REVISED SITE PLAN	JH
4	21 MAY 03	REVISED SITE PLAN	JH
3	21 APR 23	REVISED SITE PLAN	JH
2	20 OCT 01	REVISED SITE PLAN	DO
1	20 MAR 31	UPDATED SITE PLAN	D

CLIENT:

PROJECT:

75 UNT TOWNHOUSE DEVELOPMENT

7581 – 208TH STREET
LANGLEY, BC

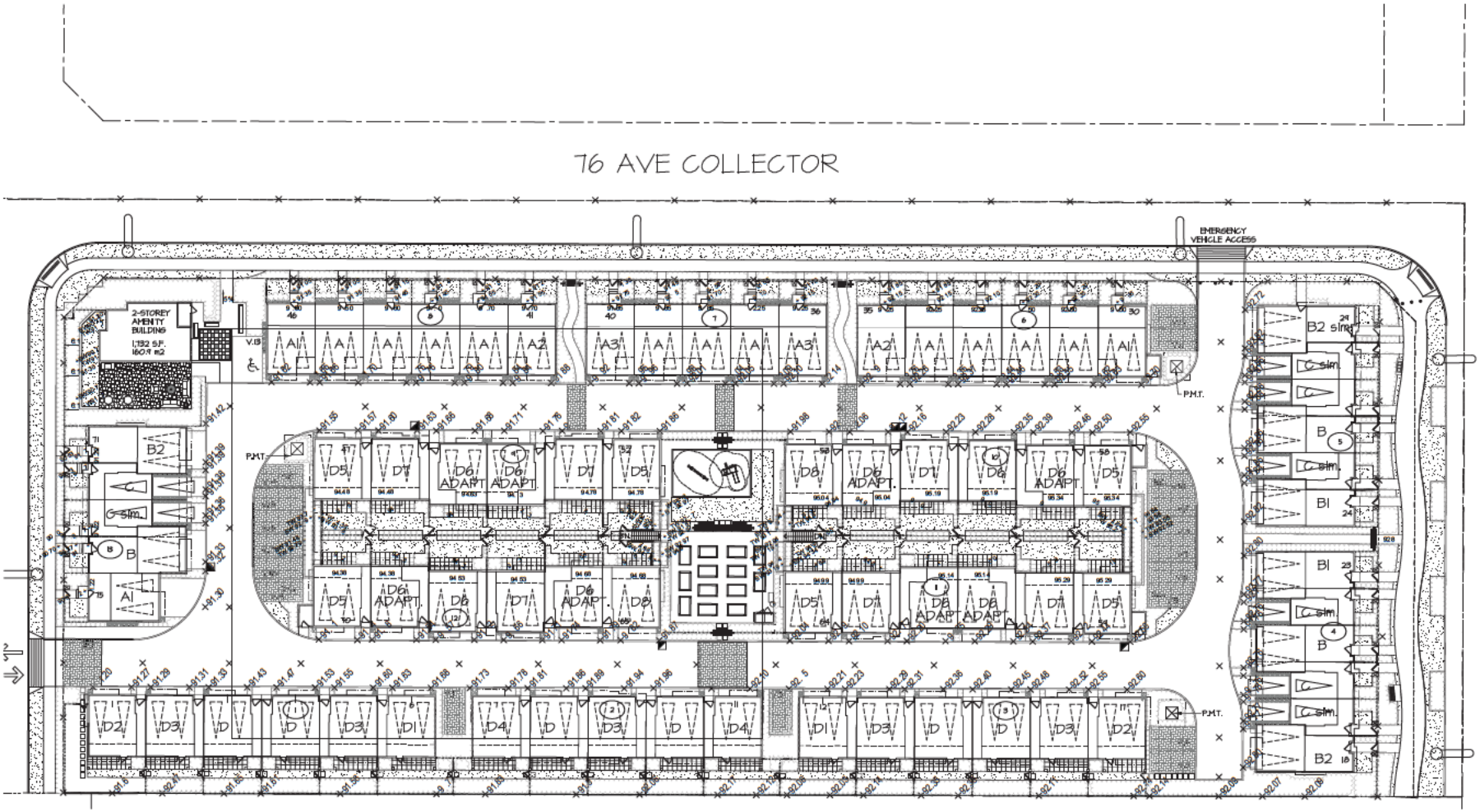
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DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE:	20.OCT.06	DRAWING NUMBER:
SCALE:	1 =10'-0	L3.1 OF 6
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	
PMG PROJECT NUMBER:		19-147

19147-S.ZIP



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p: 60 29 -0011 ; f: 60 29 -0022

