REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, April 7, 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 – April 7, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held April 7, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 24, 2025

That Council adopt the Minutes of the Regular Council meeting held March 24, 2025.

C. DELEGATIONS

1. David Winter
File 0550-07

Request by David Winter, to appear before Council to discuss 9U baseball at Fort Langley Park.

Clerk's Note: Please refer to Item M.1. Delegation was rescheduled from the March 24, 2025 Regular Council Meeting.

2. Lee Haber
Mountain Valley Express
File 0550-07

Request by Lee Haber, Mountain Valley Express, to appear before Council to request their open letter to TransLink and the Ministry of Transportation in support of regional rail be signed.

D. PRESENTATIONS

1. Emergency Management and Wildfire Risk

Presentation by Chief de Roy and Harpreet Jaswal, Emergency Program Manager, regarding the status of Emergency Management and Wildfire Risk within the Township**.**

Clerk's Note: Council forwarded the presentation from the March 24, 2025 Regular Council Meeting.

E. REPORTS TO COUNCIL

1. 72 Avenue and 248 Street/Telegraph Trail Four-Way Stop Review Report 25-44

File ENG 5460-05-002

That Council direct staff to continue operating and maintaining the intersection at 72 Avenue and 248 Street/Telegraph Trail in its current configuration as a two-way stop with overhead flashing beacons.

OR

That Council direct staff to convert the intersection at 72 Avenue and 248 Street/Telegraph Trail to a four-way stop with overhead flashing beacons, utilizing funding from existing transportation operating budgets.

2. Fort Langley Cenotaph Restoration Report 25-46

File PW 4100-01

That Council direct staff to complete the leveling and, if needed, full replacement of the Fort Langley Cenotaph utilizing existing funding from the Fort Langley Cemetery Improvements (CEM1008) Capital Project.

That Council authorize an application to Veteran Affairs Canada's Community War Memorial Program for 50% of costs up to $25,000 towards the Fort Langley Cenotaph Restoration.

3. Canada Water Agency Grant Programs Report 25-47

File ENG 1855-35

That Council authorize an application to the EcoAction Stream 2: Freshwater Sustainability and Innovation across Canada program for $200,000 in funding towards the Bedford Channel Dredging Project.

E. REPORTS TO COUNCIL

That Council authorize an application to the Fraser River Freshwater Ecosystem Initiative program for $200,000 in funding towards the Bedford Channel Dredging Project.

4. 2025 UBCM Next Generation 911 Program
Report 25-48
File ENG 1855-35

That Council authorize an application to the 2025 Union of British Columbia Municipalities Next Generation 911 program for $555,000 of funding towards the NG911 Data Compliance project.

5. Capital Request - 202 Street Roadworks:
86 Avenue to 80 Avenue
Report 25-45
File ENG 5330-23-163

That Council endorse a phased approach to the 202/203 Street Corridor roadworks between 62 Avenue and 86 Avenue, with the initial phase focusing on 202 Street from 80 Avenue to 86 Avenue.

That Council authorize the use of $500,000 for the signalization of the 202 Street and 82B Avenue intersection, funded by $495,000 from Roads Development Cost Charges (DCC) and $5,000 from the Capital Projects Reserve.

That Council authorize the use of $450,000 for the detailed engineering design required to widen the 202 Street Corridor from 80 Avenue to 86 Avenue, funded by $445,500 from Roads Development Cost Charges (DCC) and $4,500 from the Capital Projects Reserve.

6. Agricultural Land Commission Application No. 100466
(Clyde / Gauthier / 23045 – 64 Avenue)
Report 25-50
File CD 11-17-0031

That Council advise the Agricultural Land Commission that the subdivision application submitted by Pacific Land Group on behalf of the owners of the property located at 23045 – 64 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

E. REPORTS TO COUNCIL

7. Development Permit Application No. 101463
(Township of Langley / 20230 – 72B Avenue)
Report 25-51
File CD 08-23-0236

That Council authorize issuance of Development Permit No. 101463 to the Township of Langley for property located at 20230 – 72B Avenue subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
e. All refuse areas to be located within buildings and/or in enclosures and screened.

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

a. Discharge of legal document CB1004862 registered on title.
b. Registration of a restrictive covenant requiring a minimum of 10% of total units to be provided as adaptable housing.
c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. On-site landscaping to be secured by letter of credit at building permit stage.
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
g. Payment of Development Cost Charges.

That Council waive Development Cost Charges pursuant to Bylaw No. 5901.

E. REPORTS TO COUNCIL

8. Development Permit Application No. 101464
(Township of Langley / 3000 Block of 272 Street)
Report 25-52
File CD 13-20-0158

That Council authorize issuance of Development Permit No. 101464 to the Township of Langley for property located in the 3000 Block of 272 Street subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule “A”.
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
e. All refuse areas to be located within buildings and/or in enclosures and screened.

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

a. Discharge of legal document CB1117779 registered on title.
b. Registration of a restrictive covenant requiring a minimum of 10% of total units to be provided as adaptable housing.
c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. On-site landscaping to be secured by letter of credit at building permit stage.
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
g. Payment of Development Cost Charges.

That Council waive Development Cost Charges pursuant to Bylaw No. 5901.

E. REPORTS TO COUNCIL

9. Rezoning Application No. 100757
(1485767 BC Ltd./Wonder and Grow Learning Center /
Units B150 and B155, 20487 – 65 Avenue)
Report 25-49
File CD 08-14-0241

That Council consider the written decision provided by the strata corporation of the proposed group children's day care use at Units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue and abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Bylaw Review Project 2025
Bylaw No. 6114
Report 25-41
File LS 3900-25

That Council give final reading to "Township of Langley Repeal Bylaw No. 6114".

Explanation – Bylaw No. 6114

Bylaw No. 6114 repeals a number of bylaws that have become obsolete, included in current bylaws, or were not repealed at the time the parent bylaw was repealed.

2. Repeal of Bylaw No. 5766
Mail Ballot Option for Local Elections
Bylaw No. 6120
Report 25-40
File LS 3900-25

That Council give final reading to "General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw No. 5766 Repeal Bylaw No. 6120".

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6120

Bylaw No. 6120 repeals General Local Government Election Bylaw 2010 No. 4844 Amending Bylaw No. 5766 removing the use of mail ballots for local elections.

3. Election and Political Signs Bylaw
Bylaw No. 6118
Bylaw No. 6119
Report 25-39
File BE 3900-25

That Council give final reading to "Township of Langley Election and Political Signs Bylaw No. 6118", and

"Bylaw Notice Enforcement 2008 No. 4703 Amendment Bylaw No. 6119".

Explanation – Bylaw No. 6118

Bylaw No. 6118 sets out the rules and regulations regarding the placement of election and political signs on both public and private property within the Township of Langley.

Explanation – Bylaw No. 6119

Bylaw No. 6119 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to insert appropriate references to the Election and Political Signs Bylaw No. 6118.

Clerk's Note: Council amended the Election and Political Signs Bylaw at the March 24, 2025 Regular Council meeting.

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the March 24, 2025 Closed Council Meeting for public information:

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

1. Nathan Creek Wetlands
Report C25-12
File CP 0810-30

That Council designate the four identified parcels of Township owned land (consisting of 288.162 acres total) as a Municipal Natural Park.

That Council approve the geographically based name, Nathan Creek Wetlands Park, as the official park name.

That Council direct staff to further develop for further consideration by Council a proposed Nathan Creek Wetlands Park site plan, with detailed estimated costs to develop the park including public trails, natural areas, associated park amenities, services, and parking.

That Council approve LEPS working towards the funded restoration scope, subject to staff's approval that the proposed activities align with the Township's plans for the development of a public trail system, ensuring public access while preserving the integrity of the salmon habitat.
CARRIED

Section 90(1) (e) Property, (k) Negotiations

2. Memorial Recognition Request
File 0530-05

That the northwest field at Aldergrove Athletic Park be named "Reid McDonald Field".
CARRIED

MOTION
That staff be directed to erect the appropriate signage within a budget of $30,000 funded from the Council Contingency Fund.
CARRIED

Section 90(1) (b) Personal

M. FOR INFORMATION

1. Fort Langley Community Park Allocations
Memorandum – Public Works Division
File 5920-01

2. Nathan Creek Wetlands Park
Memorandum - Corporate Projects Division
File 0810-30

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

M. FOR INFORMATION

3. Commercial Truck On-Street Parking Pilot Program Update
Memorandum – Engineering Division
File 5260-26-024

4. Seniors Advisory Committee
Minutes – March 19, 2025
File 0540-20

5. Agricultural Advisory Committee
Minutes – March 26, 2025
File 0540-20

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

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 G.1 - Section 90(1) (i) Solicitor-Client Privilege
Item G.2 - Section 90(2) (b) Intergovernmental Relations
Item I.1 - Section 90(1) (e) Property, (k) Negotiations

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, March 24, 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 – March 24, 2025

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held March 24, 2025, as amended.
CARRIED

Clerk's Note:
Items C.2, C.3, and C.4 were added to the agenda.
Item D.2 was forwarded to the April 7, 2025 Regular Council Meeting.
Item G.4 was moved to after item C.1.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 10, 2025

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held March 10, 2025, as amended.
CARRIED

C. DELEGATIONS

1. David Winter
File 0550-07

Delegation withdrawn.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Public Spaces Regulation Bylaw Replacement
Bylaw No. 6059
Bylaw No. 6060
Report 25-38
File PW 6130-01

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second, and third reading to the Public Spaces Regulation Bylaw No. 6059.

That Council give first, second, and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6060.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That the additional paragraph within Section 5.1 referencing “greater certainty” for horses, and no other animal, be removed.
CARRIED

MOTION TABLED
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Item G.4 be tabled.
CARRIED

C. DELEGATIONS

2. Brian Harder
Back Country Horsemen of BC
File 0550-07

Brian Harder, Back Country Horsemen of BC, appeared before Council to discuss concerns regarding proposed Bylaw No. 6059 which prohibits horses on all public land in the Township of Langley. He commented that his organization represents recreational riders across the province. The bylaw as originally written would restrict horses from all parts of public land and would prohibit horse owners from accessing trails or parks on Township roads. He thanked Council for amending the Bylaw.

C. DELEGATIONS

3. Carla Robin, President
Langley Horse and Farm Federation
File 0550-07

Carla Robin, President, Langley Horse and Farm Federation, appeared before Council to discuss concerns regarding proposed Bylaw No. 6059 which prohibits horses on all public land in the Township of Langley. She noted Langley has been called the "Horse Capital of BC" since the mid-1990s and that Langley is a unique and respected rural/urban community. Horses are an integral part of the agricultural landscape and play many roles: pleasure riding, trail riding, learn to ride, competition disciplines and therapeutic riding programs. She thanked Council for all they have done for the horse community and stated they look forward to working together to publicize horse safety information.

4. Deb Bisson
File 0550-07

Deb Bisson appeared before Council to discuss concerns regarding proposed Bylaw No. 6059 which prohibits horses on all public land in the Township of Langley. She commented that consultation with the equestrian community is needed for future bylaw amendments affecting horses. She thanked Council for amending the bylaw.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Public Spaces Regulation Bylaw Replacement
Bylaw No. 6059
Bylaw No. 6060
Report 25-38
File PW 6130-01

MOTION LIFTED FROM THE TABLE
That Council give first, second, and third reading to the Public Spaces Regulation Bylaw No. 6059, as amended.

That Council give first, second, and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6060.

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Public Spaces Regulation Bylaw No. 6059, Section 5.2 be amended as follows:

Without limiting the generality of section 5.1(1), a person who owns or has custody, care or control of a dog, other than a Service Dog whose owner or guardian has on their person a copy of the required certification for the

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Service Dog, shall ensure that dogs are leashed in all Public Spaces, except in areas designated by identified signage as off-leash areas. An owner or guardian of a dog, other than a Service Dog whose owner or guardian has on their person a copy of the required certification for the Service Dog, must also ensure that such dog does not **enter onto any Sports Field without a leash**, or in any other area of a Public Space where dogs are not permitted on identified signage.
DEFEATED

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

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Public Spaces Regulation Bylaw Replacement Bylaw No. 6059 and Bylaw No. 6060, as amended, be deferred to the April 28, 2025 Regular Council Meeting.
CARRIED

Councillor Richter opposed

The agenda order then resumed.

D. PRESENTATIONS

1. Interim Draft Liquid Waste Management Plan

Abin Antony, Program Manager, Utility Planning, and Paul Kadota, Director, LWS Policy, Planning & Analysis, Metro Vancouver, provided a presentation regarding the Interim Draft Liquid Waste Management Plan (LWMP). The current LWMP is in Phase 3 and will be finalized by the end of 2025. Key considerations in the new LWMP include affordability for residents and involvement of First Nations in Plan development and implementation. The upgrade and expansion of the Northwest Langley Treatment Plant is anticipated to be operational between 2030 and 2035. New and notable actions in the Rainwater Management and Watershed Health Plan include involving First Nations in developing Integrated Watershed Management Plans (IWMPs), aligning IWMPs with land-use planning, expanding green infrastructure, and dedicating budget for rainwater management. Five goals of the new LWMP are: prevent, reduce, recover, restore, and reflect.

2. Emergency Management Program

Forwarded to the April 7, 2025 Regular Council Meeting.

MEETING RECESSED
The meeting recessed at 3:11pm.

MEETING RECONVENED
The meeting reconvened at 3:20pm.

E. REPORTS TO COUNCIL

1. Pedestrian Safety for People with Vision Loss
Report 25-37
File ENG 5400-09-007

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to include the double curb ramp design as the preferred standard, with the combined curb ramp design as an alternative in the forthcoming Subdivision and Development Servicing Bylaw update, and in the interim incorporate the double curb ramp design into any future capital projects and land development projects where appropriate and feasible.

That staff prepare a list of existing signalized intersections for retrofit implementation of double curb ramp designs prioritizing traffic signals fronting schools, parks and other high pedestrian volume locations, for the Council's consideration.
CARRIED

2. Cricket Pitch Options – Follow Up
Report 25-42
File CP 0810-30

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to remove the asphalt and granular materials installed at Bell Park, return the area to its original state as grass athletic playing fields, and authorize an additional $7,000 beyond the previous budget allocation, to be funded from Council Contingency.

That staff Report to Council with a Capital Request for the potential installation of cricket pitches at Yorkson Community Park and/or Milner Park, with a recommendation for public consultation, as it may be feasible and practical for Council to consider.
CARRIED

3. Agriculture Water Infrastructure Program
Grant Submission
Report 25-36
File ENG 1855-95

E. REPORTS TO COUNCIL

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize an application to the Investment Agriculture Foundation of BC's Agriculture Water Infrastructure Program - Stream 3 for $75,000 of funding for the Little Campbell River Flood Plain Mapping project.
CARRIED

4. Capital Request - 210 Street and 48 Avenue
AC Watermain Replacement
Report 25-35
File ENG 5330-27-110

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council authorize the use of $1,260,000 from the Water Capital Works Reserve for the design and construction of the 210 Street and 48 Avenue Asbestos Cement Watermain Replacement project.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Bylaw Review Project 2025
Bylaw No. 6114
Report 25-41
File LS 3900-25

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second, and third reading to "Repeal Bylaw No. 6114".

That Council abandon the following bylaws:

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sandhill) Bylaw 2007 No. 4638

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Onnuri Vision Church) Bylaw 2010 No. 4675

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollon) Bylaw 2008 No. 4688

Zoning Bylaw 1987 No. 2500 Amendment (Guo - Yip) Bylaw 2009 No. 4730

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Teck Construction Ltd.) Bylaw 2010 No. 4789

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pooni) Bylaw 2012 No. 4856

Scrap Metal Dealers Regulation Bylaw 2011 No. 4871

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0900706 BC LTD. / HY Engineering Ltd.) Bylaw 2011 No. 4883

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bhungu / Dhillon) Bylaw 2011 No. 4891

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Medical Marihuana) Bylaw 2013 No. 5037

Township of Langley Land Use Contract No. 92 Amendment (Cloverdale Disposal Ltd.) Bylaw 2014 No. 5128

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (QC Holdings Ltd.) Bylaw 2015 No. 5139

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Kang) 2016 Bylaw No. 5148

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Forum Projects Ltd.) Bylaw 2016 No. 5196

Township of Langley Phased Development Agreement (Tribune Developments GP Inc.) Bylaw 2016 No. 5222

Township of Langley Phased Development Agreement (505050 Development Corporation / Kooner) Bylaw 2016 No. 5224

Township of Langley Phased Development Agreement (Watt) Bylaw 2016 No. 5229

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264

Township of Langley Phased Development Agreement (Blaauw / Triple J Poultry Farm Ltd. / Seymour) Bylaw 2017 No. 5290

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ICBC/Unitow) Bylaw 2018 No. 5306

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2017 No. 5312

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5378

Township of Langley Phased Development Agreement (Platinum Group) Bylaw 2018 No. 5403

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham / Saran) Bylaw 2019 No. 5483

Township of Langley Phased Development Agreement (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506

Township of Langley Phased Development Agreement (Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5546

Township of Langley Phased Development Agreement (1159338 BC Ltd.) Bylaw 2020 No. 5549

Township of Langley Phased Development Agreement (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5561

Township of Langley Phased Development Agreement (Sikham) Bylaw 2020 No. 5572

Township of Langley Phased Development Agreement (SH1 Development Corporation) Bylaw 2020 No. 5588

Township of Langley Phased Development Agreement (1094941 BC Ltd.) Bylaw 2020 No. 5591

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Willoughby Business Centre Ltd.) Bylaw 2020 No. 5655
CARRIED

2. Repeal of Bylaw No. 5766
Mail Ballot Option for Local Elections
Bylaw No. 6120
Report 25-40
File LS 3900-25

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give first, second and third reading to “General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw No. 5766 Repeal Bylaw No. 6120”.
CARRIED

Councillors Kunst and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. Election and Political Signs Bylaw
Bylaw No. 6118
Bylaw No. 6119
Report 25-39
File BE 3900-25

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council give first, second and third reading to the Election and Political Signs Bylaw No. 6118.

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6119.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Section 6.12 be added to read as follows:

“must not be of a negative nature with actual or inferred profanity, caricatures, or inferences to a candidates’ character, appearance or ethnicity, or directing people to a location with the same”.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Section 5.2 be added to read as follows:

“signs are self-supporting and are not affixed to any freestanding object, such as a fence, tree, or public utility infrastructure”.

That Section 6.2(i) be amended to be “no larger than 1.5 square meters in area”;

That Section 6.2(ii) be amended to add “above grade”; and

That Section 6.2(iii) be added to read: “not exceeding a maximum width of 1.25 meters”.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

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

AMENDMENT
The question was called on the Amendment, and it was
CARRIED

Councillors Kunst, Martens, and Richter opposed

AMENDMENT
Moved by Councillor Kunst,
Seconded by Councillor Martens,
That Section 8.1.b be amended to remove “or a term of imprisonment of up to 3 months upon summary conviction”.
DEFEATED

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

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

Councilors Kunst, Martens, and Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Richter declared a Conflict of Interest under Section 100 of the *Community Charter* due to a pecuniary interest and left the meeting at 4:08pm.

I. BYLAWS FOR FINAL ADOPTION

1. **Langley Fees and Charges Bylaw Amendment**
   Bylaw No. 6111
   Bylaw No. 6099
   Report 25-28
   File FIN 1810-20

I. BYLAWS FOR FINAL ADOPTION

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111", and

"Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6099".
CARRIED

Councillor Richter re-entered the meeting at 4:10pm.

2. Strategic Land Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6080
Report 24-271
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Strategic Land Loan Authorization Bylaw No. 6080".
CARRIED

Councillor Richter opposed

3. Ice and Dry Arenas Phase 2 Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6079
Report 24-270
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give final reading to "Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6079".
CARRIED

Councillor Richter opposed

4. Smith Athletic Park Development Phase 2 Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6078
Report 24-269
File FIN 1760-20

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,

I. BYLAWS FOR FINAL ADOPTION

That Council give final reading to "Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6078".
CARRIED

Councillors Kunst and Richter opposed

5. Official Community Plan Amendment and
Rezoning Application No. 100182 and
Development Permit Application No. 101375
(North Arc Properties 200th Street Inc. / 8393 – 200 Street)
Bylaw No. 5946
Bylaw No. 5947
Report 23-229
File CD 08-27-0066

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5947".
CARRIED

Development Permit No. 101375

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 101375 (North Arc Properties 200th Street Inc. / 8393 – 200 Street) in accordance with Attachment A subject to the following conditions:

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

I. BYLAWS FOR FINAL ADOPTION

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.

CARRIED

J. MAYOR AND COUNCIL REPORT

Councillor Martens congratulated Cory Redekop at the Greater Langley Chamber of Commerce for being recognized as one of Canada's Top 10 fastest growing Chambers. She further reported that she attended the 2025 Homeless Count on March 11.

Councillor Baillie commented on the Federal Government calling the election on April 28, 2025, the Day of Mourning for Workers Killed and Injured on the job.

Councillor Kunst reported that she attended the 2025 Homeless Count on March 11.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that he will be participating in the First Nations Workshop at the Liquid Waste Management Treatment Plant in Richmond on April 10, 2025.

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

M. FOR INFORMATION

1. **Fire Truck Purchases**
   Memorandum – Finance Division
   File 1610-01

M. FOR INFORMATION

2. **The Corporation of the Township of Langley (the "Township") – 1003 – 212 Street, Langley, BC (the "Lands") – Walnut Creek Farms (the "Owner" – Regulation of Poultry Farming Use at the Lands**
   Memorandum – Permits, Licences and Inspections Division
   File BP154466

3. **Council Strategic Priorities Workshop Facilitator's Summary**
   Memorandum – Municipal Administration Division
   File 0530-06

4. **Fort Langley Community Park Allocations**
   Memorandum – Public Works Division
   File 5920-01

5. **Transportation and Mobility Strategy Phase 3 Update**
   Memorandum – Engineering Division
   File 8330-20-003

6. **Small-Scale Multi-Unit Housing (SSMUH) Implementation: Engineering Capacity Study and Development Permit Area**
   Memorandum – Community Development Division
   File LRP00026

7. **Inclusive Communication Boards in Parks**
   Memorandum – Corporate Projects Division
   File 0810-30

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

9. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – March 12, 2025
   File 0540-20

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

1. **Bell Park Playground Improvements**

   Moved by Mayor Woodward,
   Seconded by Councillor Rindt,
   Be it resolved that Council pre-approve a Bell Park Playground Improvements Capital Project with $235,000 from the Capital Projects Reserve within the 2026 Budget; and

O. OTHER BUSINESS

That Council directs staff to initiate applicable planning and neighbourhood engagement on potential improvements throughout 2025 for implementation within 2026.
CARRIED

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (e) Property, (k) Negotiations
Item G.1 - Section 90(1) (b) Personal
Item I.1 - Section 90(1) (b) Personal
Item I.2 - Section 90(1) (b) Personal
Item 1.3 - Section 90(1) (g) Legal
Item I.4 - Section 90(1) (a) Personnel

CARRIED

Q. TERMINATE

Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That the meeting terminate at 4:31pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by David Winter
Date: Wednesday, March 12, 2025 2:57:23 PM

Please note the following response to Delegation Requests has been submitted at Wednesday March 12th 2025 2:54 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  07/04/2025
- **Name of delegate or organization wishing to appear**
  david winter
- **Topic**
  9u baseball fort langley park
- **Purpose of presentation**
  Other
- **for other, describe here:**
  reallocation of a portion of league activities to other parks in langley city and township
- **Desired resolution**
  a reduction of the amount of baseball games and practices currently scheduled at the fort langley family park we have been discussing with the township park managers for 4 years and we are not getting anywhere
- **Full name**
  David Winter
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Lee Haber
Date: Wednesday, March 19, 2025 3:38:11 PM
Attachments: MVX-Township-Langley.pdf

Please note the following response to Delegation Requests has been submitted at Wednesday March 19th 2025 3:32 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/7/2025

- **Name of delegate or organization wishing to appear**
  Mountain Valley Express

- **Topic**
  Request to sign open letter calling on TransLink and the Ministry of Transportation in support of regional rail.