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8	21 OCT 19	ADD VINES AT GARAGE DOORS	CJ
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3	21 APR 23	REVISED TO CITY PLAN	JH
2	20 OCT 01	REVISED TO CITY PLAN	DO
1	20 MAR 31	UPDATED SITE PLAN	D

CLIENT:

PROJECT:

75 UNT TOWNHOUSE DEVELOPMENT

7581 – 208TH STREET
LANGLEY, BC

TOL FILE #-08-23-0169

DRAWING TITLE:

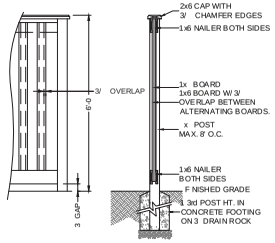
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DATE:	20.OCT.05
SCALE:	1 =20'-0
DRAWN:	DO
DESIGN:	DO
CHK'D:	MCY

DRAWING NUMBER: L4.1 OF 6

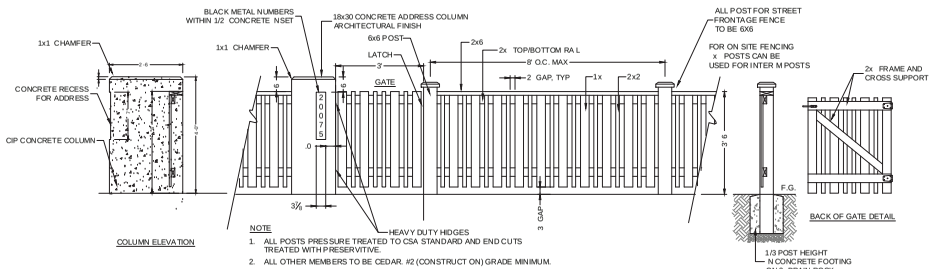
19147-5.ZIP

PMG PROJECT NUMBER: 19-147



NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 1/2 -18 STEPS (MAX.). GAPS TO GRADE TO FOLLOW F NISH GRADE. GAP TO BE 3-6 .

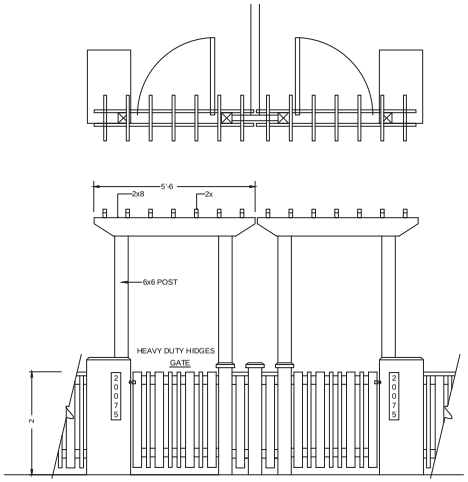
1 6' HT. SOLID WOOD PERIMETER FENCE
1/2 =1'-0



COLUMN ELEVATION

NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCT ON) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
. APPLY 2 COATS EXTERIOR STA N TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12 -18 STEPS (MAX.). GAPS TO GRADE TO FOLLOW F NISH GRADE. GAP TO BE 3-6 .

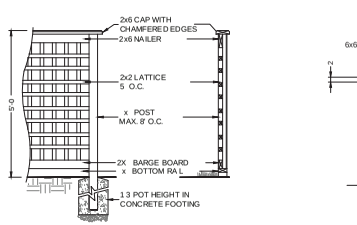
2 42" HT. WOOD PICKET FENCE WITH ADDRESS COLUMN
1/2 =1'-0



NOTE

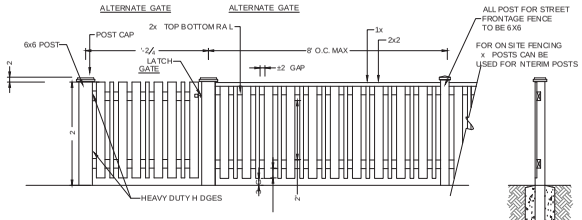
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DOUBLE DIPPED GALVANIZED.
. APPLY 2 COATS APPLY 2 COATS OF BENJAMIN MOORE GRAPHITE 1603.
5. PROVIDE SHOP DRAWINGS

3 TRELLIS AND GATE
1/2 =1'-0

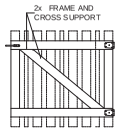


NOTES:
1. ALL POSTS AND BARGES PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

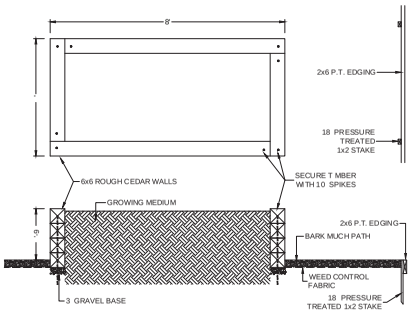
4 6' PATIO SCREEN
1/2 =1'-0



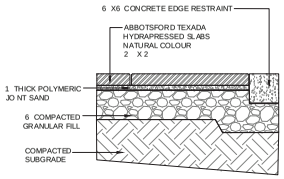
NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 CONSTRUCT ON) GRADE MIN MUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
. APPLY 2 COATS EXTERIOR STA N TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12 -18 STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6 .



5 42" HT. WOOD PICKET FENCE
1/2 =1'-0

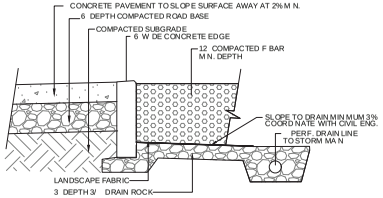


6 GARDEN PLOT
1/2 =1'-0



NOTE:
PAVERS TO BE NSTALLED AS PER MANUFACTURERS SPECIFICAT ONS

7 PAVERS ON GRADE
1 =1'-0



8 PLAY AREA EDGING
1 =1'-0

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SEAL:

NO.	DATE	REVISION DESCRIPT ON	DR.
8	21 OCT 19	ADD VINES AT GARAGE DOORS	CJ
7	21 SEP 30	REVISE AS PER NEW SITE P AN	CJ
6	21 SEP 22	REV AS PER TO G S COMMENTS	CJ
5	21 MAY 04	NEW O SITE P AN	JH
4	21 MAY 03	NEW S TE P AN	JH
3	21 APR 21	NEW S TE P AN	JH
2	20 OCT 02	NEW S TE P AN	DO
1	20 MAR 11	UPDATE SITE P AN	D

CL ENT:

PROJECT:

75 UNT TOWNHOUSE DEVELOPMENT

7581 – 208TH STREET
LANGLEY, BC

TOL FILE #-08-23-0169

DRAWING TITLE:

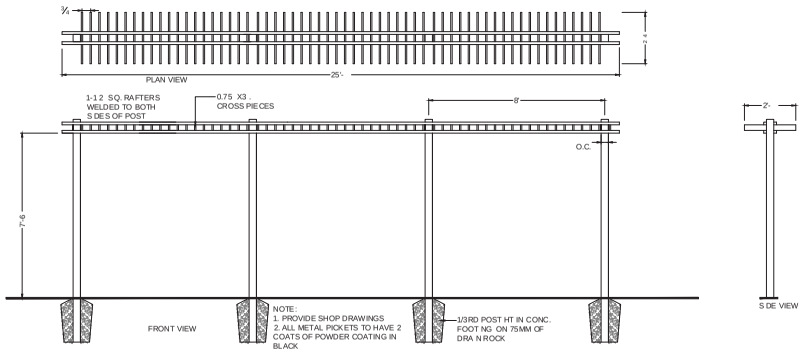
LANDSCAPE DETAILS

DATE: 19.NOV.15
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: MCY

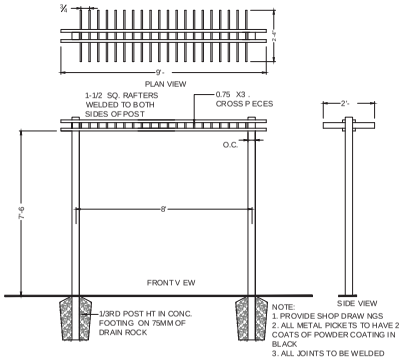
DRAWING NUMBER: L5.1 OF 6

19147-5.ZIP

PMG PROJECT NUMBER: **19-147**



9 LONG METAL ARBOUR
3 8 =1' 0



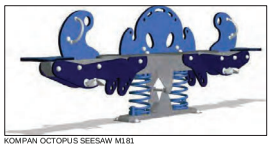
10 METAL ARBOUR
3/8 =1'-0


CEDARSHED POTTING BENCH


CEDARSHED GARDEN SHED


WISHBONE BAYV EW PARK BENCH BV-6


SOLUS HEMI F REBOWL


KOMPAN OCTOPUS SEESAW M181


TODDLERS CASTLE STEEL SL DE MSC5 17

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p: 60 29 -0011 ; f: 60 29 -0022

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NO.	DATE	REVISION DESCRIPT ON	DR.
8	21 OCT 19	ADD VINES AT GARAGE DOORS	CJ
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5	21 MAY 04	NEW D STE P AN	JH
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CL ENT:

PROJECT:

75 UNT TOWNHOUSE DEVELOPMENT

7581 – 208TH STREET
LANGLEY, BC

TOL FILE #-08-23-0169

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 19.NOV.15
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: MCY

DRAWING NUMBER:
L1.1 OF 6

19147-5.ZIP

PMG PROJECT NUMBER: **19-147**

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101226

1. This Permit is issued this _____ day of _____, 2022 to:

   Name: Royale Properties (208) Ltd.