- **Purpose of presentation**
  Request letter of support

- **Desired resolution**
  We are requesting the Township of Langley sign our open letter calling on the Minister of Transportation and Transit and the TransLink Board:
  1. Study regional rail and integration with future rail rapid transit on a variety of productive
  corridors.
  2. Establishes a directory of properties that should be preserved/monitored to ensure they
  are designed to accommodate future regional rail/rapid transit stations and corridors.

- **Full name**
  Lee Haber

- **Email address**
  lee@mvx.vision

- **Address**

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 7, 2025 - REGULAR MEETING	**REPORT:**	25-44
FROM:	ENGINEERING DIVISION	**FILE:**	5460-05-002
SUBJECT:	72 AVENUE AND 248 STREET/TELEGRAPH TRAIL FOUR-WAY STOP REVIEW		

RECOMMENDATION:

That Council direct staff to continue operating and maintaining the intersection at 72 Avenue and 248 Street/Telegraph Trail in its current configuration as a two-way stop with overhead flashing beacons.

OR

That Council direct staff to convert the intersection at 72 Avenue and 248 Street/Telegraph Trail to a four-way stop with overhead flashing beacons, utilizing funding from existing transportation operating budgets.

EXECUTIVE SUMMARY:

At the March 10, 2025, Regular Meeting, Council requested staff to assess the feasibility and implications of converting the intersection at 72 Avenue and 248 Street into a four-way stop.

The evaluation determined that the current two-way stop configuration, enhanced with overhead flashing beacons, provides an acceptable Level of Service (LOS) and does not present any significant safety concerns requiring immediate changes. Traffic counts and field observations conducted in September 2024 and January 2025 confirmed that the intersection operates efficiently, with minimal delays during peak hours. Staff conducted a warrant assessment for a four-way stop at this location following the procedure established by the Transportation Association of Canada (TAC) and confirmed that none of the criteria for installing a four-way stop were met.

Traffic control devices are most effective when installed based on objective criteria. A modeling analysis indicates that a four-way stop may increase delays, particularly in the eastbound and westbound directions during peak hours.

Consequently, staff recommend maintaining the intersection as a two-way stop. However, if a conversion to a four-way stop is desired, it could be implemented and funded by existing transportation operating budgets.

PURPOSE:

To respond to Council's direction by providing a report on the cost and potential benefits, or lack thereof, of converting the intersection at 72 Avenue and 248 Street/Telegraph Trail to a four-way stop.

BACKGROUND/HISTORY:

At the March 10, 2025, Regular Meeting, Council passed the following amendment:

> *That staff report to Council with the cost and potential benefits or lack thereof of converting 72 Avenue and 248 Street to a four-way stop, for Council's consideration.*

Staff had conducted traffic counts and field observations in September 2024 and January 2025, followed by a comprehensive technical review to assess the intersection's operational and safety characteristics.

DISCUSSION/ANALYSIS:

The west leg of 72 Avenue and the south leg of 248 Street are classified as Major Arterial Roads with a posted speed limit of 60 km/h and are designated Truck Routes. The east leg of 72 Avenue is classified as a Minor Collector with a posted speed limit of 50 km/h, while Telegraph Trail is classified as a Local Road and designated as a Heritage Country Road, also with a posted speed limit of 50 km/h. The intersection is currently controlled by a two-way stop on 248 Street and Telegraph Trail, enhanced with overhead flashing beacons installed in 2022.

A comprehensive review of the intersection was conducted to evaluate operational performance and safety. Traffic counts were collected in September 2024 and January 2025 to assess traffic patterns and distribution. On-site reviews examined sightlines, lighting, signage, pavement markings, driver behavior, and traffic gaps. The most recent ICBC collision data (2018–2023) was also reviewed and confirmed to have no significant safety concerns requiring immediate improvements.

Following data collection and in accordance with the Transportation Association of Canada (TAC) guidelines, staff conducted a four-way stop warrant analysis. The evaluation considered factors such as traffic volumes, intersection characteristics, vehicle delays for the side road, and collision history. The analysis concluded that the intersection does not meet any of the TAC warrant criteria at this time, as summarized in the table below:

Criteria	Analysis
Traffic volumes on the intersecting roads are approximately equal, and the combined vehicular and pedestrian volumes on the minor road average 200 per hour for an eight-hour period.	Not met
The average delay to the minor road vehicular traffic entering the intersection exceeds 30 seconds per vehicle during peak hours.	Not met
Five (5) preventable collisions (right-turn/left turn and right-angle collision) per year over a three (3) year period.	Not met
Interim measure prior to the installation of a traffic signal.	Not applicable
As an interim measure, for a period of one month prior to switching the stop control from one road to the intersecting road, and the subsequent removal of existing stop signs on the first road.	Not applicable

Unwarranted stop signs may lead to unnecessary delays, increased travel time, and congestion. A traffic model based on vehicle volumes at the intersection was conducted, which showed traffic impact in the eastbound and westbound directions. The analysis also confirmed that the northbound traffic on 248 Street currently operates at an acceptable LOS during peak periods, as verified by on-site observations. Under a four-way stop scenario, while northbound LOS would improve, eastbound and westbound LOS would decline, resulting in overall increased intersection delays and a lower LOS.

Installing a four-way stop without meeting warrant criteria may also negatively impact traffic safety and overall network efficiency.

Based on the review, staff do not recommend any changes to the intersection at this time. Staff will continue to monitor the intersection and implement traffic control changes if warranted in the future.

If a four-way stop is desired at this location, the following modifications would be required:

- installation of stop bars and signage
- conversion of amber overhead flashing beacons to red.

This work could be completed in approximately three (3) days, weather permitting.

Financial Implications:

Maintaining the intersection in its current configuration as a two-way stop does not incur any additional costs. However, if the intersection were to be converted to a four-way stop, the estimated cost for the required modifications, including the installation of stop bars, signage, and the conversion of the amber overhead flashing beacons to red, would be nominal and funded through existing transportation operating budgets.

Respectfully submitted,

Aaron Ruhl
DIRECTOR, ENGINEERING AND PUBLIC WORKS
for
ENGINEERING DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 7, 2025 - REGULAR MEETING	**REPORT:**	25-46
FROM:	PUBLIC WORKS DIVISION	**FILE:**	4100-01
SUBJECT:	FORT LANGLEY CENOTAPH RESTORATION		

RECOMMENDATIONS:

That Council direct staff to complete the leveling and, if needed, full replacement of the Fort Langley Cenotaph utilizing existing funding from the Fort Langley Cemetery Improvements (CEM1008) Capital Project.

That Council authorize an application to Veteran Affairs Canada's Community War Memorial Program for 50% of costs up to $25,000 towards the Fort Langley Cenotaph Restoration.

EXECUTIVE SUMMARY:

At the January 27, 2025, Regular Meeting, staff were directed to report to Council on the restoration plan for the Fort Langley Cemetery Cenotaph.

The Cenotaph at Fort Langley Cemetery has been a focal point of Remembrance Day ceremonies and a lasting tribute to those who served. However, structural deterioration due to time and environmental exposure now threatens its integrity. An initial rehabilitation phase, which included extensive cleaning and inspection, discovered previously undetected fractures of the cross, adding to historic repairs that are now under additional stress due to the settlement of the monument. Given the continued deterioration and settlement, a comprehensive restoration plan is necessary, and full replacement may be unavoidable.

The estimated cost for the basic stabilization and leveling of the monument is $15,000. If full replacement is deemed unavoidable during the stabilization process, the monument will be replaced with an exact replica, at an estimated total cost of $50,000. The estimated timeline for full replacement is four (4) to six (6) months, subject to the appropriate granite being available.

Staff are also proposing an application to Veterans Affairs Canada for 50% of restoration works. This will include an application for $7,500 for basic stabilization and leveling works. If full replacement is required, staff will proceed with an application for up to $25,000 of cost sharing towards the Fort Langley Cenotaph Replacement.

Alternatives include retaining the cenotaph in its current state with bi-annual assessments of the structure and adding physical barriers for safety, and an option for enhancing the plaza area to create a commemorative event space with dedicated seating, horticultural displays, and processional routes. These options are described further in the report.

PURPOSE:

To present Council with a Cenotaph restoration plan at the Fort Langley Cemetery for consideration, as directed at the January 27, 2025, Regular Meeting.

BACKGROUND:

For over a century, Fort Langley Cemetery has stood as a place of heritage and remembrance, where generations have gathered to honor those who sacrificed for our country. The cenotaph, a solemn tribute to the fallen, serves as the heart of Remembrance Day ceremonies each November 11. Veterans, families, students, and civic leaders come together in quiet reflection, laying wreaths, and sharing in a moment of silence to ensure that the courage and sacrifices of those who served are never forgotten. In addition to the Fort Langley cenotaph, the Township is also home to a second cenotaph at the Murrayville Cemetery.

However, time and the elements have taken their toll. The cenotaph in Fort Langley has shifted out of level, placing strain on existing fractures and increasing the risk of structural failure. If left unaddressed, this deterioration could impact future commemorations and the community's ability to pay tribute with the dignity and reverence these heroes deserve. Restoring the cenotaph is not just a matter of preservation—it is an act of respect and gratitude to those who gave their lives in service to our country.

Staff had previously engaged the services of qualified professionals, who are knowledgeable with expertise in the field of cemetery monument restoration projects, to complete a comprehensive cleaning of the two cenotaphs and to initially assess and identify any potential deficiencies in the structure and safety of the monuments.

DISCUSSION/ANALYSIS:

At the January 27, 2025, Regular Meeting, Council passed the following resolution:

> *Be it resolved that Council direct staff to report to Council with potential option(s) for restoring the cenotaph at the Fort Langley cemetery.*

An initial rehabilitation phase, which included extensive cleaning and inspection, discovered previously undetected fractures of the cross, adding to previous repairs that are now under additional stress due to the settlement of the monument. To ensure long-term preservation, the Township must consider comprehensive restoration efforts, including stabilization, potential reconstruction, and long-term maintenance planning. Investing in restoration will not only protect the cenotaph's physical integrity but will also ensure that the stories, memories, and sacrifices it represents are safeguarded for future generations.

Two main fractures in the top cross portion of the cenotaph have been identified, one of which has been epoxy-coated as a temporary fix. The secondary fracture will continue to become more extensive over time. It has been noted that it is unlikely that the second fracture can be adequately repaired to entirely remove the future risk of failure.

The proposed cenotaph restoration project involves the disassembly and leveling of the monument to conduct a comprehensive assessment of its structural integrity. This assessment may determine that the monument is beyond rehabilitation, making replacement unavoidable. In the event that a full replacement is necessary, staff will aim to fund the project using existing budgets and will ensure the monument is replaced with an exact replica of the original. Additionally, after replacing the cenotaph, the establishment of plantings around the western portion of the cenotaph mound to enhance the site appearance.

Through communication with local monument companies, we estimate a timeline of four (4) to six (6) months for a full replacement if needed, provided the appropriate granite is available. Our goal is to allow sufficient time for the restoration work to be completed before Remembrance Day 2025.

Financial Implications:

Restoring and enhancing the Fort Langley Cenotaph is a critical investment in preserving the Township's history and ensuring a meaningful space for remembrance. Staff are proposing that rehabilitation of the cenotaph be undertaken out of the existing Fort Langley Cemetery Improvements (CEM1008) Capital Project.

Restoration Actions	Estimated Cost
Leveling of Existing Monument	$15,000.00
Replacement of the Entire Monument requires additional funding	$35,000.00

The maximum anticipated cost will be $50,000.00.

Staff are also proposing to apply for funding from Veterans Affairs Canada to cover 50% of the stabilization and leveling costs. An initial request of $7,500 is planned to support the disassembly and leveling phase. Should a full replacement be necessary, another request of up to $25,000 will be submitted. If approved, these contributions will significantly reduce the Township's financial obligation, allowing for additional improvement works to be completed within the cemetery.

Optional Recommendations/Alternatives:

Status Quo:

An option includes retaining the cenotaph in its current state, foregoing restoration works and conducting bi-annual assessments of the fractures to measure any expansion or increase in deficiency. If this alternative is selected, staff should install a physical barrier around the base of the mound to mitigate potential impacts to and from residents and park visitors, as shown in Attachment A. The cost of the decorative bollards and chain is estimated at $10,000 and would be funded through existing budgets.

Plaza Enhancement Opportunity:

Looking ahead, a potential second phase of rehabilitation presents a unique opportunity to enhance the cenotaph area and create a commemorative event plaza, as illustrated in Attachment B. This project would transform the site into a central gathering space for remembrance and education, expanding opportunities to honor veterans, reflect on history, and engage the community in meaningful ways.

The table below presents the estimated cost for each of the concepts presented in Attachment B. Also included is an option to connect the plaza with existing cemetery trails and incorporate commemorative art features.

Potential Options	Concept Estimate	Trail Option Estimate	Total
Plaza Concept 1: Heritage	$ 160,000	$ 40,000	$ 200,000
Plaza Concept 2: Contemporary	$ 200,000	$ 40,000	$ 240,000
Plaza Concept 3: Traditional	$ 220,000	$ 40,000	$ 260,000

A redesigned plaza could incorporate dedicated seating, horticultural displays, open gathering areas, and processional routes, seamlessly integrating with the cemetery's existing trails. These initial concepts allow for further engagement opportunities with stakeholders.

Respectfully submitted,

Hakim Bismel
INFRASTRUCTURE ASSETS MANAGER
for
PUBLIC WORKS DIVISION

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

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

ATTACHMENT A Historic Photos of the Fort Langley Cenotaph

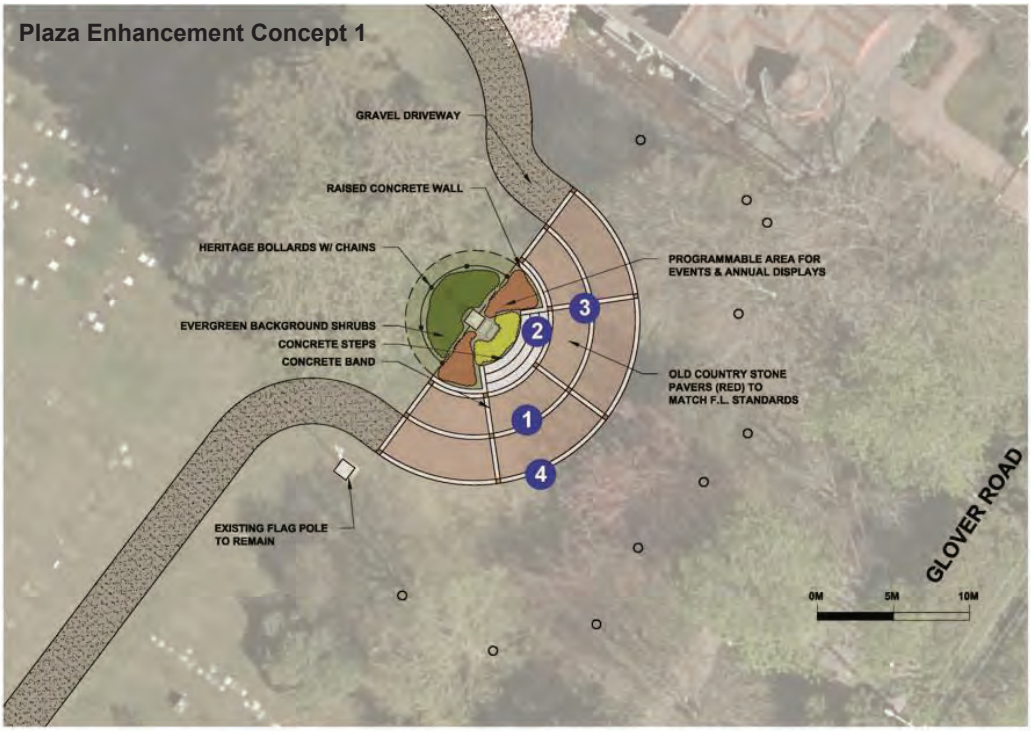
ATTACHMENT B Commemorative Event Plaza Potential Concepts

ATTACHMENT A





Fort Langley War Memorial, with captured German field gun trophy, c. 1920. The precinct around Fort Langley's war memorial originally included a captured German field gun and two machine guns. Like war trophies adorning war memorials in other communities, these weapons were melted down for scrap during the Second World War.









1 - PAVERS & CONCRETE BAND



2 - STEPS W/ SENTRIES



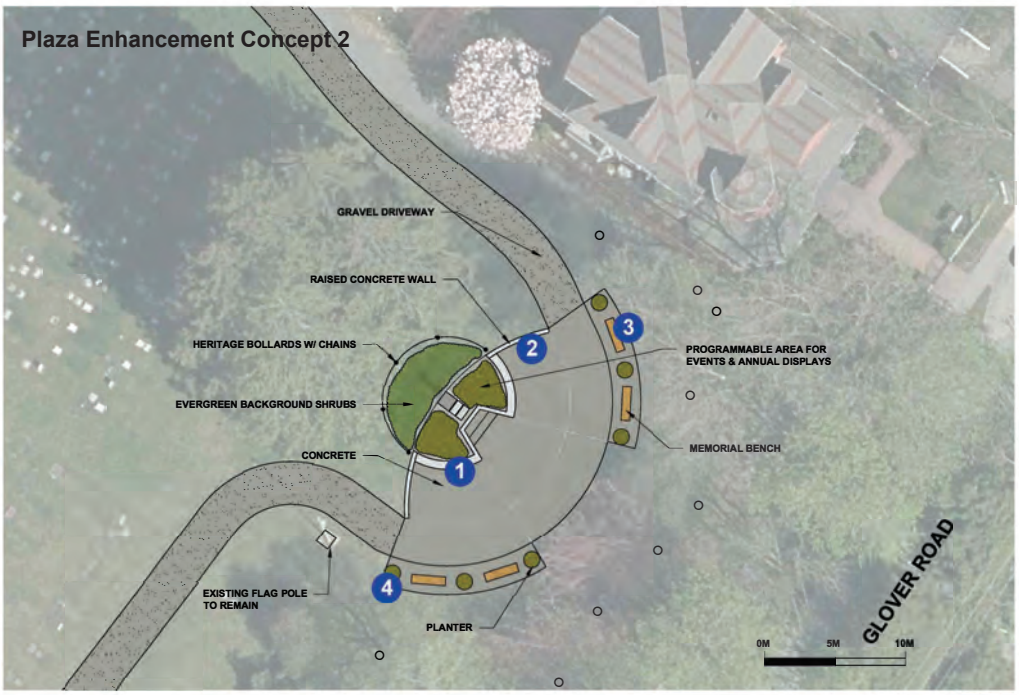
3 - MOSAIC IN PAVERS

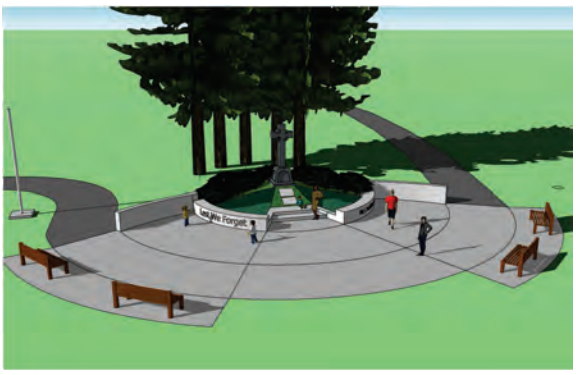


4 - LETTERS ENGRAVED IN CONCRETE BAND

Township of Langley

HERITAGE









1 - RAISED CURVED WALLS WITH LETTERING

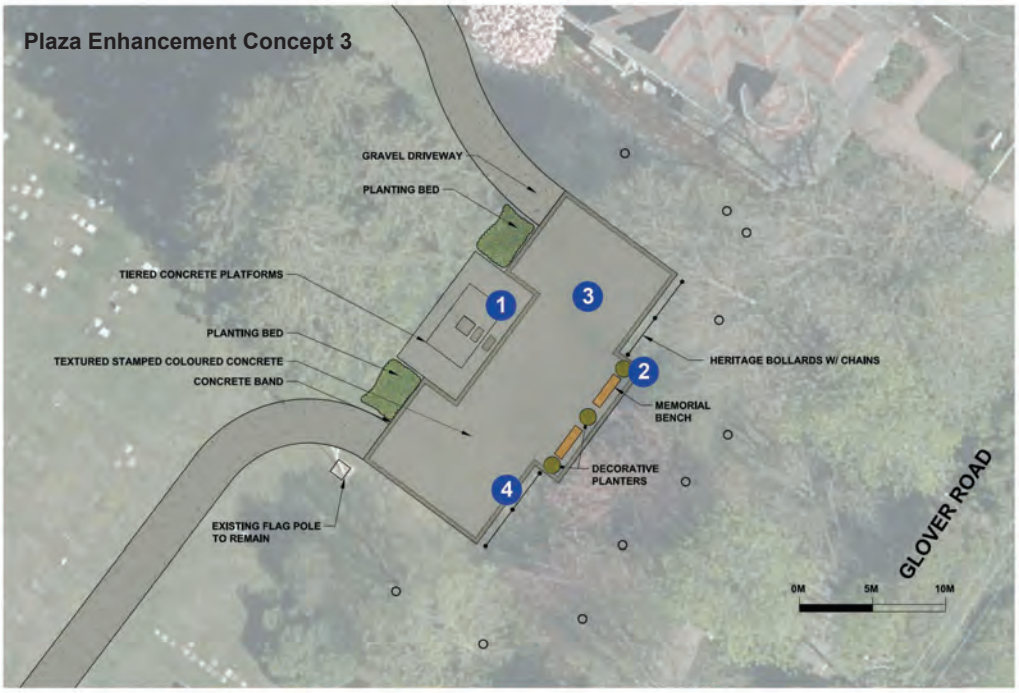

2 - RAISED CURVED WALLS W/ ART PANELS & FLOWERS


3 - FORT LANGLEY BENCH


4 - PLANTERS W/ FLOWER DISPLAYS

Township of Langley

CONTEMPORARY















Township of Langley

TRADITIONAL

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 7, 2025 - REGULAR MEETING	**REPORT:**	25-47
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	CANADA WATER AGENCY GRANT PROGRAMS		

RECOMMENDATIONS:

That Council authorize an application to the EcoAction Stream 2: Freshwater Sustainability and Innovation across Canada program for $200,000 in funding towards the Bedford Channel Dredging Project.

That Council authorize an application to the Fraser River Freshwater Ecosystem Initiative program for $200,000 in funding towards the Bedford Channel Dredging Project.

ANALYSIS:

The Canada Water Agency (CWA) offers the EcoAction Stream 2: Freshwater Sustainability and Innovation program to support projects that enhance freshwater quality, ecosystem health, circular economic opportunities, and Indigenous-informed freshwater stewardship and decision-making. The CWA also offers the Fraser River Freshwater Ecosystem Initiative to improve water quality and aquatic ecosystem health in the Fraser River Basin.

Each program funds up to 50% of eligible costs, with a maximum contribution of $200,000 per program. Grant applications are due by April 10, 2025, and funded projects must be completed by March 31, 2027.

Staff propose the Bedford Channel Dredging Project, which will enhance access to Bedford Channel, integrate local First Nations perspectives, and promote circular economic opportunities for all river users. The project meets the eligibility criteria for both funding programs, and staff recommend applying for the maximum available funding of $200,000 per program.

Financial Implications:

If both applications are successful, the Township will receive up to $400,000 toward the project's total cost. The final project budget, including contributions from other partners, is still being determined. Once finalized, staff will submit a follow-up request to Council regarding any required Township contributions.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 7, 2025 - REGULAR MEETING	**REPORT:**	25-48
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2025 UBCM NEXT GENERATION 911 PROGRAM		

RECOMMENDATION:

That Council authorize an application to the 2025 Union of British Columbia Municipalities Next Generation 911 program for $555,000 of funding towards the NG911 Data Compliance project.

ANALYSIS:

The Union of British Columbia Municipalities (UBCM) is offering the 2025 Next Generation 911 (NG911) program. This program aims to support local preparedness for the implementation of NG911. It also provides funding to support the transition and operational readiness of existing 911 services to NG911, in compliance with the Canadian Radio-television and Telecommunications Commission (CRTC) mandate.

Previously, the Township of Langley, along with other local governments and regional districts, received a direct allocation from UBCM to support this transition. The Township was allocated $545,000 in funding. This funding has been fully utilized for space upgrades, hardware, and other required changes at the RCMP building.

UBCM is now offering additional funding, via application, for further activities required to support the transition to NG911. The current intake allows municipalities with eligible municipally run RCMP Operational Communications Centres to apply for a contribution of 100% of eligible costs, up to a maximum of $2,000,000. Applications are due by April 11, 2025.

Staff have identified the need to review and update the Township's Geographic Information Systems (GIS) and related data to ensure alignment with the CRTC mandate for NG911. The proposed project includes undertaking a data readiness assessment, completing a data modification strategy, and implementing the recommendations at a total estimated cost of $330,000. Additionally, the Fire Department has identified the need to upgrade Mobile Computer Aided Dispatch (CAD) terminals in fire vehicles to ensure they are compatible with NG911 at an estimated cost of $225,000.

Financial Implications:

Should the Township be successful in the funding applications, the Township will receive $555,000 in funding covering 100% of the project costs.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
PROTECTIVE SERVICES - FIRE	J. de Roy
INFORMATION TECHNOLOGY DIVISION	J. Makela

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 7, 2025 - REGULAR MEETING	**REPORT:**	25-45
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-163
SUBJECT:	CAPITAL REQUEST - 202 STREET ROADWORKS: 86 AVENUE TO 80 AVENUE		

RECOMMENDATIONS:

That Council endorse a phased approach to the 202/203 Street Corridor roadworks between 62 Avenue and 86 Avenue, with the initial phase focusing on 202 Street from 80 Avenue to 86 Avenue.

That Council authorize the use of $500,000 for the signalization of the 202 Street and 82B Avenue intersection, funded by $495,000 from Roads Development Cost Charges (DCC) and $5,000 from the Capital Projects Reserve.

That Council authorize the use of $450,000 for the detailed engineering design required to widen the 202 Street Corridor from 80 Avenue to 86 Avenue, funded by $445,500 from Roads Development Cost Charges (DCC) and $4,500 from the Capital Projects Reserve.

ANALYSIS:

The 202/203 Street Corridor from 62 Avenue to 86 Avenue is classified as a Major Arterial Road in the 2009 Master Transportation Plan (MTP). Furthermore, the Carvolth and Latimer Neighbourhood Plans designate the 202/203 Street Corridor as a major north-south link through the Willoughby area. In addition, staff are collaborating with TransLink on the implementation of Bus Rapid Transit (BRT) on 200 Street and on 86 Avenue to provide a connection to the Carvolth Transit Exchange. Staff anticipate that existing travel lanes on 200 Street may be re-allocated to accommodate future BRT lanes and stations. As a result, the 202/203 Street Corridor will serve as an alternate arterial route to 200 Street between 62 Avenue and 86 Avenue.

The functional design for the 202/203 Street Corridor from 62 Avenue to 86 Avenue was endorsed by Council on December 2, 2024. The functional design of the corridor includes road widening to a four-lane arterial road standard with curb, gutter, multi-use paths (MUPs), buffered or protected bike lanes where possible, raised medians/left-turn lanes, street lighting, and signalization.

Staff recommend a phased approach to the 202/203 Street Corridor roadworks due to the scale, cost, and required property acquisition. The initial phase is proposed to focus on the widening of 202 Street from 80 Avenue to 86 Avenue, where portions have been constructed with ongoing development applications at varying stages of the development process. The identified improvements support the ongoing 86 Avenue widening from 200 Street to 202 Street and the upcoming Northeast Latimer Elementary School (NLES). The signalization of the 202 Street and 82B Avenue intersection will be prioritized to ensure it is fully operational by August 31, 2025, prior to the opening of the new NLES.

Financial Implications:

Staff propose $450,000 to complete the detailed engineering design to widen 202 Street from 80 Avenue to 86 Avenue to a four-lane arterial road standard, with curb, gutter, MUPs, buffered or protected bike lanes where possible, raised medians/left-turn lanes, street lighting, and signalization. All work is Development Cost Charge (DCC) eligible and is proposed to be funded by $445,500 from Roads DCCs and $4,500 from the Capital Projects Reserve.

Staff also propose $500,000 to prioritize the signalization at the 202 Street and 82B Avenue intersection. The new signals will be installed by August 31, 2025, prior to the opening of the Northeast Latimer Elementary School. All work is DCC eligible and is proposed to be funded by $495,000 from Roads DCC and $5,000 from the Capital Projects Reserve.

Further details are presented in the tables below for Council's consideration. Staff will submit a separate Capital Request for Council’s consideration for construction and property acquisition for the corridor between 80 Avenue and 86 Avenue once the detailed design and estimate have been completed.

Township of Langley Capital Project Description						
Project Title:	202 Street Roadworks: 80 Avenue to 86 Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$950,000				
Budget Remaining	$25,674					
Total Projected Cost	$25,674	$950,000				

Project Description *(Phased Project)	Detailed design of 202 Street from 80 Avenue to 86 Avenue that includes road widening to a four-lane arterial road, standard with curb, gutter, multi-use paths, buffered or protected bike lanes where possible, raised medians/left turn lanes, street lighting and signalization. The project will prioritize the signalization at 82B Avenue and 202 Street to ensure it is fully operational by August 31, 2025, prior to the opening of the new Northeast Latimer Elementary School.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The new Northeast Latimer Elementary School is scheduled to open in fall 2025. The signalization at 82B Avenue and 202 Street is critical to ensure public safety. Staff anticipates that existing travel lanes on 200 Street may be re-allocated to accommodate the future BRT lanes and stations. As a result, the 202/203 Street Corridor will serve as an alternate arterial route to 200 Street.

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

Length of Project (years):	4	Initial Year of Approval:	2023

Township of Langley Capital Project Description						
Project Title: 202 Street Roadworks: 80 Avenue to 86 Avenue						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$25,418	$940,500				
Capital Projects Reserve	$256	$9,500				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded	**$25,674**	**$950,000**				

Total Currently Unfunded						

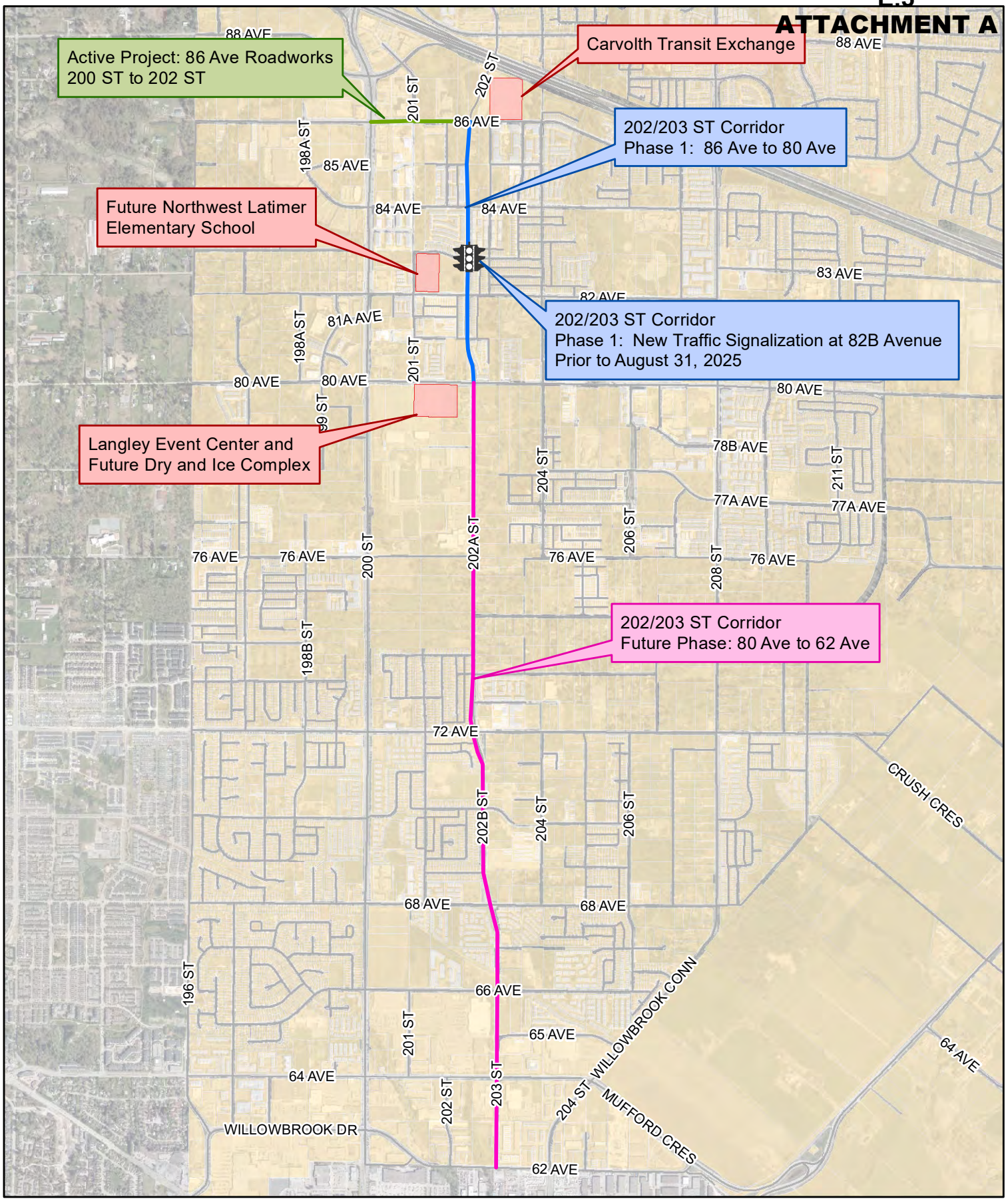
Respectfully submitted,

Daniel Suh
PROJECT ENGINEER
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Map of Proposed Road Works



Township of Langley BC
Est. 1873

202/203 ST Corridor Improvements
86 Ave to 62 Ave

N W E S

0 310 620 1240 Meters

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 7, 2025 – REGULAR MEETING	**REPORT:**	25-50
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-17-0031
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100466 (CLYDE / GAUTHIER / 23045 – 64 AVENUE)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 24.87 ha (61.46 ac) parcel located at 23045 – 64 Avenue into two (2) rural lots with road dedication.

RECOMMENDATION SUMMARY:

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

RATIONALE:

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

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by Pacific Land Group on behalf of the owners of the property located at 23045 – 64 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 24.87 ha (61.46 ac) property into two (2) rural lots. The proposed lots are approximately 14.81 ha (36.6 ac) and 9.82 ha (24.27 ac). The subdivision requires dedication of 68 Avenue along the north property line of the subject property.

The subject property is located at 23045 – 64 Avenue, within the ALR, designated Agriculture/Countryside in the Rural Plan (adopted in 1993) and zoned Rural Zone RU-3 (minimum lot size of 8 ha (19.8 ac)). Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

PURPOSE:

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

REFERENCE:

Owner:	Kelly and Aime Gauthier 23045 – 64 Avenue Langley, BC V2Y 2L2 Terry Clyde 23045 – 64 Avenue Langley, BC V2Y 2L2
Agent:	Pacific Land Group 212, 12992 – 76 Avenue Surrey, BC V3W 2V6
Legal Description:	Lot 31 Section 17 Township 11 New Westminster District Plan 33804 Except Part in Plan EPP84248
Location:	23045 – 64 Avenue
Area:	24.87 ha (61.46 ac)
Existing Zoning:	Rural Zone RU-3 (minimum lot size of 8 ha (19.8 ac))
Rural Plan:	Agriculture/Countryside
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is located in the ALR, designated Agriculture in the OCP, Agriculture/Countryside in the Rural Plan, and zoned Rural Zone RU-3.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 24.87 ha (61.46 ac) property into two (2) rural lots.
- The proposed lots are approximately 14.81 ha (36.6 ac) and 9.82 ha (24.27 ac).
- Consistent with the Township's Subdivision and Development Servicing Bylaw standards, 68 Avenue road dedication (Attachment A) is required at the subdivision stage should the application advance.
- A watercourse flows through the central portion of the subject property from the west to the east property line, with a tributary extending south.
- Details of the proposed subdivision including watercourse protection will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw and Official Community Plan as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	68 Avenue, beyond which are three properties with existing dwellings and farms	Agriculture/Countryside	Rural Zone RU-3
South:	64 Avenue, beyond which are two properties with existing dwellings and farms	Agriculture/Countryside	Rural Zone RU-3
East:	232 Street, beyond which is a property with existing dwelling and farm	Agriculture/Countryside	Rural Zone RU-3
West:	Two properties with existing dwellings and farms	Agriculture/Countryside	Rural Zone RU-3

Policy Considerations:

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

Respectfully submitted,

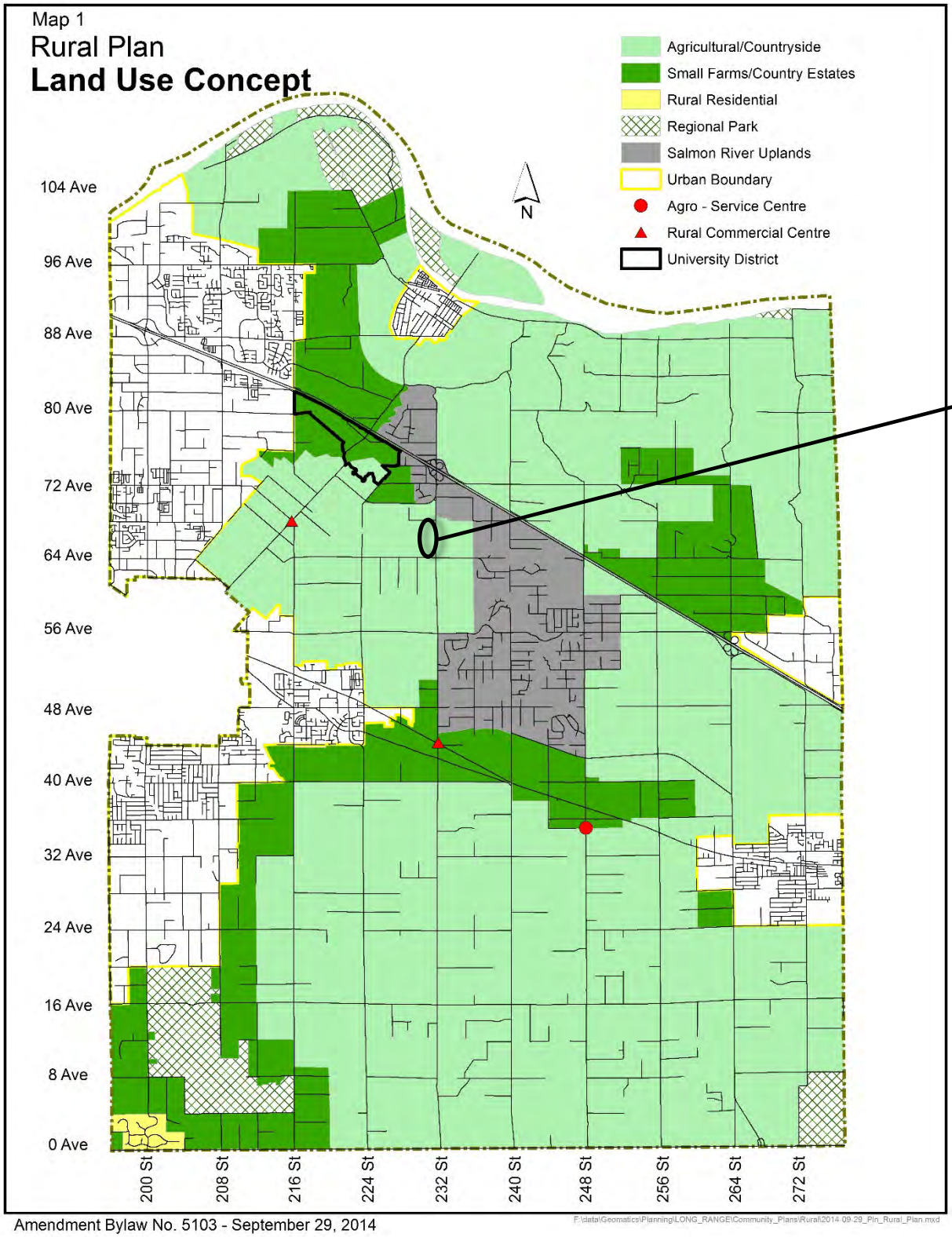
Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