   Address: 105, 18677 – 52 Avenue Surrey, BC V3S 8E5

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 35 Section 23, Township 8, New Westminster District, Plan 1257

   CIVIC ADDRESS: 7581 – 208 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. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
   d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
   e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

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 Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

   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.

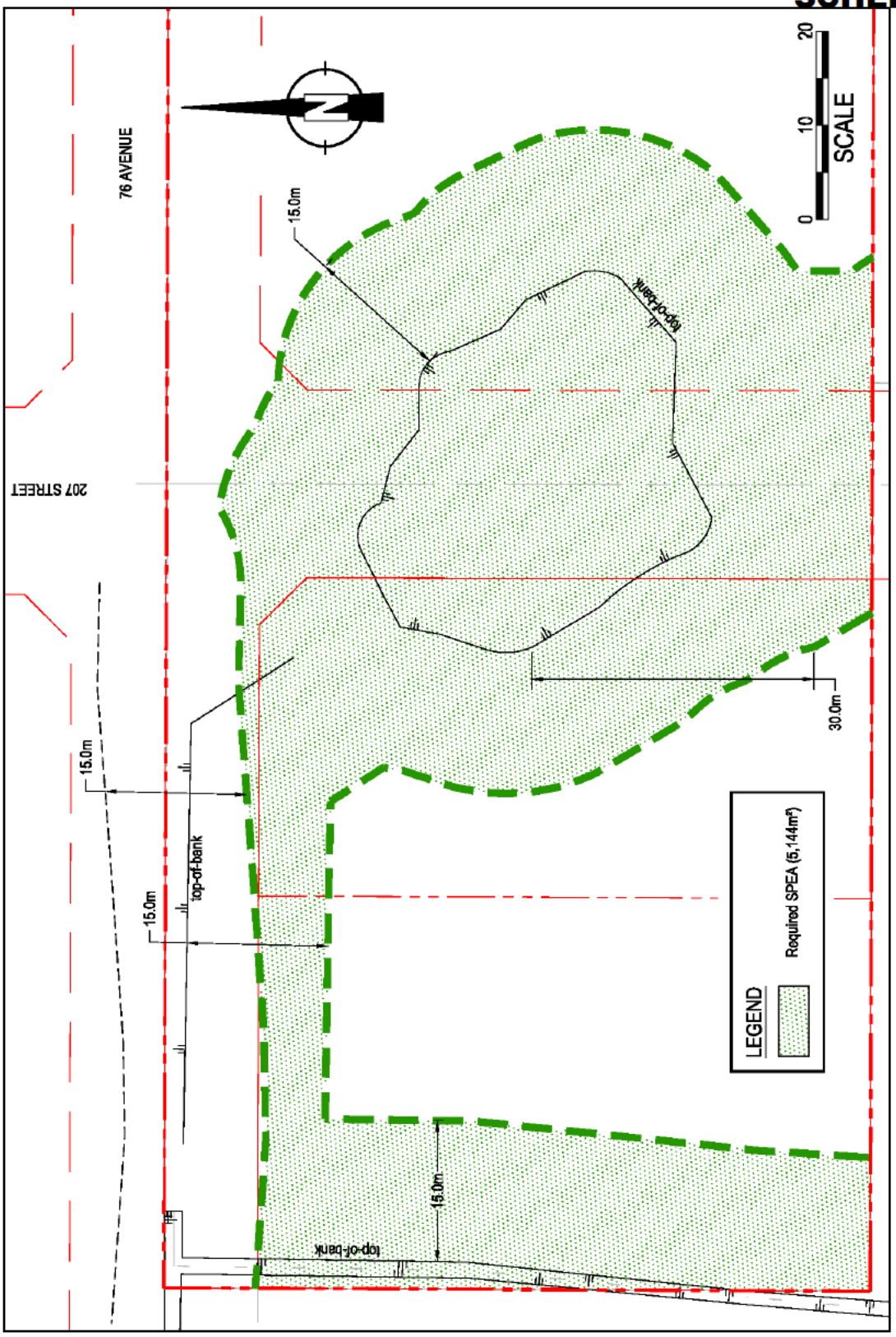
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2022.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area