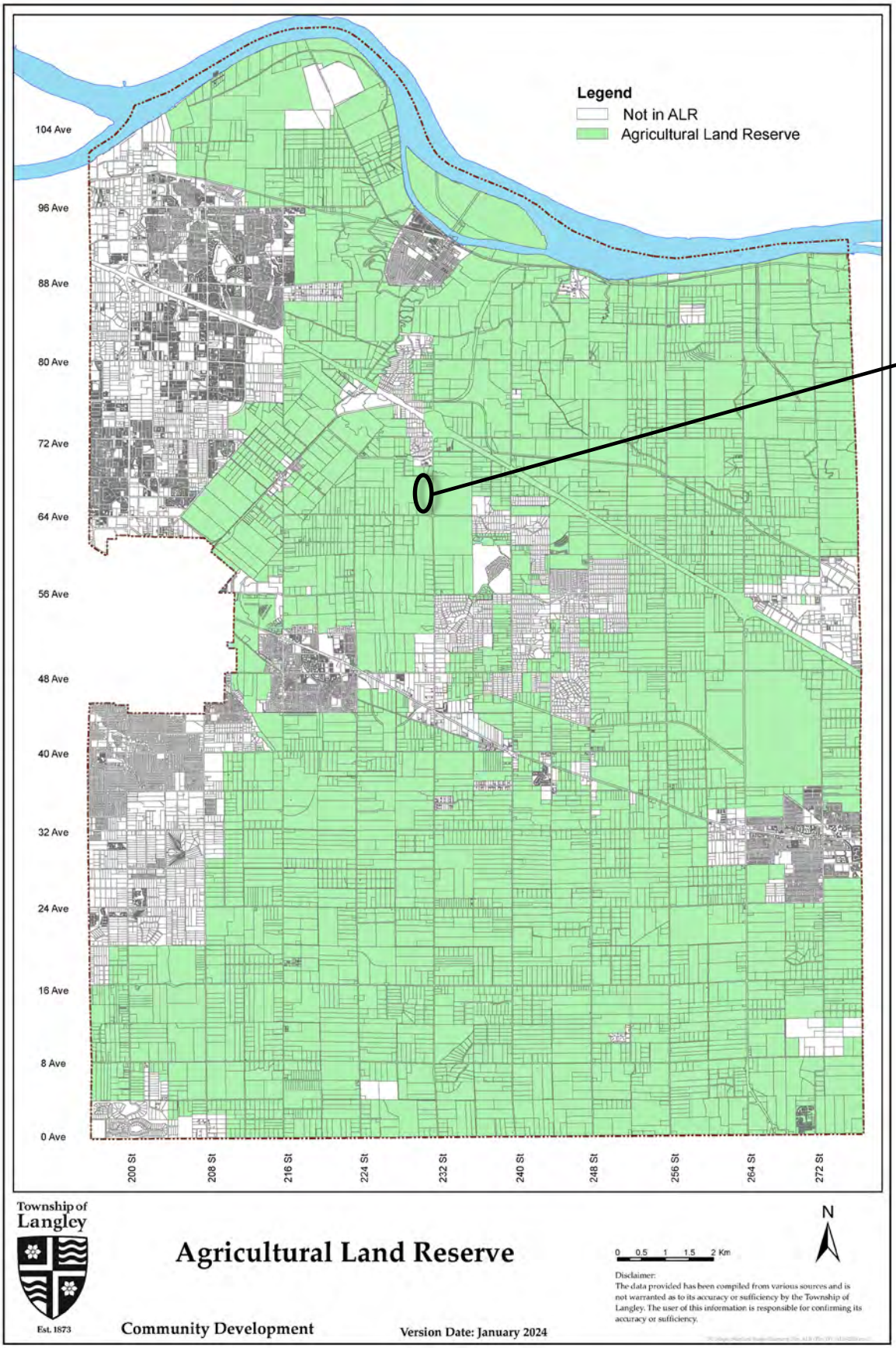
ATTACHMENT A Maps and Graphics

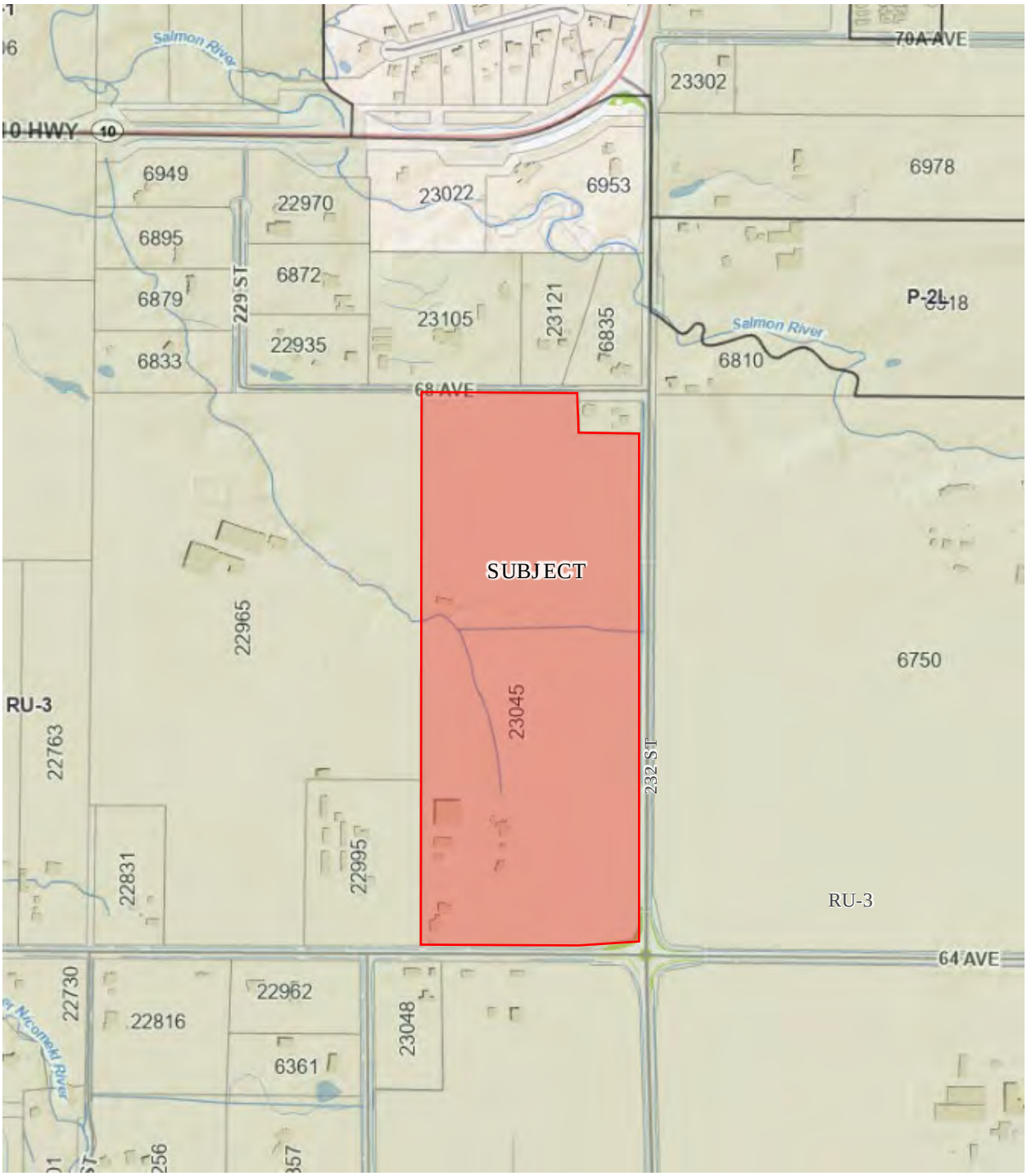
ATTACHMENT A



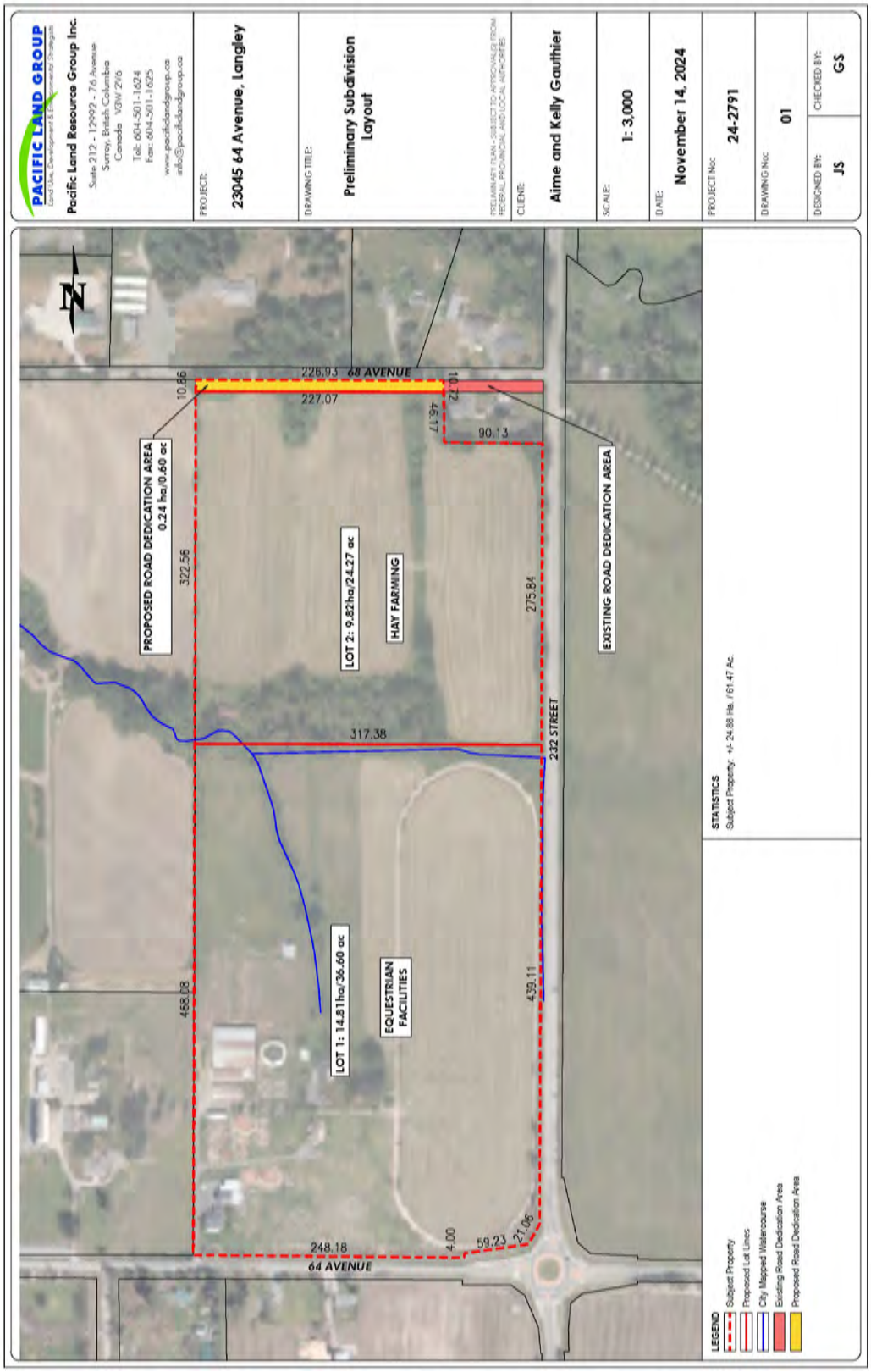
AERIAL CONTEXT MAP


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


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



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 7, 2025 – REGULAR MEETING	**REPORT:**	25-51
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0236
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101463 (TOWNSHIP OF LANGLEY / 20230 – 72B AVENUE)		

PROPOSAL:

Development Permit application for a 6-storey apartment building containing 118 apartment units located at 20230 – 72B Avenue.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101463 subject to five (5) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-193 zoning.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101463 to the Township of Langley for property located at 20230 – 72B Avenue subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
e. All refuse areas to be located within buildings and/or in enclosures and screened.

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

a. Discharge of legal document CB1004862 registered on title.
b. Registration of a restrictive covenant requiring a minimum of 10% of total units to be provided as adaptable housing.
c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. On-site landscaping to be secured by letter of credit at building permit stage.

f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
g. Payment of Development Cost Charges.

That Council waive Development Cost Charges pursuant to Bylaw No. 5901.

EXECUTIVE SUMMARY:

Caliber Communities (Firehall) Ltd., on behalf of the Township of Langley, has applied for a development permit for a 6-storey apartment building containing a total of 118 apartment units located at 20230 – 72B Avenue. Staff are supportive of the development proposal as it is consistent with the Development Permit Area 'B' Residential provisions of the Willoughby Community Plan and complies with the site's current Comprehensive Development Zone CD-193. Issuance of Development Permit No. 101463 is recommended subject to five (5) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101463.

REFERENCE:

Agent:	Caliber Communities (Fire Hall) Ltd. 102, 6350 – 203 Street Langley, BC V2Y 1L9
Owner / Applicant:	The Corporation of the Township of Langley 20338 – 65 Avenue Langley BC V2Y 3J1
Legal Description:	Lot A Section 23 Township 8 New Westminster District Plan EPP135578
Location:	20230 – 72B Avenue
Area:	0.36 ha (0.9 ac)
Existing Zoning:	Comprehensive Development Zone CD-193
Willoughby Community Plan:	Multi-Family
Central Gordon Estate Neighbourhood Plan:	Medium Density Apartment (1.5 – 2.5 FSR)

BACKGROUND/HISTORY:

- On January 24, 2024, Council adopted Bylaws No. 5861 and 5862 to redesignate the subject site as Medium Density Apartment (1.5 – 2.5 FSR) and rezone the site to Comprehensive Development Zone CD-193 to accommodate a future multi-family proposal for non-market housing.
- The subject site is being developed in partnership with the Province of British Columbia as part of the BC Builds program that assists municipal governments to build more rental homes for people with middle incomes in BC.

DISCUSSION/ANALYSIS:

- Caliber Communities (Firehall) Ltd., on behalf of the Township of Langley, has applied for a development permit to facilitate construction of a 6-storey apartment building containing a total of 118 units at a density of 2.4 Floor Space Ratio (FSR).
- The proposed residential use is consistent with the site's existing Comprehensive Development Zone CD-193 zoning.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	72B Avenue, beyond which is an existing townhouse development	Townhouse B	Comprehensive Development Zone CD-124
South:	Fire Hall	Institutional	Civic Institutional Zone P-1
East:	A 66 unit apartment building	Low Density Apartment	Comprehensive

		(1.4 FSR)	Development Zone CD-132
West:	202A Street, beyond which is an existing block of single family dwellings	Residential Bonus Density (bonus density 0-15 units/0-6 units/acre)	Residential Compact Zone R-CL

Development Permit:

- The site is designated Development Permit Area 'B' Residential in the Willoughby Community Plan.
- Proposed Development Permit No. 101463 is Attachment B to this report and includes renderings, site plans, building elevations, tree and landscaping plans.
- The project is comprised of a 6-storey apartment building containing a total of 118 apartment units.
- The building is proposed to front 72B Avenue and 202A Street with vehicular access from 72B Avenue.
- Pedestrian access is provided from the building lobby at the corner of 72B Avenue and 202A Street. Individual accesses to ground floor units are also available throughout the site.
- The proposal is consistent with the provisions of DCC Waiver Bylaw No. 5901 as an Eligible Development, accordingly a resolution has been included for Council's consideration to waive applicable DCCs.

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	Total Street Trees Provided	Total Trees Post Development
1	0	27	27	6	33

- The landscape plans propose plantings of trees, shrubs, and groundcovers around the perimeter of the site.

Policy Considerations:

The proposed development complies with Development Permit Area provisions of the Willoughby Community Plan and with the site's Comprehensive Development CD-193 zoning. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101463 be issued as attached.

Respectfully submitted,

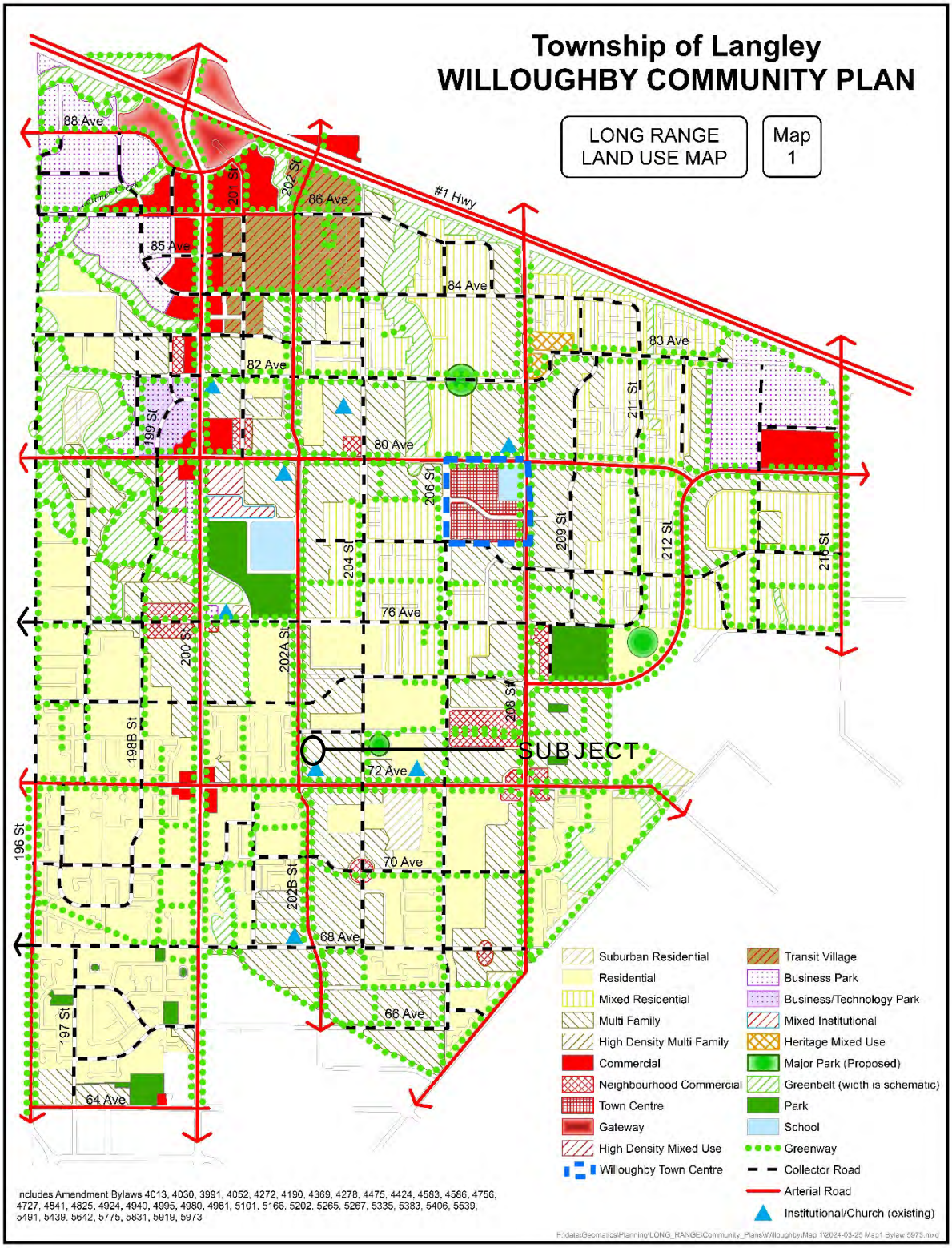
Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

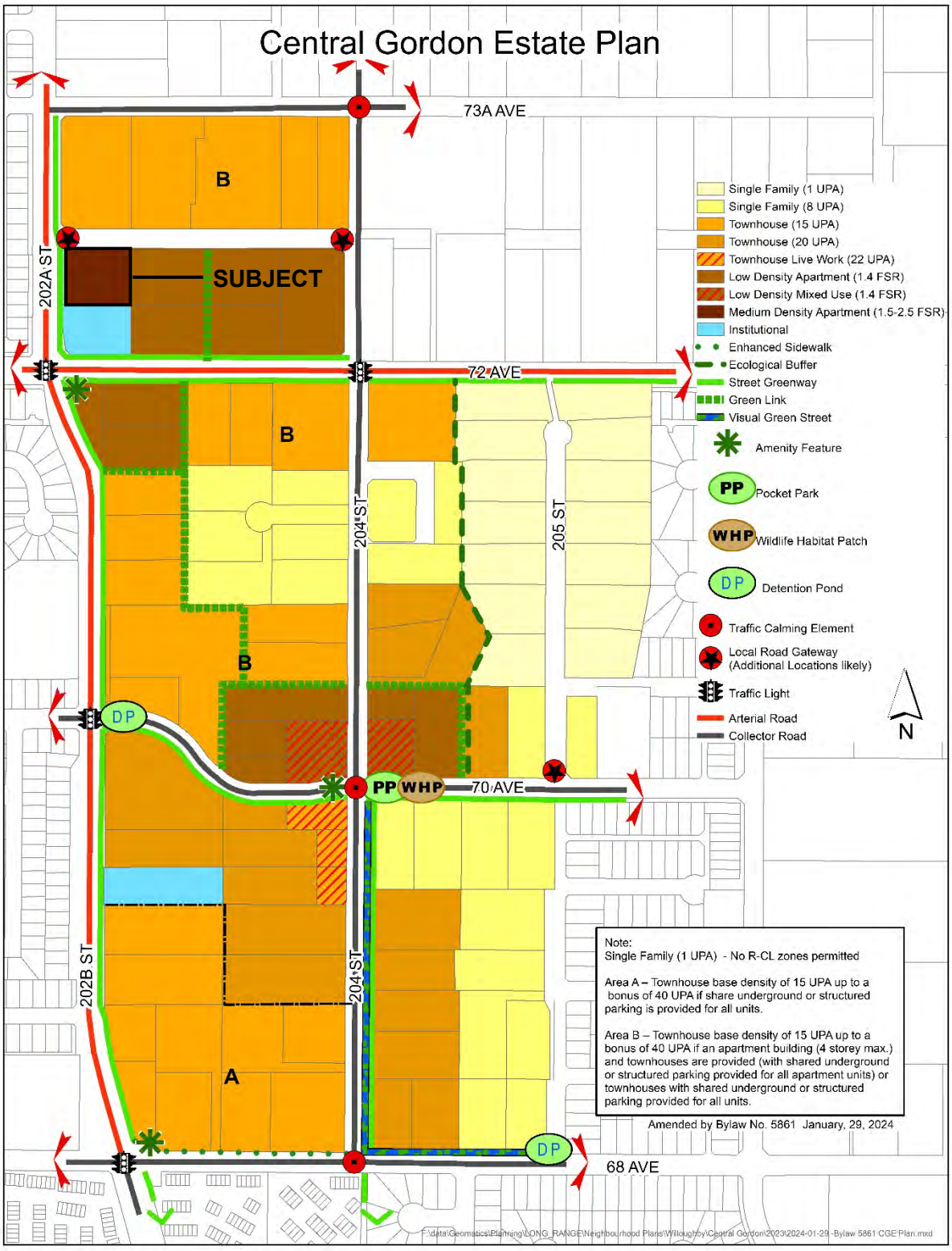
ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No.101463

ATTACHMENT A



AERIAL PHOTO


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
198 St
206 St
204 St
209 St
211 St
212 St
216 St
200 St
202A St
208 St
198B St
196 St
202B 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


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
SUBJECT
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

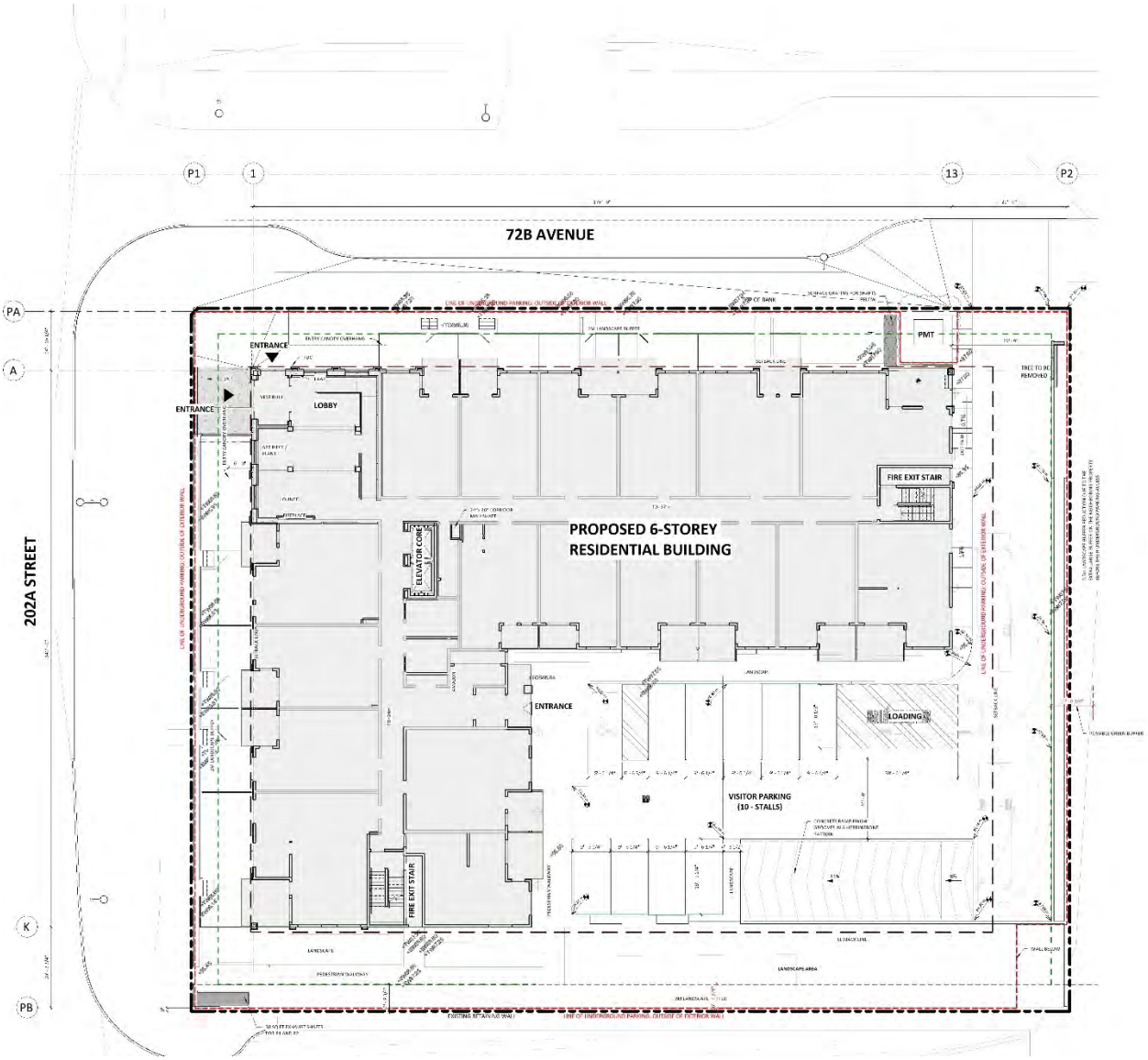


ZONING BYLAW NO. 2500





RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101463

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

1. Name: The Corporation of the Township of Langley

   Address: 20338 – 65 Avenue
   Langley BC V2Y 3J1

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 A Section 23 Township 8 New Westminster District Plan EPP135578

   CIVIC ADDRESS: 20230 – 72B 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 and signage plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age -Friendly Amenity Area requirements.
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
   e. All refuse areas to be located within buildings and/or in enclosures and screened.