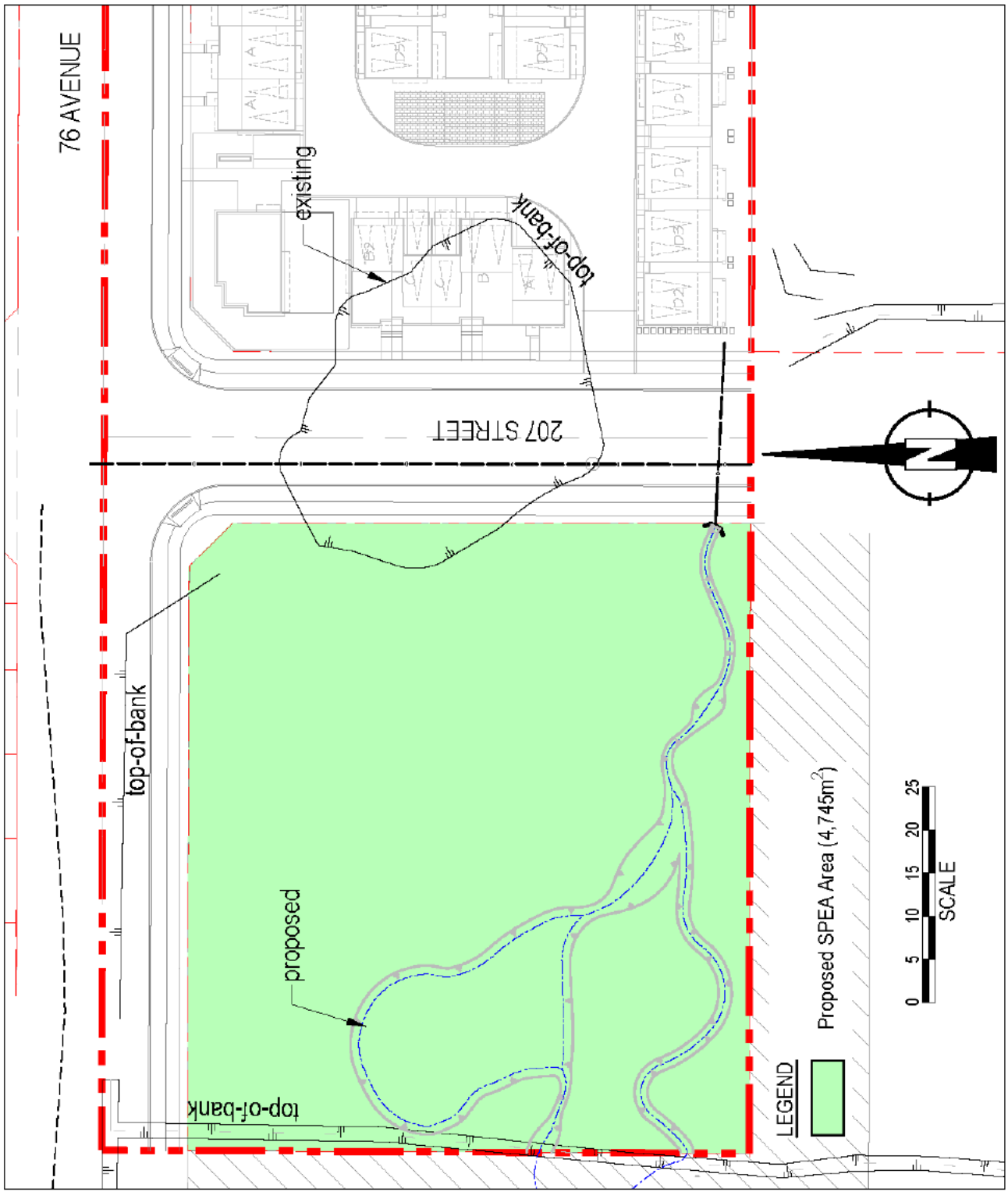
SCHEDULE A



Township of Langley
Est. 1873

REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AREA

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 3, 2025
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LRP00026
SUBJECT:	UPDATE ON DRAFT AMENITY COST CHARGES (ACC) BYLAW		

The purpose of this memorandum is to inform Mayor and Council of progress on the draft Amenity Cost Charges (ACC) bylaw.

At the June 10, 2024 Regular Meeting (Item G.2, Motion #4), Council directed staff to develop an ACC bylaw to help fund the costs of amenities needed to adequately service the demands of small-scale multi-unit housing. In June 2024, the BC Ministry of Housing updated its interim guidance on ACCs. A draft ACC bylaw is being prepared based on Council direction and the provincial interim guidance.