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

   a. Discharge of legal document CB1004862 registered on title.
   b. Registration of a restrictive covenant requiring a minimum of 10% of total units to be provided as adaptable housing.
   c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   e. On-site landscaping to be secured by letter of credit at building permit stage.
   f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   g. Payment of Development Cost Charges.

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



BC BUILDS: WILLOUGHBY

ARCHITECTURAL	GEOTECHNICAL	BUILDING ENVELOPE	CODE CONSULTANT	CIVIL	STRUCTURAL	MECHANICAL	ELECTRICAL	LANDSCAPE
Site Lines Architecture #200 - 23160 96 Ave Fort Langley, B.C. Canada, V1M 2R6 Ph: 604-881-7173 Contact: Gord Klassen	GeoWest Engineering 8621 201 St Unit 150 Langley Twp, B.C. Canada, BC V2Y Ph: 604-852-9088 Contact: John Carter	Aqua-Coast Engineering 5155 Ladner Trunk Rd #201 Delta, B.C. Canada, V4K 1W4 Ph: 604-946-9910 Contact: Pat Cuthbert	Pontem Group 63 W 6th Ave Suite 309 Vancouver, B.C. Canada, V5Y 1K2 Ph: 236-427-5479 Contact: Jack Hui	Coastland Engineering & Surveying Ltd. 19292 60 Ave Surrey, B.C. Canada, V3S 3M2 Ph: 604-532-9700 ext 203 Conctact: Michael Helle	TLSE Engineering Inc. 121 West 6th Avenue Vancouver, B.C. Canada, V5Y 1K3 Ph: 604-873-1768 Contact: Thomas Leung	EMEC 5460 152 St Unit 209 Surrey, B.C. Canada, V3S 5J9 Ph: 604-999-2069 Contact: Jason Nguyen	Leading Engineering 3030 Lincoln Ave # 211 Coquitlam, B.C. Canada, BC V3B Ph: 604-408-2380 Contact: Mike Shefreie	PMG Landscape Architects 4185 Still Creek Dr C100 Burnaby, B.C. Canada, V5C 6G9 Ph: 604-294-0011 Contact: Yiwen Ruan

DRAWING LIST

A0.00	COVER	A1.14	2 BEDROOM UNITS (TYPES B3, B4, B5)
A1.00 - DP	SITE PLAN - DP	A1.15	2 BEDROOM UNITS (TYPES B6, B7, B8)
A1.01 - DP	P1 FLOOR PLAN	A1.16	3 BEDROOM UNITS (TYPES C1, C2,C3)
A1.02 - DP	P2 FLOOR PLAN	A1.17	3 BEDROOM UNITS (TYPES C4, C5,C6)
A1.04 - DP	LEVEL 1 FLOOR PLAN	A3.00-DP	BUILDING ELEVATIONS - DP
A1.05 - DP	TYPICAL L2, L3, L4 FLOOR PLAN	A3.01 DP	BUILDING ELEVATIONS - DP
A1.06 - DP	TYPICAL L5, L6 FLOOR PLAN	A4.00	BUILDING SECTIONS
A1.07 - DP	ROOF LEVEL PLAN	A4.01	BUILDING SECTIONS
A1.11	1 BEDROOM UNITS (TYPES A1, A2, A3)	A4.02	BUILDING SECTIONS
A1.12	1 BEDROOM UNITS (TYPE A4, A5)	A4.03	BUILDING SECTIONS
A1.13	2 BEDROOM UNITS (TYPES B1, B2)	A9.00	FORM AND CHARACTER RENDERS - DP

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1	2024.05.30	RFP SUBMISSION
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9	2024.11.13	ISSUE FOR COORDINATION
11	2025.01.10	RE-ISSUE FOR DP
14	2025.02.19	ISSUE FOR BP COORDINATION

BC BUILDS - WILLOUGHBY

20230 72B Avenue, Langley

title
COVER

scale 1/4" = 1'-0"
date 2025.02.13
drawn JB checked GK

job no. 2415
sheet no. A0.00

seal

SCHEDULE A

E.7

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PROJECT SYNOPSIS

CIVIC ADDRESS: 20230 72B AVE.

LEGAL DESCRIPTION: LOT 2, SECTION 23, TOWNSHIP 8, NEW WEST DISTRICT, PLAN BCP26483

ZONING: CD-193

LOT SIZE: 3640m² [39,180 SF]
0.364 HECTARES

BUILDING CLASSIFICATION: PART 3
[3.2.2.51] GROUP C, 6 STOREYS, SPRINKLERED
AT LEAST 1-STREET
BUILDING AREA = 1,484m²

LOT COVERAGE: 50% ALLOWED, 45 % PROVIDED
FSR: 2.5 ALLOWED, 2.4 PROVIDED

BUILDING HEIGHT: 6 STOREYS

FLOOR AREAS

TYPE	LEVEL	DESCRIPTION	FLOOR AREA (sf)	NO OF UNITS	TOTAL FLOOR AREA (sf)	% MIX
A1	L5,L6	1 BEDROOM	560	16	8960	57%
A2	L1,L2,L3,L4	1 BEDROOM	580	32	18560	
A3	L1,L2,L3,L4	1 BEDROOM ADAPTABLE	615	8	4920	
A4	L5,L6	1 BEDROOM	590	4	2360	
A5	L1,L2,L3,L4,L5,L6	1 BEDROOM	580	6	3480	
A6	L1	1 BEDROOM	615	1	615	
B1	L1,L2,L3,L4	2 BEDROOM	695	7	4865	31%
B2	L5,L6	2 BEDROOM	675	2	1350	
B3	L1,L2,L3,L4	2 BEDROOM	770	12	9240	
B4	L2,L3,L4,L5,L6	2 BEDROOM	710	5	3550	
B5	L5,L6	2 BEDROOM	735	4	2940	
B6	L5,L6	2 BEDROOM ADAPTABLE	845	2	1690	
B7	L5,L6	2 BEDROOM	675	2	1350	
B8	L5,L6	2 BEDROOM	735	2	1470	
C1	L2,L3,L4	3 BEDROOM ADAPTABLE	1090	3	3270	13%
C2	L1,L2,L3,L4	3 BEDROOM	925	4	3700	
C3	L2,L3,L4	3 BEDROOM	1015	3	3045	
C4	L1	3 BEDROOM	935	1	935	
C5	L5,L6	3 BEDROOM	935	2	1870	
C6	L5,L6	3 BEDROOM	995	2	1990	
				118	80160	100%

FLOOR SPACE RATIO

LEVEL	FLOOR AREA (SF)	LOT AREA (SF)	FSR
1ST	15973.55	39180	2.40
2ND	15840.86		
3RD	15840.86		
4TH	15840.86		
5TH	15193.23		
6TH	15193.23		
	93882.59		

LOT COVERAGE
BUILDING
AREA 17690.81 **45%**

LEVEL 01: 18 UNITS
1 BEDROOM: 12
2 BEDROOM: 5
3 BEDROOM: 1

LEVEL 02 - LEVEL 04: 60 UNITS [20/PER FLOOR]
1 BEDROOM: 11 x 3 = 33
2 BEDROOM: 6 x 3 = 18
3 BEDROOM: 3 x 3 = 9

LEVEL 05 - LEVEL 06: 40 UNITS [20/PER FLOOR]
1 BEDROOM: 11 x 2 = 22
2 BEDROOM: 7 x 2 = 14
3 BEDROOM: 2 x 2 = 4

AVERAGE UNIT SIZE:
1 BEDROOM: 53.93m² [580.52 SF]
2 BEDROOM: 69.30m² [745.94 SF]
3 BEDROOM: 92.00m² [990.35 SF]

ADAPTABLE UNITS:
10% ADAPTABLE
12 UNITS REQUIRED
13 UNITS PROVIDED

PARKING REQUIRED: 177 STALLS
RESIDENT PARKING = 118 X 1.5 = 177
VISITOR = 10% (177) = 18
Where : H/C = 13 STALLS
SMALL CAR (20% VISITOR) = 4 STALLS

PARKING PROVIDED: 178 STALLS
SURFACE = 10 STALLS [9 REG, 1 ACC.]
P1 = 81 STALLS [71 REG + 6 ACC + 4 SMALL]
P2 = 87 STALLS [81 REG + 6 ACC]
TOTAL: 178 STALLS [4 SMALL, 161 REG, 13 ACC.]

STORAGE: STORAGE LOCKERS = 118

CENTRAL GARBAGE & RECYCLING:

GARBAGE & RECYLING TOTAL = 0.31m² x 118 + 8m² = 44.58m²
= 45m² TOTAL PROVIDED
where:
RECYCLING STORAGE within = 0.16m² x 118 + 5m² = 23.88
= 24m² PROVIDED

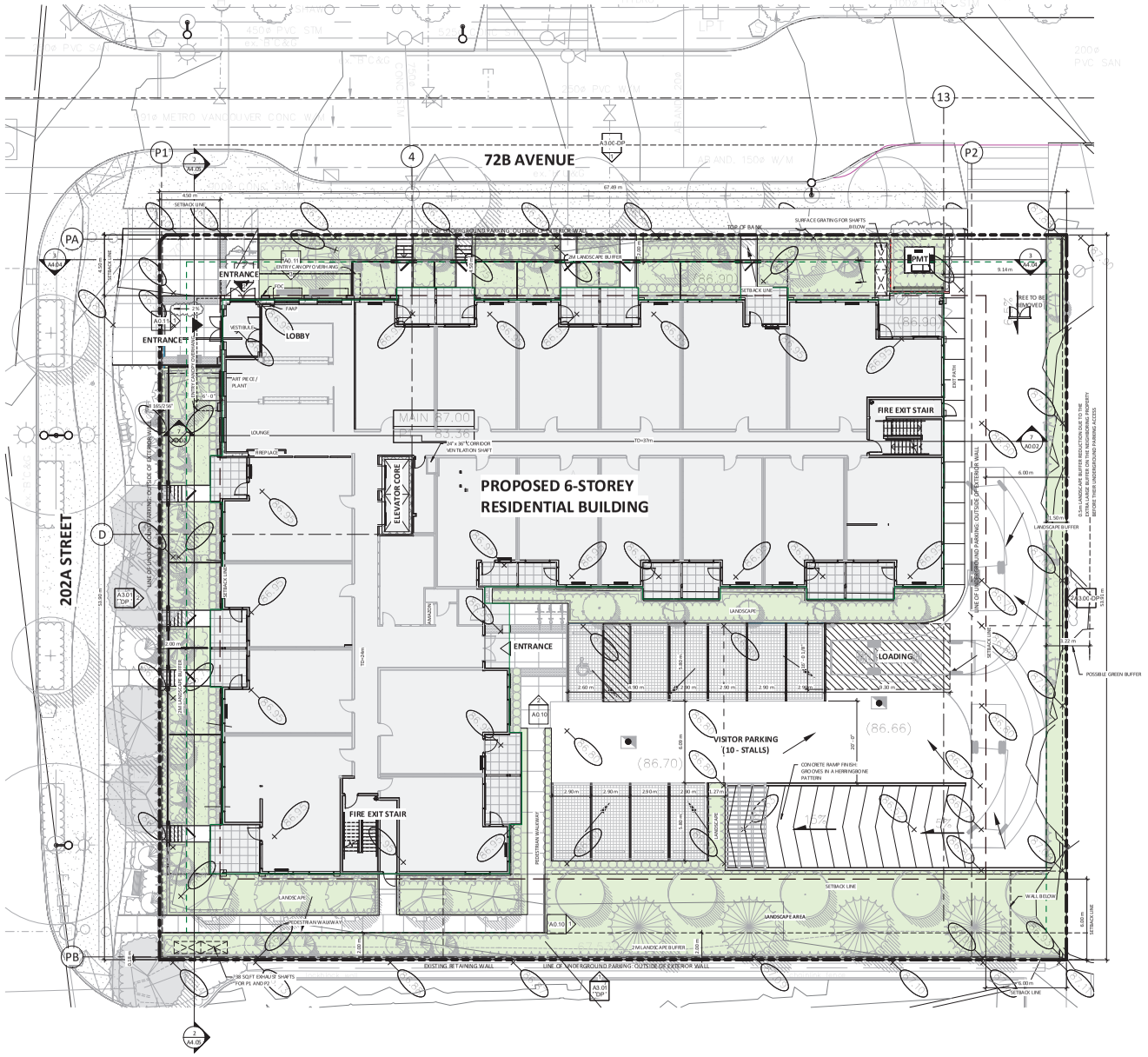
"FLEX SPACE" = 50% of RECYCLING STORAGE = 12m²
= application for variance

AGE-FRIENDLY AMENITY AREA:

REQUIRED : 118 units x 6m² = 708 m² [7621 ft²]
PROVIDED : ROOF 740m² [7965 ft²]

SETBACK REQUIREMENTS:

	PROPOSED	PROVIDED
NORTH:	4.5m	4.5m
EAST:	6m	10.7m
SOUTH:	6m	6.2m
WEST:	4.5m	4.5m



1 DP SITE PLAN
A1.00 3/32" = 1'-0"

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4	2024.10.07	ISSUED FOR MARKETING
5	2024.10.11	DP REVIEW
6	2024.10.16	REVISED LANDSCAPE
7	2024.10.18	REVISED LANDSCAPE
8	2024.10.23	ISSUE FOR DP
9	2024.11.13	ISSUE FOR COORDINATION
10	2024.12.17	ISSUE FOR COORDINATION
11	2025.01.10	RE-ISSUE FOR DP
15	2025.02.19	RE-ISSUE FOR DP

BC BUILDS - WILLOUGHBY

20230 72B Avenue, Langley

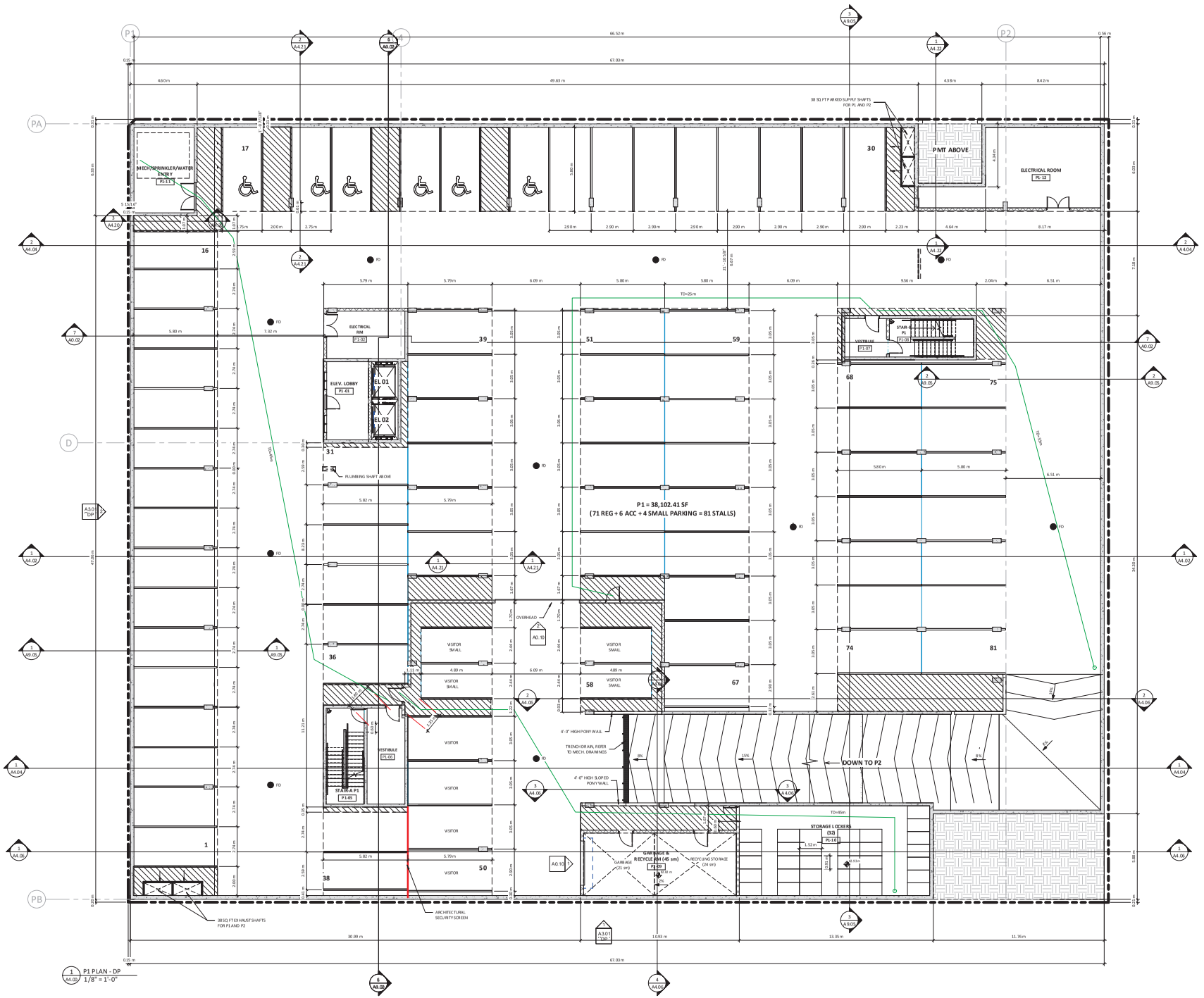
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SITE PLAN - DP

scale As indicated @ arch"
date 2025.02.13
drawn JB checked GK

job no. 2415
sheet no. A1.00
seal - DP

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P1 PLAN - DP
1/8" = 1'-0"

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5	2025.02.19	RE-ISSUE FOR DP

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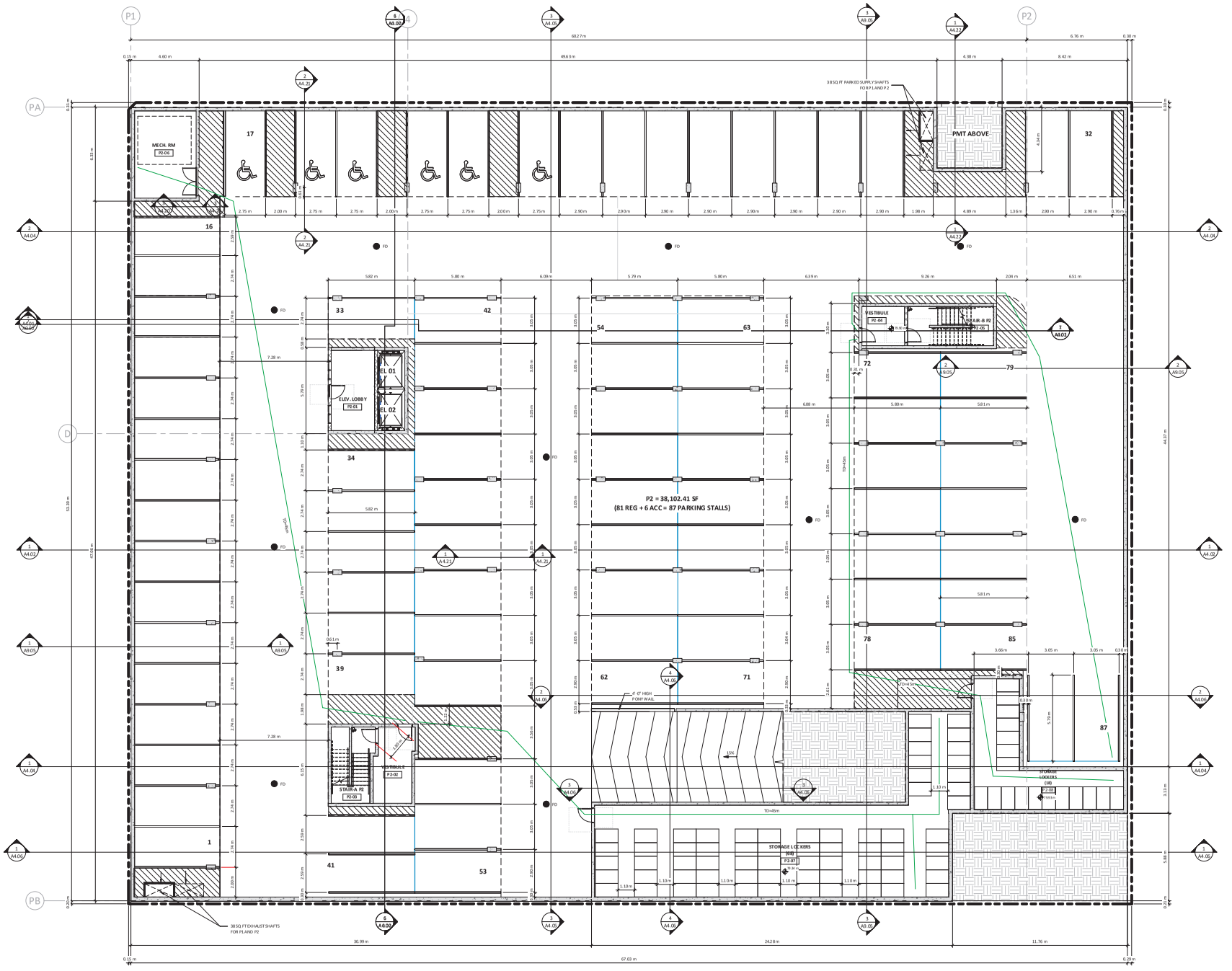
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scale 1/8" = 1'-0"
date 2025.02.13
drawn JB checked GK

job no. 2415
sheet no. A1.01
seal - DP

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1 P2 PLAN - DP
A4.00 1/8" = 1'-0"

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	DATE	DESCRIPTION
5	2025.02.19	RE-ISSUE FOR DP

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title
P2 FLOOR PLAN

scale 1/8" = 1'-0"
date 2025.02.13
drawn JB checked GK

job no. 2415
sheet no. A1.02
seal - DP

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1 / A3.00 NORTH ELEVATION - DP
1/8" = 1'-0"



2 / A3.00 EAST ELEVATION - DP
1/8" = 1'-0"