The draft ACC bylaw includes an initial list of amenities as follows:

1. Langley Events Centre (LEC) Convention Centre
2. LEC Entertainment Centre
3. LEC Ice and Dry Arenas Facility
4. Smith Athletic Park
5. Brookswood-Fernridge Community Centre
6. Willoughby Community Centre and Library
7. Aldergrove Community Centre Expansion
8. Brookswood-Fernridge Conservation Hubs
9. Willowbrook Community Centre

The existing Community Amenity Contributions (CAC) policy is intended to remain in place until in-stream applications (submitted before the ACC bylaw is formally adopted) are complete or voluntarily moved to the proposed ACC rates. At this point, the amenities funded under the CAC program will transition to being funded by the ACC, Development Cost Charges and Density Bonus programs, as applicable.

An industry information session and a public Open House will be held in Spring 2025 to seek input on the draft ACC bylaw. Subsequently, an ACC bylaw will be brought forward for Council consideration.

A webpage has been set up for the project at tol.ca/acc.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JANUARY 27, 2025
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE NO:**	7400-01
SUBJECT:	TOWNSHIP OF LANGLEY AND CITY OF LANGLEY JOINT RCMP DE-INTEGRATION		

The purpose of this memorandum is to provide Council with an update regarding the de-integration of the Integrated Langley RCMP Detachment as previously directed and initiated by Council, as well as some related issues concerning the City of Langley's responsibility for joint policing costs to the date of de-integration May 2025.

De-integration of the Integrated Langley RCMP Detachment

Township of Langley staff are continuing with the termination of the "City and Township of Langley Police Capital and Operations Cost Sharing Agreement" dated October 18, 1993 (the "Agreement"), as directed by Council and formally initiated on May 10, 2023, by way of formal written notification to the City of Langley. A courtesy notification of the termination was also sent by the Township to the Province.

As the termination clause in the Agreement requires a 24-month period prior to termination, the effective date of termination, and thus de-integration of the joint detachment, is therefore May 10, 2025. In particular, the de-integration of the detachment, including the building, equipment, support staff, and front-line members, is scheduled to occur on this date.

The RCMP Operations and Strategy Branch completed an assessment in the Spring of 2024 that confirmed that an autonomous detachment is a viable service delivery option for Township of Langley policing.

Township staff are working to complete a transition plan regarding service delivery logistics for the future autonomous Township of Langley RCMP Detachment. This transition plan will be proposed to Council and sent to the Province in the Spring 2025, prior to the effective termination date of May 10, 2025.

As part of the termination (and eventual de-integration), the Agreement requires the Township to pay a purchase price to the City for its share of the building and select equipment, based on a depreciated replacement cost value for the building and the equipment. The land where the RCMP building (and where the Township's future de-integrated detachment will be located) is already owned by the Township.

The Township, in good faith, is prepared to consider transition agreements with the City, such as a lease agreement or contracted services, after de-integration on May 10, 2025, to facilitate a smooth transition and ensure no loss of service levels for the City. The City has not initiated any discussions or negotiations surrounding such transitional issues. Rather, the City of Langley has delayed taken action to complete the de-integration as it remains strongly opposed to de-integration. However, with the Township's termination of the Agreement (effective May 10, 2025), an integrated RCMP detachment is no longer an option, and the City must take the necessary steps to establish its own detachment to provide the required policing after May 10, 2025.

Police Servicing Agreement

The Township and City of Langley previously had a series of three Police Servicing Agreements as follows.

In 2007, the respective Councils of the day approved the initial Police Servicing Agreement (the "PSA") which included a cost-share formula for frontline members and municipal employees for a 5-year term. There were two subsequent PSAs, which used the same formula, both for 5-year terms. The most recent one expired on December 31, 2022.

The Township has continued the operation of policing services on behalf of the City in accordance with the PSA that expired in 2022. After threats of legal action and multiple demands by the Township, the City paid the costs owed to the Township for the services rendered in 2023 (but without interest accrued during the delay), and without prejudice to the parties' rights to revise that amount based, in part, on a future new PSA.

The Township and the City need to establish a new interim PSA, in part for the Township to recoup costs for shared police services from January 1, 2024, to May 10, 2025, the date at which de-integration will occur, and a PSA will no longer be necessary, as well as to confirm and agree in writing what amount the City was required to pay the Township between January 1, 2023 and December 31, 2024.

The City has previously indicated their agreement to negotiate a new PSA based on evidence-based cost analysis. However, when the Township sent a proposal for a new interim PSA, the City did not engage in negotiations and instead issued a news release. In particular, the City released a news release on January 7, 2025, entitled "Langley City Rejects Langley Township's Unfair RCMP Cost-Sharing Demand" that contains comments about the previous PSA that the Township rejects.

For example, the City claims to have made "numerous attempts to renew the Police Servicing Agreement"; however, the PSAs between the City and Township had no renewal clause and instead, required new agreements to be reached at the expiry of each previous PSA. The City also claims "it has been unable to reach a new negotiated agreement with the Township", despite the City not proposing anything new to be negotiated (aside from simply rejecting the Township's proposal).

The City claims that the proposal from the Township in November 2024 "places an undue burden on Langley City taxpayers to fund policing in both communities" and that it contains "unilateral terms that are not based on evidence by experts in policing or regional best practices for cost-sharing based on crime rate and population." The Township disagrees.

The Township has obtained expert policing advice to, among other things, support a new and fair cost-sharing formula in an interim PSA. The City states that "this [proposed PSA] imposes

unreasonable and unjustified demands [… and] is conditional on Langley City agreeing to the de-integration of the Langley RCMP detachment, which Langley City categorially rejects…".

The City of Langley is not entitled to reject de-integration when the termination clause in the Agreement has been properly utilized by the Township. There is no mechanism to prevent de-integration from occurring on May 10, 2025, in accordance with the terms of the Agreement.

In summary, de-integration of the current RCMP detachment will occur on May 10, 2025. In the meantime, the Township of Langley will continue to try to negotiate an interim PSA with the City of Langley in good faith. The Township is prepared for the transition and reasonably work with the City to ensure appropriate policing is provided in the City after this date.

SENIORS ADVISORY COMMITTEE

Wednesday, January 22, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
K. Ludlam, Community Co-Chair
Councillor S. Ferguson, Council Co-Chair

T. Baty-Thomas, F. Chan, P. Chhina, L. Dysart, S. Hedao, and S. Tingley

In Attendance:
P. Crump, Langley Seniors in Action
L. Gaudette, Langley Seniors in Action
H. Mullan, BC Hydro Power Pioneers

Staff:
M. Gunn, Planner II, Community and Policy Planning
K. Stepto, Recording Secretary

Welcome and Introductions

Councillor Ferguson welcomed everyone and round table introductions took place.

Code of Ethics Signing

Members signed the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees".*

Election of Community Co-Chair

S. Hedao nominated K. Ludlam to be the Community Co-Chair for 2025.
P. Chhina seconded the nomination.

K. Ludlam was elected Community Co-Chair for 2025 and assumed the position of Chair.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – January 22, 2025

Moved by P. Chhina,
Seconded by S. Hedao,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the January 22, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – December 18, 2024

Moved by S. Tingley,
Seconded by S. Hedao,
That the Seniors Advisory Committee adopt the Minutes of the December 18, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Council Co-Chair Report

Councillor Ferguson reported that Council will soon be discussing the 2025 budget.

K. Ludlam commented that the seniors population is growing rapidly in Langley and that this committee can be the eyes and ears for Council.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Orientation to the SAC

M. Gunn provided an overview of the Seniors Advisory Committee for new and returning members. She reviewed the purpose and mandate of the committee:

Purpose:

The Committee is established by Council to:

- represent the Township of Langley seniors' perspectives on municipal and other key seniors' issues (i.e. transportation, affordable housing, parks, cultural, and recreation services, and geographical service delivery)
- provide a voice for Township of Langley seniors, exchanging information about current issues and emerging concerns
- provide input to Township staff as requested on an ongoing basis
- make recommendations to Council on related matters

F. WORK PROGRAM

- work toward identified goals as outlined in an annual work plan (work plan may include hosting seniors' discussion forums, support strategic planning for development of local senior services, public information, etc.)

Mandate:

The Committee is interested in raising awareness of seniors needs for services in terms of outdoor spaces and places, transportation, housing, social participation, respect and social inclusion, civic participation and inclusion, communication and information, and community support and health services in the community.

2. 2025 Work Plan

The committee reviewed the 2024 Work Plan and brainstormed ideas and priorities for the 2025 Work Plan. The following topics were suggested:

- Presentations from different organizations in the community:
  - Primary Care Network
  - Meals on Wheels
  - TransLink
  - Township of Langley Transportation and Mobility Strategy
  - Nidus (legal services)
  - Township of Langley Seniors Week
  - A representative from the development community regarding barriers to building low-cost housing in the Township
  - Township of Langley Recreation Seniors Programming
- Communication
- Have a "Seniors Booth" at Township community events to be able to talk with seniors about their needs and concerns
- Housing
- Transportation
- Seniors' specific shuttle service
- Seniors' Shelter
- Seniors' employment

Action: Staff will compile the suggestions along with staff suggested topics and present a draft workplan at the February meeting.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Terms of Reference

Provided for information.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

2. Age- and Dementia-friendly Action Plan

Provided for information.

3. 2024 Work Plan

Provided for information.