MATERIAL SCHEDULE

MARK	DESCRIPTION
1	HARDIE FIBRE CEMENT BOARD AND BATTEN 'ARCTIC WHITE'
2	RED BRICK
3	HARDIE FIBRE CEMENT LAP SIDING 'MIDNIGHT BLACK'
4	HARDIE FIBRE CEMENT BOARD 'MIDNIGHT BLACK'
5	FASCIA-1 PAINTED 'MIDNIGHT BLACK' TO MATCH
6	FASCIA-2 PAINTED 'ARCTIC WHITE' TO MATCH
7	WINDOW TRIM-1 - PAINTED 'MIDNIGHT BLACK' TO MATCH
8	WINDOW TRIM-2 PAINTED 'ARCTIC WHITE' TO MATCH
9	HARDIE FIBRE CEMENT BOARD 'PEARL GREY'
10	HARDIE FIBRE CEMENT BOARD 'ARCTIC WHITE'

NOTES:
a. **WINDOW MULLIONS:** BLACK
b. **GUARDRAIL (LEVEL 1-4):** ALUMINUM BALUSTER, BLACK
c. **GUARDRAIL (LEVEL 5-6):** TEMP. GLASS, ALUMINUM FRAME, BLACK
d. **PRIVACY SCREENS:** FROSTED GLASS, BLACK FRAME
e. **ENTRANCE CANOPY:** GLASS, BLACK FRAME

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5	2024.10.11	DP REVIEW
8	2024.10.23	ISSUE FOR DP
9	2024.11.13	ISSUE FOR COORDINATION
10	2024.12.17	ISSUE FOR COORDINATION
11	2025.01.10	RE-ISSUE FOR DP
15	2025.02.19	RE-ISSUE FOR DP

BC BUILDS - WILLOUGHBY

20230 72B Avenue, Langley

title
BUILDING ELEVATIONS - DP

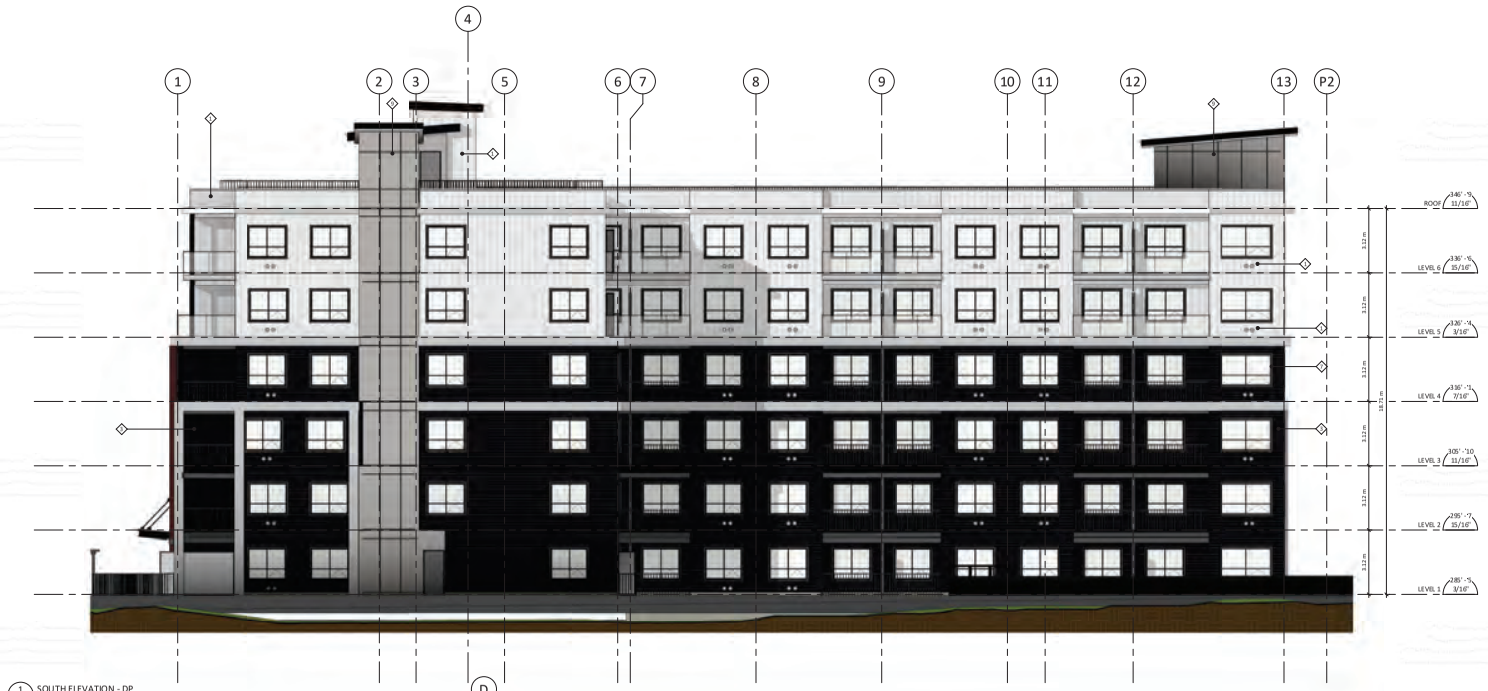
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date 2025.02.13
drawn JB checked GK

job no. 2415
sheet no. A3.00-DP

seal
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1 SOUTH ELEVATION - DP
A1.00 1/8" = 1'-0"



2 WEST ELEVATION - DP
A1.00 1/8" = 1'-0"

MATERIAL SCHEDULE

MARK	DESCRIPTION
1	HARDIE FIBRE CEMENT BOARD AND BATTEN 'ARCTIC WHITE'
2	RED BRICK
3	HARDIE FIBRE CEMENT LAP SIDING 'MIDNIGHT BLACK'
4	HARDIE FIBRE CEMENT BOARD 'MIDNIGHT BLACK'
5	FASCIA-1 PAINTED 'MIDNIGHT BLACK' TO MATCH
6	FASCIA-2 PAINTED 'ARCTIC WHITE' TO MATCH
7	WINDOW TRIM-1 - PAINTED 'MIDNIGHT BLACK' TO MATCH
8	WINDOW TRIM-2 PAINTED 'ARCTIC WHITE' TO MATCH
9	HARDIE FIBRE CEMENT BOARD 'PEARL GREY'
10	HARDIE FIBRE CEMENT BOARD 'ARCTIC WHITE'

NOTES:
a. **WINDOW MULLIONS:** BLACK
b. **GUARDRAIL (LEVEL 1-4):** ALUMINUM BALUSTER, BLACK
c. **GUARDRAIL (LEVEL 5-6):** TEMP. GLASS, ALUMINUM FRAME, BLACK
d. **PRIVACY SCREENS:** FROSTED GLASS, BLACK FRAME
e. **ENTRANCE CANOPY:** GLASS, BLACK FRAME

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5	2024.10.11	DP REVIEW
8	2024.10.23	ISSUE FOR DP
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10	2024.12.17	ISSUE FOR COORDINATION
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15	2025.02.19	RE-ISSUE FOR DP

BC BUILDS - WILLOUGHBY

20230 72B Avenue, Langley

title
BUILDING ELEVATIONS - DP

scale As indicated @24"x36"
date 2025.02.13
drawn JB checked GK

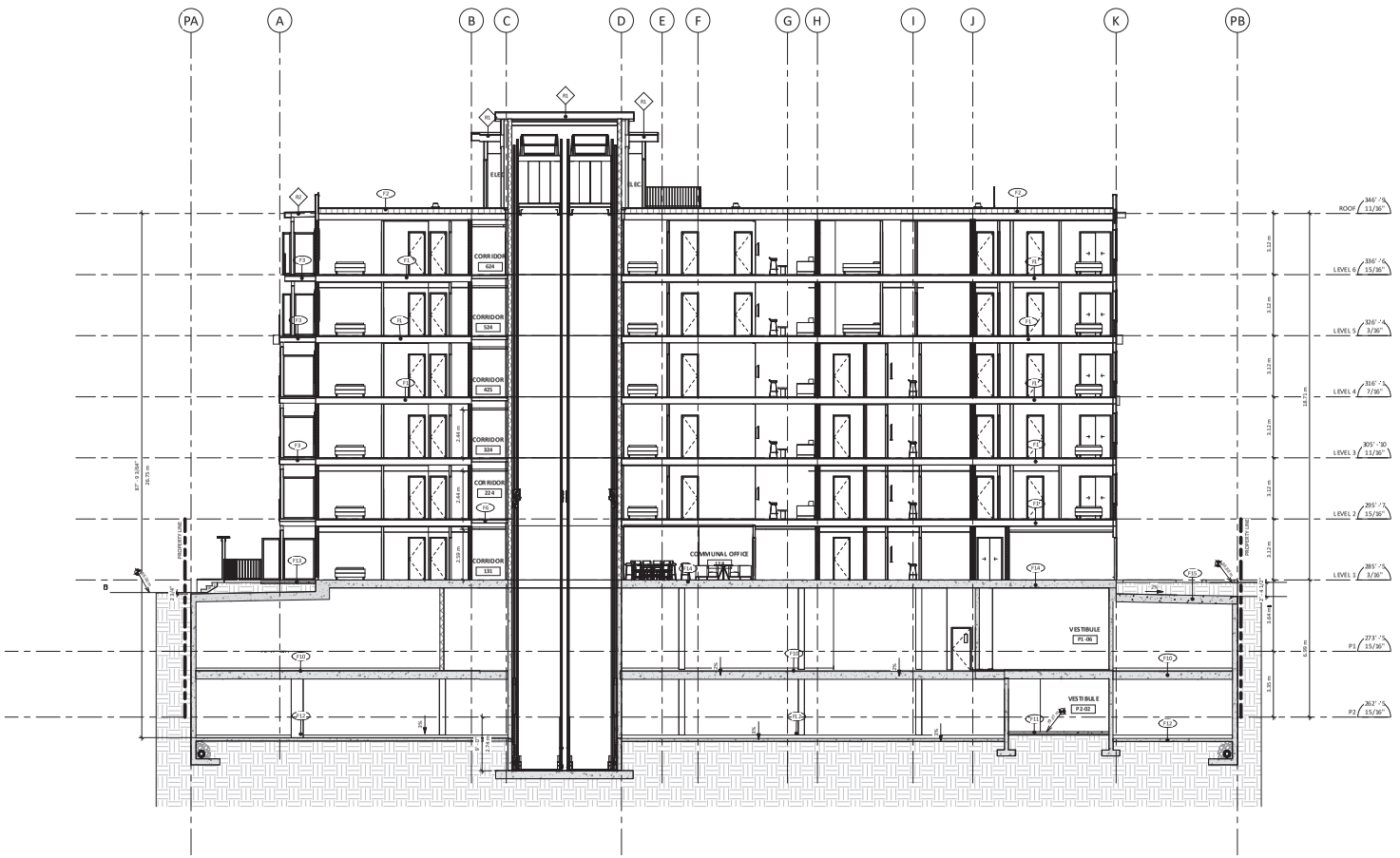
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seal DP

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1 / A1.05 N-S BUILDING SECTION-1
1/8" = 1'-0"

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3	2024.10.04	LANDSCAPE
9	2024.11.13	ISSUE FOR COORDINATION
10	2024.12.17	ISSUE FOR COORDINATION
11	2025.01.10	RE-ISSUE FOR DP
14	2025.02.19	ISSUE FOR BP COORDINATION
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BC BUILDS - WILLOUGHBY

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title
BUILDING SECTIONS

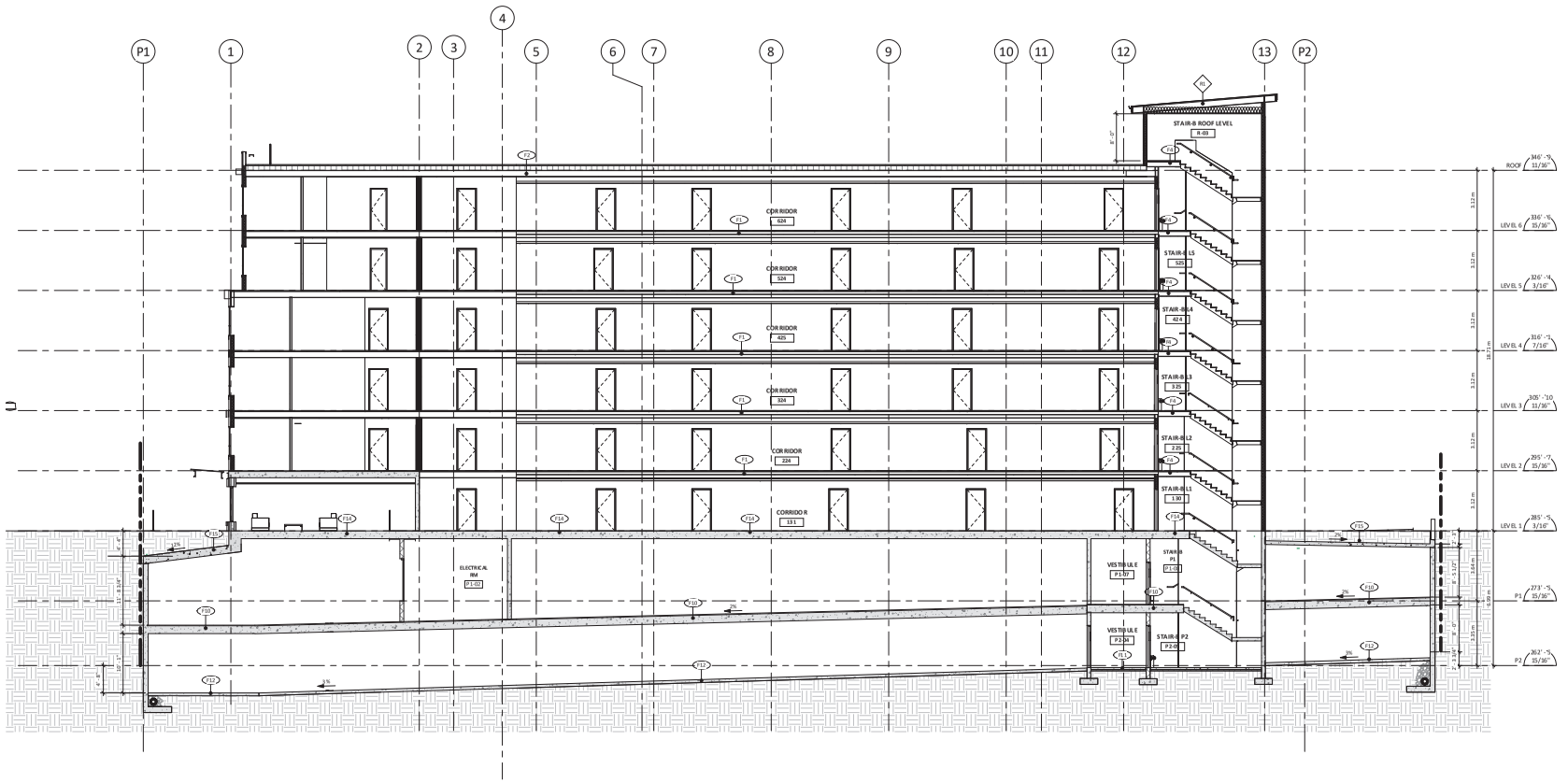
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job no. 2415
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seal
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1 / A1.02 W-E BUILDING SECTION-1
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BC BUILDS - WILLOUGHBY

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title
BUILDING SECTIONS

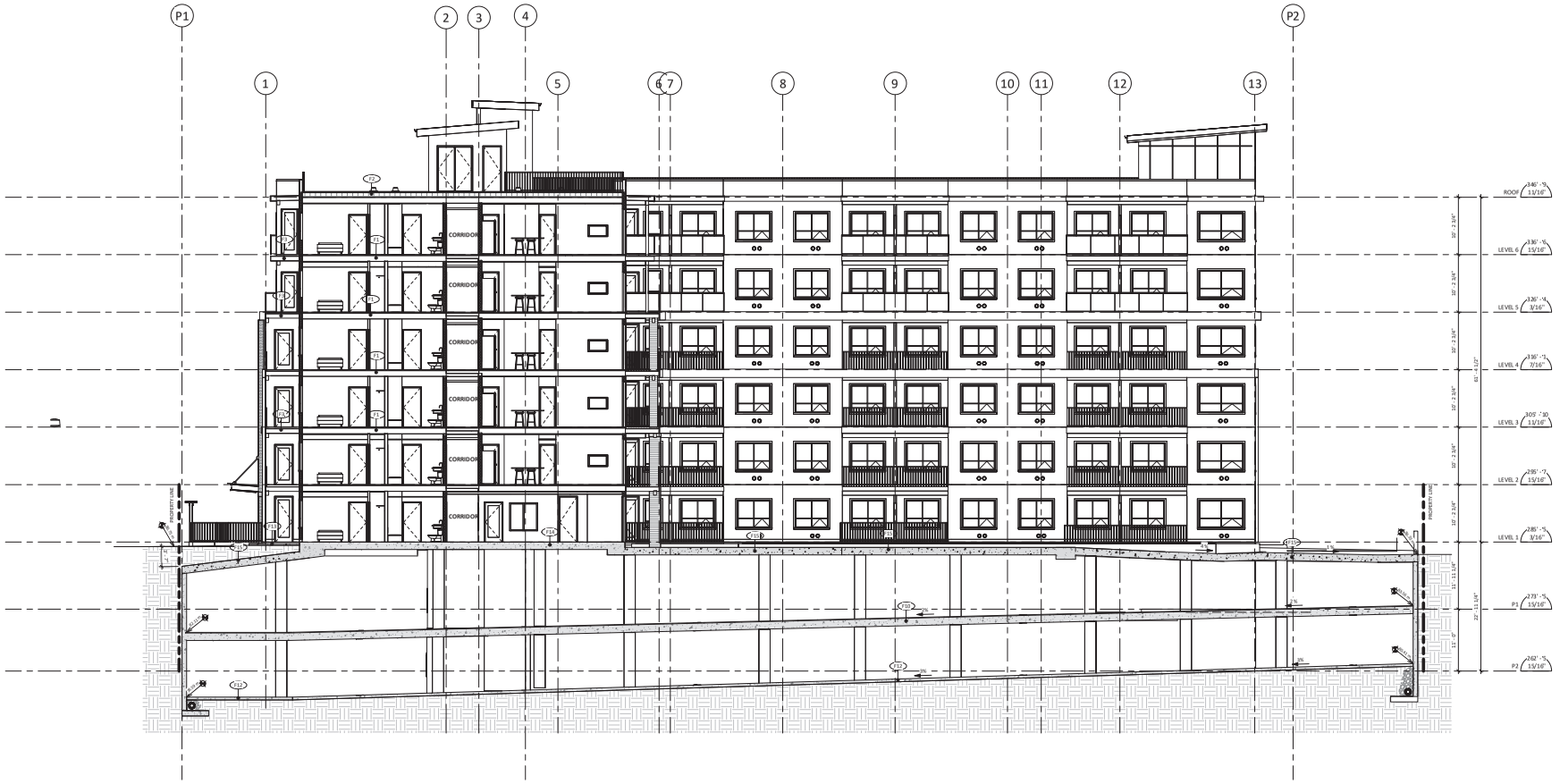
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1 W-E BUILDING SECTION-2
A1.01 1/8" = 1'-0"

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15	2025.02.19	RE-ISSUE FOR DP

BC BUILDS - WILLOUGHBY

20230 72B Avenue, Langley

title
BUILDING SECTIONS

scale 1/8" = 1'-0"
@24x36"
date 2025.02.13
drawn checked

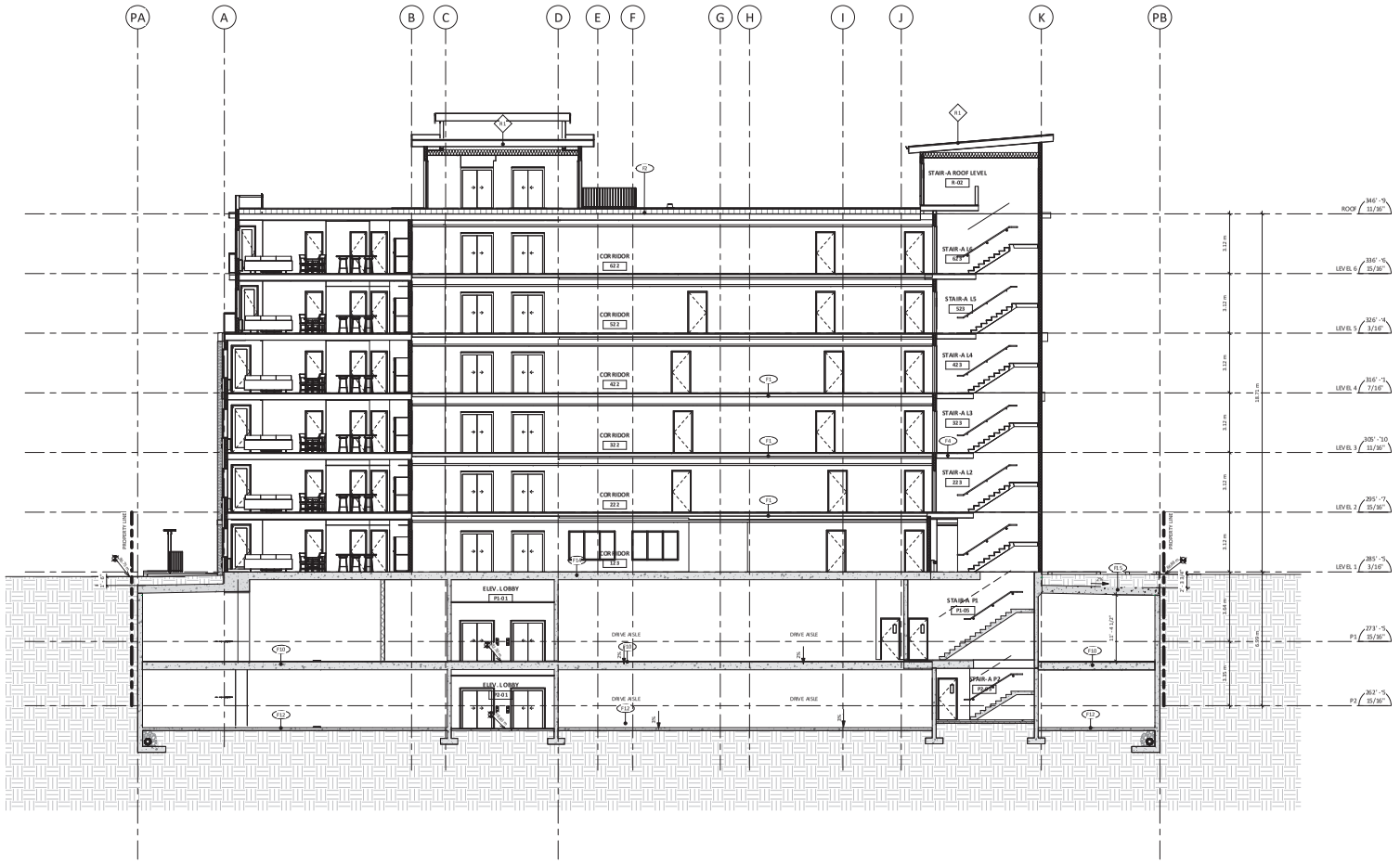
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1 N -S BUILDING SECTION-2
A1.04 1/8" = 1'-0"