4. 2025 Meeting Schedule

Provided for information.

5. 2025 Membership List

Provided for information.

6. SAC Photo

Deferred to next meeting.

I. NEXT MEETING

Date: Wednesday, February 19, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by P. Chhina,
Seconded by L. Dysart,
That the meeting terminate at 8:52pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INDEMNIFICATION AGAINST PROCEEDINGS BYLAW 1987 NO. 2498

A Bylaw to provide for protection, defence or indemnification of an Officer, Employee or a Member of council against actions arising from the performance of their duties

CONSOLIDATED FOR CONVENIENCE ONLY
(As amended by Bylaws 3159 (1992.07.06) and 3189 (1992.10.26)

WHEREAS Section 262 (2) of the "Municipal Act" R.S.B.C. 1979 c. 290, as amended, provides "that the council may, by bylaw, provide that the Municipality will indemnify an officer or employee of the Municipality or a member of its council against a claim for damages against an officer, employee or member of the council, arising out of the performance of his duties and, in addition, pay legal costs incurred in a court proceeding arising out of the claim."

AND WHEREAS adoption of such a bylaw is deemed advisable;

NOW THEREFORE, the Council of the Corporation of the Township of Langley, In Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "Indemnification Against Proceedings Bylaw 1987 No. 2498."

2. In this Bylaw unless the context otherwise requires:

   "Municipal Public Officer" means and shall include present and former municipal public officers of the Municipality including persons set out in Section 755.1 (2) (a) (d), (i), (j) and (k) of the "Municipal Act" but does not include independent contractors engaged by the Municipality from time to time or professional including but not limited to lawyers, accountants, architects, planners, engineers and others who advise the Municipality from time to time on a fee for service basis; or a member of the Royal Canadian Mounted Police." (Bylaw 3189)

3. Notwithstanding the provisions of Section 262 (2) of the "Municipal Act" R.S.B.C. 1979 c. 290 as amended, the Municipality shall indemnify any municipal public officer against any claim for damages against such municipal public officer arising out of the performance of his duties within the course and scope of his employment or term of office and, in addition, pay legal costs incurred in any court proceeding arising out of the claim. (Bylaw 3189)

4. The Municipality will not seek indemnity against any municipal public officer where any action of that municipal public officer results in a claim for damages against the Municipality by a third party unless the municipal public officer, has been grossly negligent, has acted contrary to the terms of his employment, contrary to an order of a superior or contrary to the terms of his office. (Bylaw 3189)

5. (a) Where indemnity under this Bylaw is or may be claimed by any municipal public officer, such municipal public officer, shall immediately, upon receipt thereof, forward to the Municipal Clerk every Statement of Claim, Writ, letter, document, or advice relating to an actual or potential claim against him in respect of which indemnity is or may be claimed under this Bylaw. (Bylaw 3159 & 3189)

   (b) Where indemnity under this Bylaw is or may be claimed by an municipal public officer, such municipal public officer shall not: (Bylaw 3189)

      i) voluntarily assume any liability or settle any claim except at his own cost and no indemnification will be paid in relation thereto; or

      ii) interfere with the Municipality in any negotiation settlement or in any legal proceedings with respect to such claim;

   and that whenever requested by the Municipality such municipal public officer shall: (Bylaw 3189)

      iii) aid in securing of information and evidence and the attendance of witnesses and shall himself, where required by the Municipality, give evidence or statements in writing or orally; and

      iv) co-operate with the Municipality in the defence of any action or proceedings or in the prosecution of any appeal taken by the Municipality on behalf of the municipal public officer. (Bylaw 3189)

6. Compliance by any municipal public officer with the provisions of Section 5 of this Bylaw constitutes a condition precedent to the Municipality's liability to indemnify any municipal public officer as provided in this bylaw. (Bylaw 3189)

7. The provisions of this Bylaw shall not apply to:

   (a) the defense of a municipal public officer arising from a criminal proceeding, or (Bylaw 3189)

(b) a matter covered by the Industrial Relations Board as amended, or arising from a collective agreement between the Municipality and a union representing an officer or employee;

(c) a matter or action where damages are claimed by the Municipality against a municipal public officer. (Bylaw 3189)

8. Bylaw 2175 cited as "Officers and Employees Indemnification Bylaw 1985 No. 2175" is rescinded.

READ A FIRST TIME the	6th	day of	July	, 1987.
READ A SECOND TIME the	6th	day of	July	, 1987.
READ A THIRD TIME the	6th	day of	July	, 1987.
RECONSIDERED AND ADOPTED the	13th	day of	July	, 1987.

"E.L. Nundal" Mayor "Rod Edwards" Clerk