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10	2024.12.17	ISSUE FOR COORDINATION
11	2025.01.10	RE-ISSUE FOR DP
14	2025.02.19	ISSUE FOR BP COORDINATION
15	2025.02.19	RE-ISSUE FOR DP

BC BUILDS - WILLOUGHBY

20230 72B Avenue, Langley

title
BUILDING SECTIONS

scale 1/8" = 1'-0"
@24x36"
date 2025.02.13
drawn checked

job no. 2415
sheet no. A4.03

seal
E.7

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5	2024.10.11	DP REVIEW
8	2024.10.23	ISSUE FOR DP
13	2025.02.07	STEP BACK REVIEW
15	2025.02.19	RE-ISSUE FOR DP

BC BUILDS - WILLOUGHBY

20230 72B Avenue, Langley

title
FORM AND CHARACTER RENDERS - DP

scale @24x36"

date 2025.02.13

drawn JB checked GK

job no. 2415

sheet no. A9.00

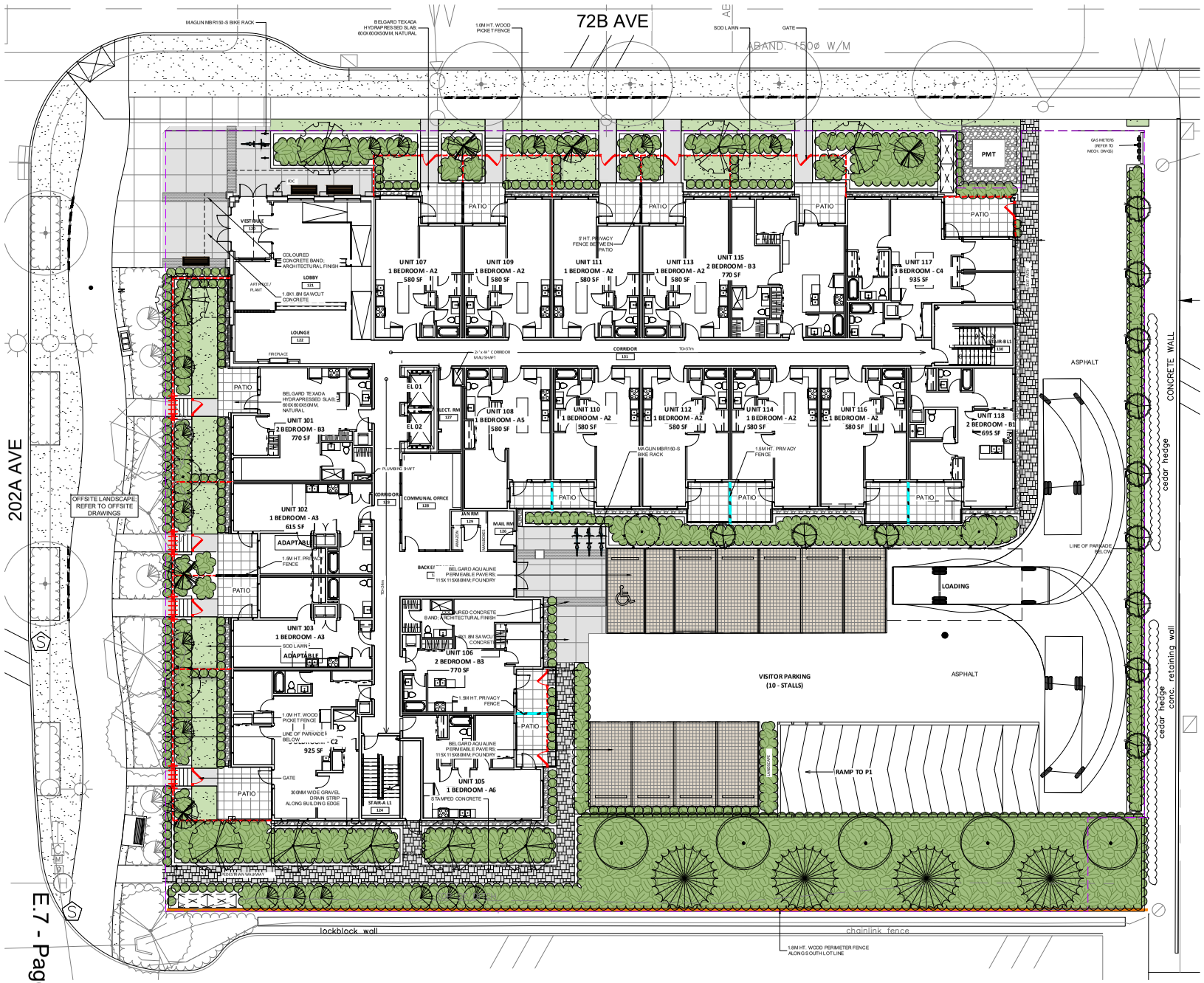
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E.7

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PICEA OMORIKA


QUERCUS X WARE1 'HADLER'


STEWARTIA PSEUDOCAMELLIA


ACER GRONWTUH


ACER PALMATUM 'BLOODGOOD'


CORNUS X VENUS'


FAGUS SYLVATICA 'DAWYCK'


MAGNOLIA KOBUS STELLATA 'ROYAL STAR'

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

SEAL:

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NO.	DATE	REVISION DESCRIPTION	DR.
5	25.FEB.28	ISSUED FOR BP	RJ
4	25.FEB.21	NEW SITE PLAN/CITY COMMENTS	RJ
3	25.FEB.06	ROOFTOP AMENITY ADJUSTMENT	RJ
2	25.JAN.09	NEW SITE PLAN/CITY COMMENTS	JR
1	24.OCT.22	NEW SITE PLAN	JR

CLIENT:

[redacted]

PROJECT:

WILLOUGHBY 6-STOREY RESIDENTIAL / COMMERCIAL DEVELOPMENT

20230 72B AVENUE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

E.7

DATE:	24.OCT.07	DRAWING NUMBER:
SCALE:	1:100	**L1**
DRAWN:	JR	
DESIGN:	JR	
CHK'D:	YR	**OF 8**
PMG PROJECT NUMBER:		**24-158**

24158-3.ZIP

SCHEDULE B

0 10 20m

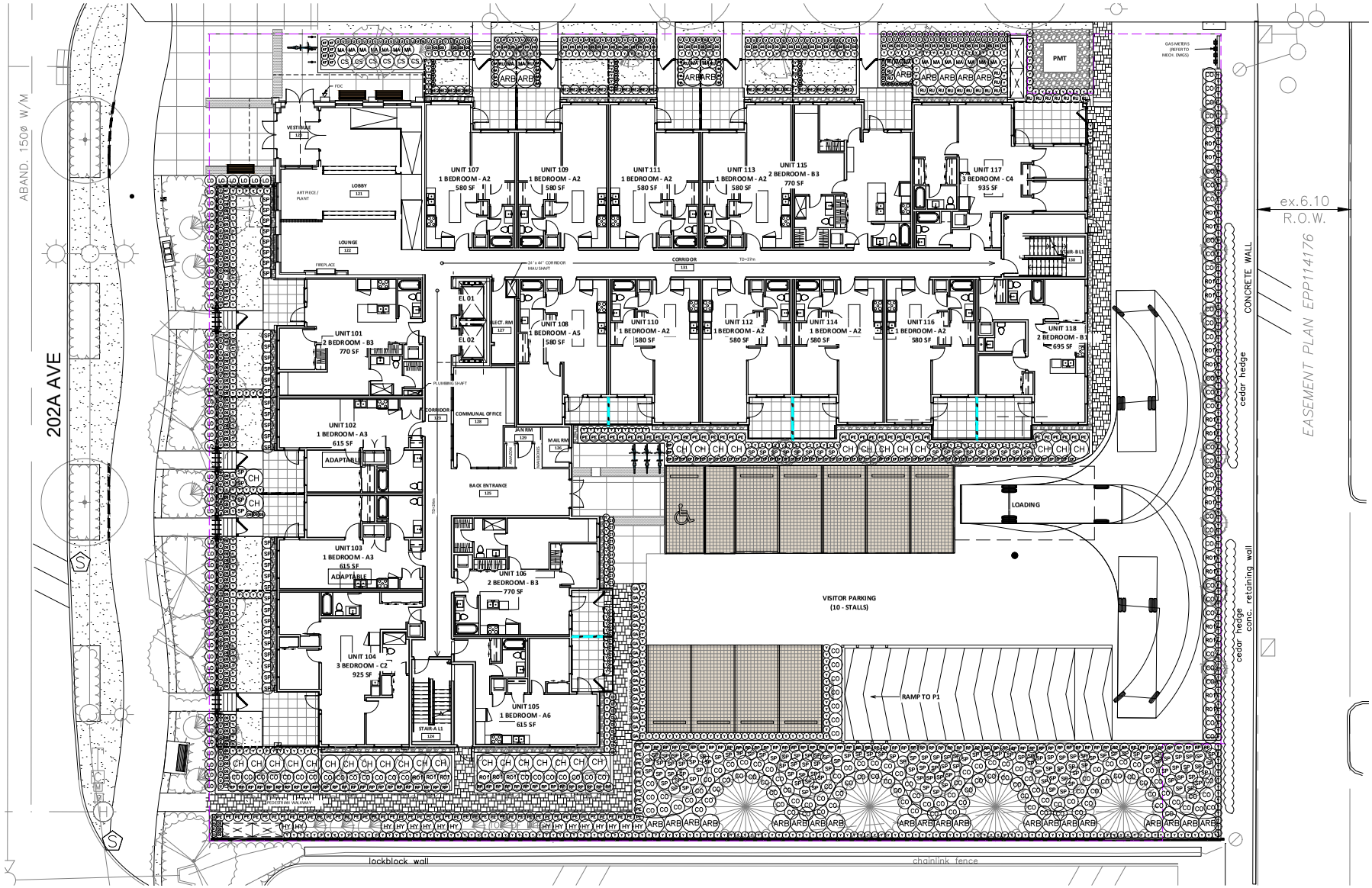
FENCE LEGEND	
	1.0M HT. WOOD PICKET FENCE
	1.5M HT. WOOD PRIVACY FENCE
	1.8M HT. WOOD PERIMETER FENCE

TREE SCHEDULE — PMG PROJECT NUMBER: 24-158

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	5	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	6CM CAL; B&B, UPRIGHT FORM
	8	CORNUS KOUSA X NUTTALLII 'VENUS'	VENUS HYBRID DOGWOOD	6CM CAL; B&B
	13	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	6CM CAL; B&B
	4	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	2.5M HT; B&B STD FORM
	20	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	3M HT;B&B
	5	QUERCUS X WARE1 'HADLER	KINDRED SPIRIT OAK	6CM CAL; B&B

* 27 REPLACEMENT TREES REQUIRED. 27 REPLACEMENT TREES PROVIDED (13 CONIFEROUS, 14 DECIDUOUS)

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.



SHRUB SCHEDULE

PMG PROJECT NUMBER: 24-158

KEY		BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AR	29	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#7 POT 1.25M
BT	26	BERBERIS THUNBERGII 'AUREA NANA'	GOLDEN DWARF BARBERRY	#3 POT; 40CM
CH	33	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 80CM
CS	6	CORNUS SANGUINEA 'MIDWINTER FIRE'	REDTWIG DOGWOOD	#3 POT; 80CM
CO	160	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
DY	139	DEUTZIA 'YUKI SNOWFLAKE'	'YUKI SNOWFLAKE DEUTZIA	#2 POT; 40CM
HY	16	HYDRANGEA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	#2 POT
LO	107	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
MA	20	MAHONIA X MEDIA 'CHARITY'	CHARITY GRAPE HOLLY	#2 POT; 25CM
RO	24	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#3 POT; 40CM
RU	101	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	
SP	173	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
TX	601	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
CA	14	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
CP	28	CAREX FLAGELLIFERA 'KIW'	KIWI WEEPING SEDGE	#1 POT
HA	16	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	#1 POT
PA	89	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT

KEY		BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
PERENNIAL				
EP	62	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
RF	25	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
GC				
KN	190	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINNICK	#1 POT; 20CM
SA	17	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
VI	30	VACCINIUM VITIS IDAEA	LINGONBERRY	#1 POT; 25CM

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1	24.OCT.22	NEW SITE PLAN	JR

CLIENT:

[redacted]

PROJECT:

WILLOUGHBY 6-STOREY RESIDENTIAL / COMMERCIAL DEVELOPMENT

20230 72B AVENUE
LANGLEY, BC

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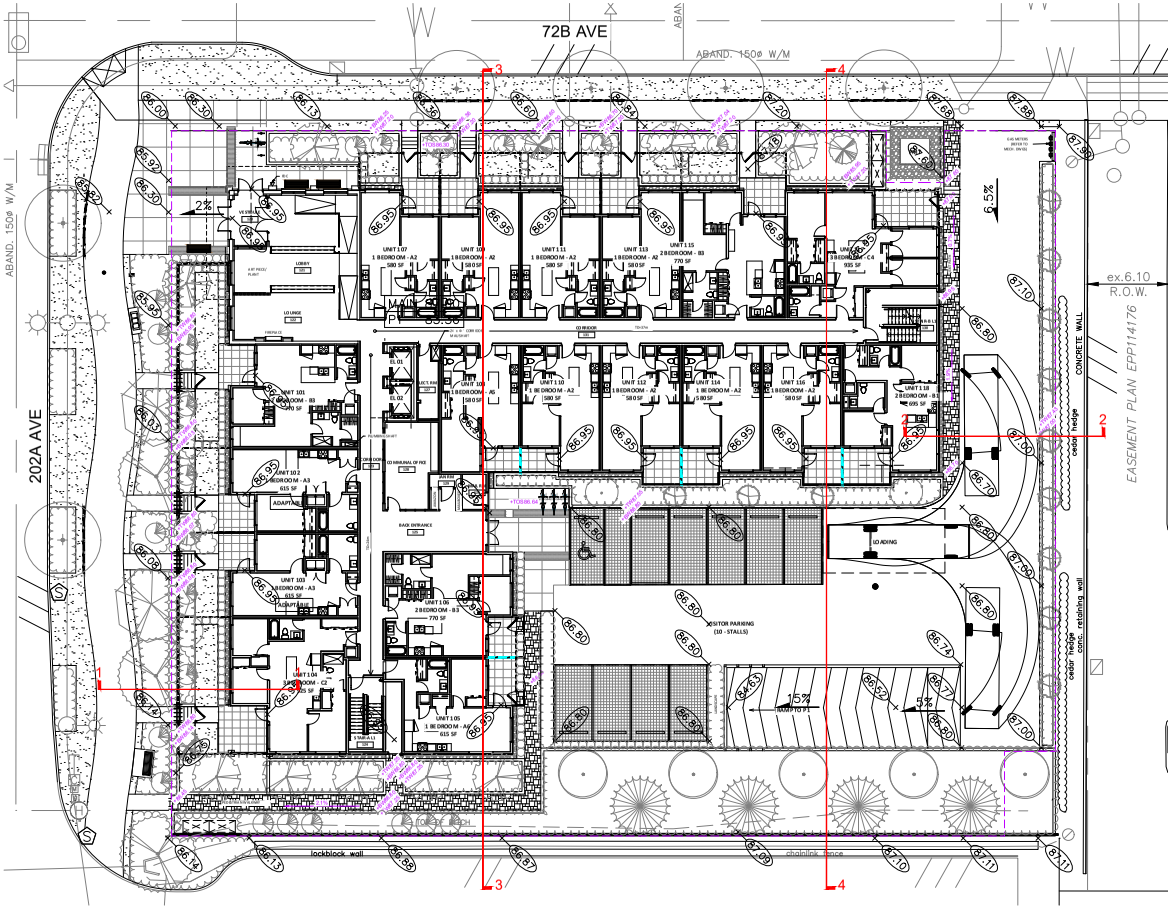
SHRUB PLAN

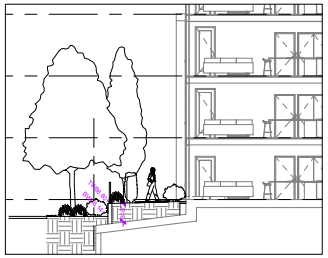
E.7

DATE:	24.OCT.07	DRAWING NUMBER:	
SCALE:	1:100		**L2**
DRAWN:	JR		
DESIGN:	JR		
CHK'D:	YR		OF 8

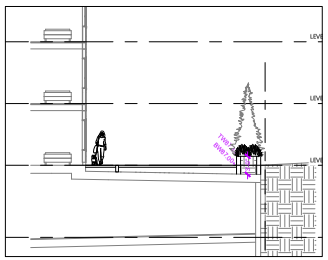
24158-3.ZIP

PMG PROJECT NUMBER: **24-158**





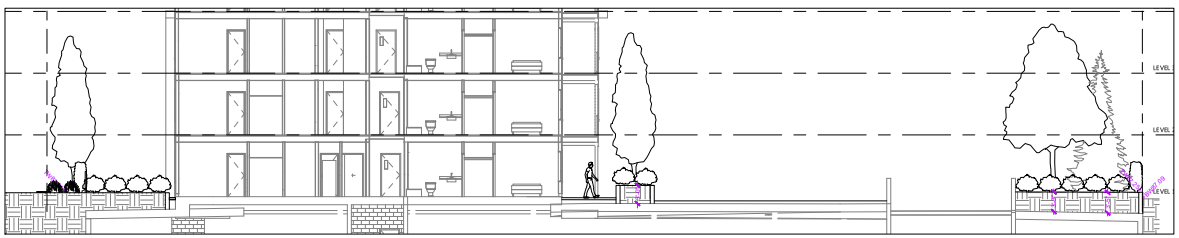
SECTION 1-1 1:100



SECTION 2-2 1:100



SECTION 3-3 1:100



SECTION 4-4 1:100

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1	24.OCT.22	NEW SITE PLAN	JR

CLIENT:

[redacted]

PROJECT:

WILLOUGHBY 6-STOREY RESIDENTIAL / COMMERCIAL DEVELOPMENT

20230 72B AVENUE
LANGLEY, BC

DRAWING TITLE:

GRADING PLAN

E.7

DATE:	24.OCT.07	DRAWING NUMBER:
SCALE:	1:150	**L3**
DRAWN:	JR	
DESIGN:	JR	
CHK'D:	YR	**OF 8**

PMG PROJECT NUMBER: **24-158**

0 10 20 30m

24158-3.ZIP

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CLIENT:

PROJECT:

WILLOUGHBY 6-STOREY RESIDENTIAL / COMMERCIAL DEVELOPMENT

20230 72B AVENUE
LANGLEY, BC

DRAWING TITLE:

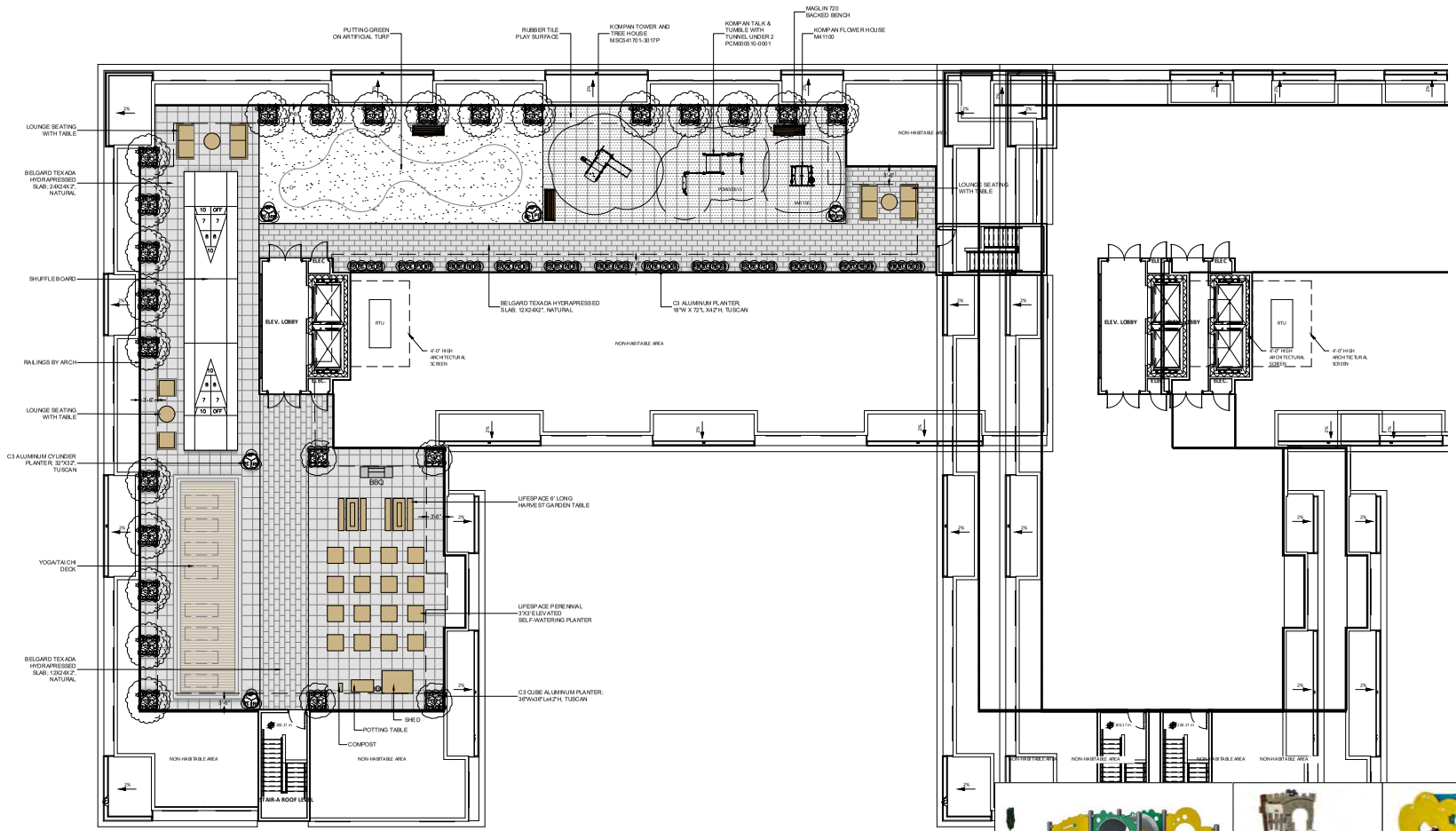
ROOFTOP LANDSCAPE PLAN

E.7

DATE:	24.OCT.07
SCALE:	1:100
DRAWN:	JR
DESIGN:	JR
CHK'D:	YR

DRAWING NUMBER: **L4** OF 8

PMG PROJECT NUMBER: **24-158**





KOMPAN TALK & TUMBLE WITH TUNNEL, TOWER AND TREE HOUSE, FLOWER HOUSE



MAGLIN 720 BACKED BENCH | RATANA LOUNGE FURNITURE | SHUFFLE BOARD | YOGA / TAI CHI DECK | C3 METAL PLANTER | PUTTING GREEN | LIFESPACE HARVEST GARDEN TABLE | LIFESPACE ELEVATED HEIRLOOM 3'X3' PLANTER

PLANT SCHEDULE — PMG PROJECT NUMBER: 24-158

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	34	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	
GRASS				
	79	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
	150	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT

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TREE SCHEDULE — PMG PROJECT NUMBER: 24-158

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	21	ACER JAPONICUM	FULLMOON MAPLE	2.0M HT; B&B
	4	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY TREE	#7 POT; 1.25M

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.

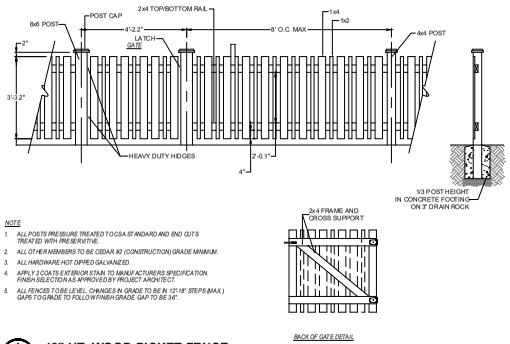
24158-3.ZIP

0 10 20m

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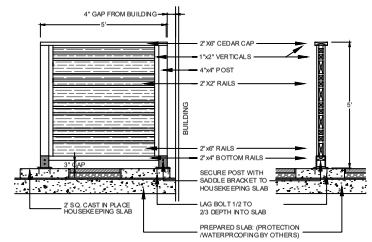
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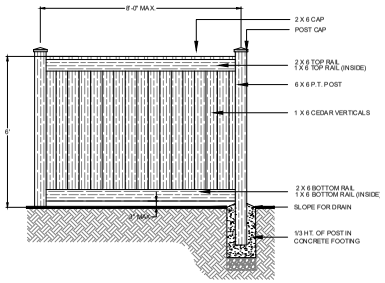
NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.) GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

1 42" HT. WOOD PICKET FENCE
1:24



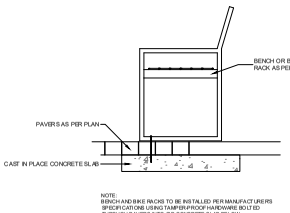
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3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

2 1.5M HT. PATIO SCREEN
1:24



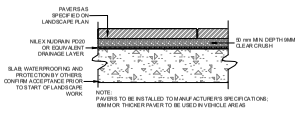
NOTES:
ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS
1. TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS.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

3 1.8M HT. WOOD PERIMETER FENCE
1:24



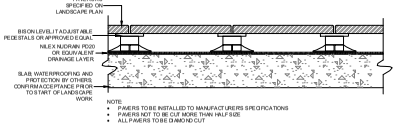
NOTE:
BENCH AND BIKE RACKS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS USING TAMPER PROOF HARDWARE BOLTED THROUGH PAVERS INTO CIP CONCRETE SLAB BELOW

4 SITE FURNITURE MOUNTING ON PAVERS
1:12



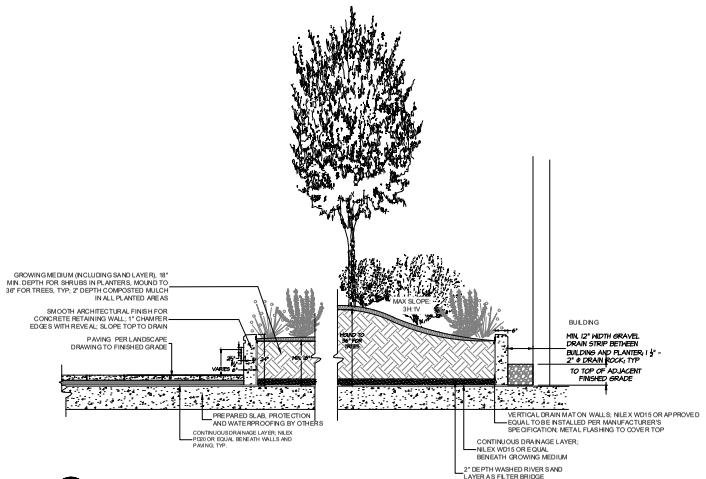
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 60MM OR THICKER PAVER TO BE USED IN VEHICLE AREAS

5 PAVERS ON SLAB
1:12

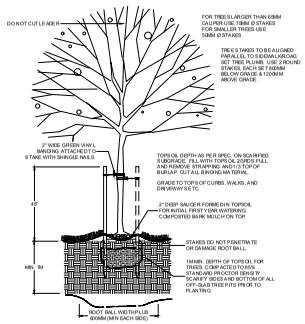


NOTE:
- PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
- PAVERS NOT TO BE CUT MORE THAN HALF SIZE
- ALL PAVERS TO BE DIAMOND CUT

6 PAVERS ON PEDESTALS
1:12



7 TYPICAL LANDSCAPE ON SLAB
1:24



8 TYPICAL TREE PLANTING
1:64

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LANDSCAPE DETAILS

E.7

DATE: 24.OCT.07
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DRAWN: JR
DESIGN: JR
CHK'D: YR

DRAWING NUMBER: **L5** OF 8

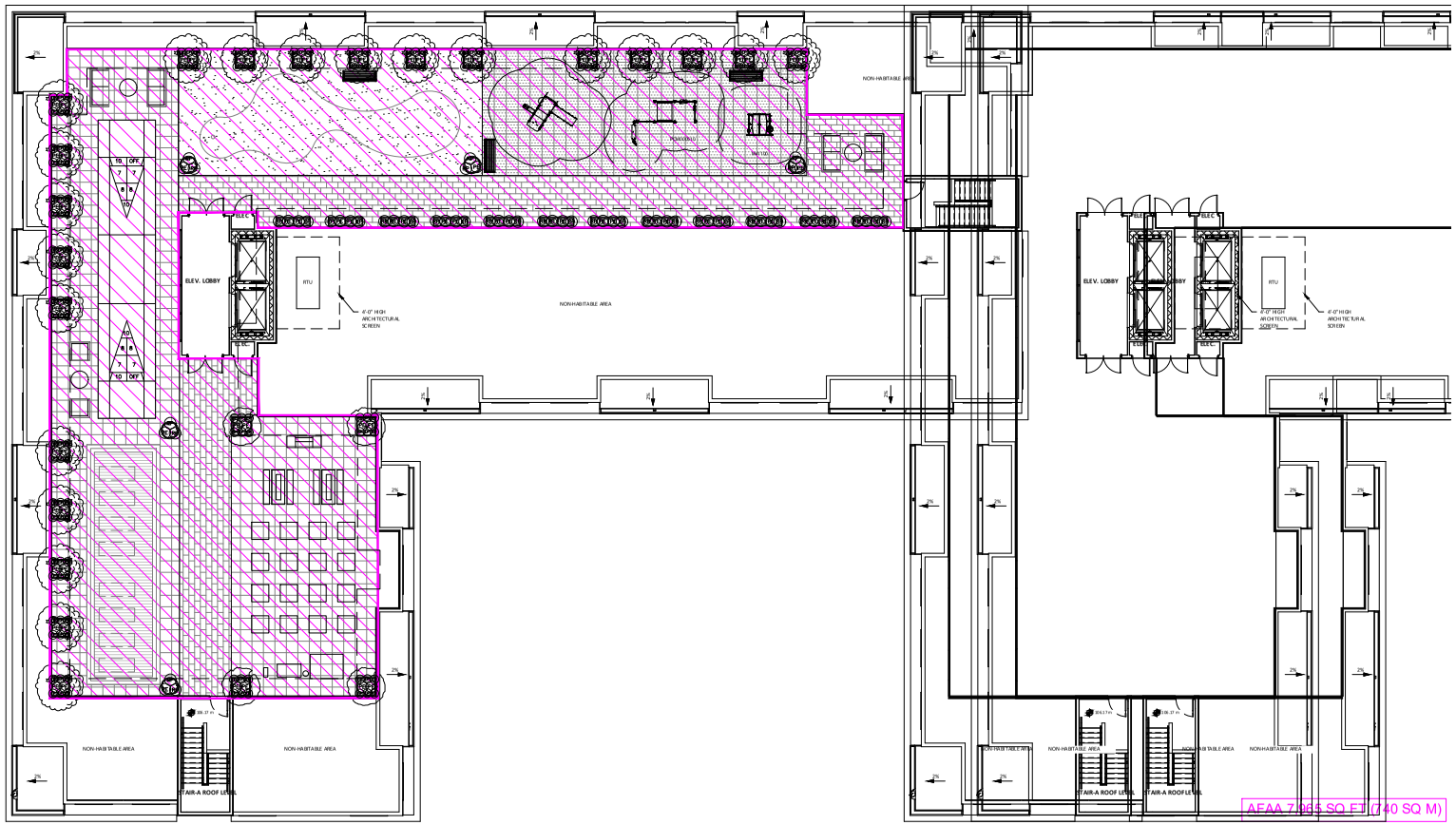
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4	25.FEB.21	NEW SITE PLAN/CITY COMMENTS	RJ
3	25.FEB.06	ROOFTOP AMENITY ADJUSTMENT	RJ
2	25.JAN.09	NEW SITE PLAN/CITY COMMENTS	JR
1	24.OCT.22	NEW SITE PLAN	JR

CLIENT:

PROJECT:

WILLOUGHBY 6-STOREY RESIDENTIAL / COMMERCIAL DEVELOPMENT

20230 72B AVENUE
LANGLEY, BC

DRAWING TITLE:

AFAA

E.7

DATE: 24.OCT.07
SCALE: 1:100
DRAWN: JR
DESIGN: JR
CHK'D: YR

DRAWING NUMBER: **L6** OF 8

PMG PROJECT NUMBER: **24-158**

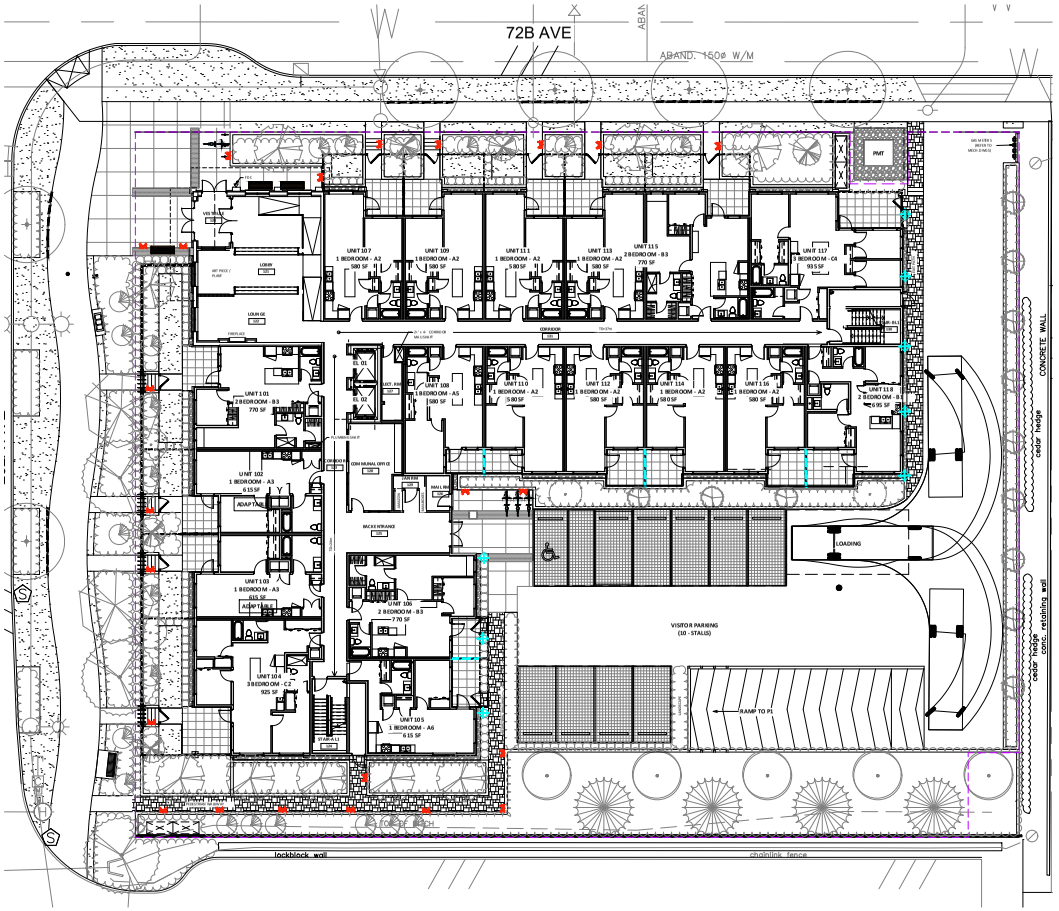
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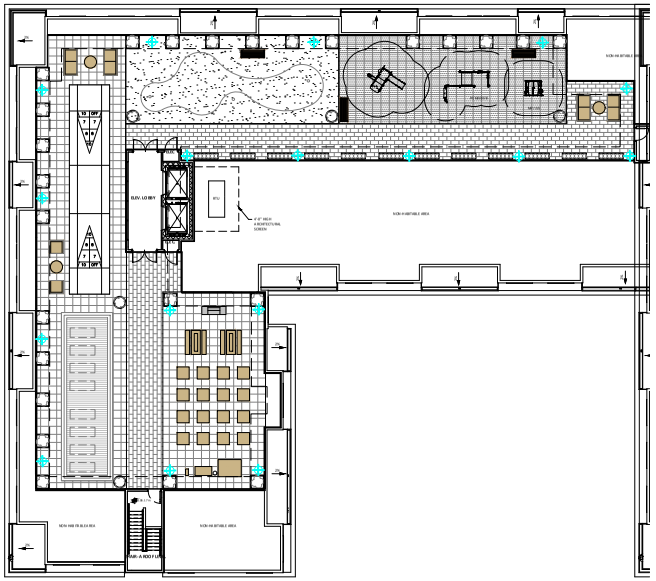
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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



GROUND LEVEL 1:150



ROOFTOP 1:150

LIGTING LEGEND

⌖	BOLLARD LIGHTING SPJ SPJ-PCL-B20 PRE-CAST PATHLIGHT DARK SKY CERTIFIED
⌖	WALL LIGHTING SPJ SPJ-MSL-1 DARK SKY CERTIFIED

NOTE: CONCEPTUAL LIGHTING PROVIDED, DETAILS TO BE CONFIRMED BY ELECTRICAL ENGINEER



BOLLARD LIGHT



WALL LIGHT

0 10 20 30m

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
5	25.FEB.28	ISSUED FOR BP	RJ
4	25.FEB.21	NEW SITE PLAN/CITY COMMENTS	RJ
3	25.FEB.06	ROOFTOP AMENITY ADJUSTMENT	RJ
2	25.JAN.09	NEW SITE PLAN/CITY COMMENTS	JR
1	24.OCT.22	NEW SITE PLAN	JR

CLIENT:

PROJECT:

WILLOUGHBY 6-STOREY RESIDENTIAL / COMMERCIAL DEVELOPMENT

20230 72B AVENUE
LANGLEY, BC

DRAWING TITLE:

LIGHTING PLAN

E.7

DATE:	24.OCT.07	DRAWING NUMBER:	
SCALE:	1:150		**L7**
DRAWN:	JR		
DESIGN:	JR		
CHK'D:	YR		**OF 8**

PMG PROJECT NUMBER: **24-158**

24158-3.ZIP

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PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issed where required.
.1.7 Warranty Review: Prior to the completion of the waranty period (+/- 11 months after issuance of the Certificate of Completion), review all waranty material and report reccmmendations for waranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil,
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the Canadian Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the Canadian Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; inlcude cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

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PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES
.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES
.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the Canadian Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE
.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING
.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT
.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade:
.4.1.1 Seeded and sodded lawn....................6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers....................18" (450mm)
.4.1.3 Groundcover only areas, if defined on plan....................9" (225mm)
.4.1.4 Tree & large shrub pits....................depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab:
.4.2.1 Irrigated lawn....................9" (210mm)
.4.2.2 Groundcover areas....................12" (300mm)
.4.2.3 Lawn without automatic irrigation....................12" (300mm)
.4.2.4 Shrub & groundcover areas....................18" (450mm)
.4.2.5 Trees and specimen shrubs×....................30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING
.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To Canadian Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated , 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequete protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING
.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight). Conform to Canadian Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING
.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of Canadian Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of Canadian Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to Canadian Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior ro making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitiute.
.8.3 Substitutions are subject to Canadian Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2'x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to Canadian Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, Canadian Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the Canadian Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES
.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)
.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: Canadian Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14.2, Maintenance Level 2 "Groomed".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the Canadian Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (Canadian Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming According to soil analysis
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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

SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
5	25.FEB.28	ISSUED FOR BP	RJ
4	25.FEB.21	NEW SITE PLAN/CITY COMMENTS	RJ
3	25.FEB.06	ROOFTOP AMENITY ADJUSTMENT	RJ
2	25.JAN.09	NEW SITE PLAN/CITY COMMENTS	JR
1	24.OCT.22	NEW SITE PLAN	JR

CLIENT:

PROJECT:
WILLOUGHBY 6-STOREY RESIDENTIAL / COMMERCIAL DEVELOPMENT
20230 72B AVENUE LANGLEY, BC

DRAWING TITLE:
LANDSCAPE SPECIFICATIONS
E.7

DATE: 24.OCT.07
SCALE: AS NOTED
DRAWN: JR
DESIGN: JR
CHK'D: YR

DRAWING NUMBER:
L8
OF 8

24158-3.ZIP
PMG PROJECT NUMBER: 24-158

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 7, 2025 – REGULAR MEETING	**REPORT:**	25-52
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-20-0158
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101464 (TOWNSHIP OF LANGLEY / 3000 BLOCK OF 272 STREET)		

PROPOSAL:

Development Permit application for a 6-storey mixed use building containing 128 apartment units and 1,881 m^2 (20,246 ft^2) of commercial area located in the 3000 Block of 272 Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101464 subject to five (5) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Aldergrove Community Plan and complies with the site's Comprehensive Development CD-192 zoning.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101464 to the Township of Langley for property located in the 3000 Block of 272 Street subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
e. All refuse areas to be located within buildings and/or in enclosures and screened.

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

a. Discharge of legal document CB1117779 registered on title.
b. Registration of a restrictive covenant requiring a minimum of 10% of total units to be provided as adaptable housing.
c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.

d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. On-site landscaping to be secured by letter of credit at building permit stage.
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
g. Payment of Development Cost Charges.

That Council waive Development Cost Charges pursuant to Bylaw No. 5901.

EXECUTIVE SUMMARY:

Caliber Communities (Alder Inn) Ltd., on behalf of the Township of Langley, has applied for a development permit a 6-storey mixed use building containing 128 apartment units and 1,881 m^2 (20,246 ft^2) of commercial area located in the 3000 Block of 272 Street. Staff are supportive of the development proposal as it is consistent with the Development Permit Area 'D' Downtown Core Area provisions of the Aldergrove Community Plan and complies with the site's Comprehensive Development Zone CD-192. Issuance of Development Permit No. 101464 is recommended subject to five (5) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101464.

REFERENCE:

Agent:	Caliber Communities (Alder Inn) Ltd. 102, 6350 – 203 Street Langley, BC V2Y 1L9
Owner / Applicant:	The Corporation of the Township of Langley 20338 – 65 Avenue Langley BC V2Y 3J1
Legal Description:	Lot 1 Section 20 Township 13 New Westminster District Plan EPP132527
Location:	3000 Block of 272 Street
Area:	0.37 ha (0.93 ac)
Existing Zoning:	Comprehensive Development Zone CD-192
Aldergrove Community Plan:	Aldergrove Core Land Use Plan
Aldergrove Core:	High Density Mixed Use (3.0 FSR)

BACKGROUND/HISTORY:

- On January 29, 2024, Council adopted Bylaws No. 5927 and 5928 to designate the subject site High Density Mixed Use (3.0 FSR) and to rezone the property to Comprehensive Development Zone CD-192 to accommodate a future high density mixed-use proposal for non-market housing.
- A subsequent subdivision was completed in March 2025 that consolidated three parent lots, a portion of a fourth lot and a portion of a lane. A new lane is proposed to connect the subject site (and properties to the east) to 30 Avenue.
- The subject site is being developed in partnership with the Province of British Columbia as part of the BC Builds program that assists municipal governments to build more middle income rental homes.
- Staff can provide the following comment on the commercial component of the development:
    - a Commercial Retail Unit (CRU) (485 m^2/5,220 ft^2) at the southwest corner accommodates space for the relocation of the Fraser Valley Regional Library
    - based on consultation with the RCMP, the configuration of the site is not aligned with the operational requirements of the RCMP
    - the northern corner accommodates CRU space with exterior seating space
    - the CRUs are configured to accommodate a range of business operations including retail units

DISCUSSION/ANALYSIS:

- Caliber Communities (Alder Inn) Ltd., on behalf of the Township of Langley, has applied for a development permit to facilitate construction of a 6-storey mixed use building containing 128 units and 1,881 m^2 (20,246 ft^2) of commercial area at a density of 3.0 Floor Space Ratio (FSR).

- The proposed residential and commercial uses are consistent with the site's existing Comprehensive Development Zone CD-192 zoning.

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	Fraser Highway, beyond which is a commercial building	Medium Density Mixed Use (2.0 FSR)	Service Station Zone C-6
South:	30 Avenue, beyond which are commercial buildings	Medium Density Mixed Use (2.0 FSR) Medium Density Residential (2.0 FSR)	Community Commercial Zone C-2 Comprehensive Development Zone CD-61
East:	A commercial building (north) A single family lot (south)	Medium Density Mixed Use (2.0 FSR) Low Density Residential (1.1 FSR)	Community Commercial Zone C-2
West:	272 Street beyond which are three commercial buildings and a lane	Medium Density Mixed Use (2.0 FSR)	Community Commercial Zone C-2

Development Permit:

- The site is designated Development Permit Area 'D' Aldergrove Core Area in the Aldergrove Community Plan.
- Proposed Development Permit No. 101464 is attached to this report (Attachment B) and includes renderings, site plans, building elevations, tree and landscaping plans.
- The project is comprised of a 6-storey mixed use building containing a total of 128 apartment units and 1,881 m^2 (20,246 ft^2) of commercial area. Proposed CRUs range in size from 78 m^2 (841 ft^2) to 485 m^2 (5,220 ft^2) and accommodate options to consolidate individual units into larger units.
- The building is proposed to front Fraser Highway, 272 Street and 30 Avenue. Vehicular access to the site is located provided from the rear lane access.
- Pedestrian access is provided from the building lobbies along street frontages.
- The proposal is consistent with the provisions of DCC Waiver Bylaw No. 5901 as an Eligible Development, accordingly a resolution has been included for Council's consideration to waive applicable DCCs.

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	Total Street Trees Provided	Total Trees Post Development
1	1	25	25	19	44

- The landscape plans include urban streetscape consistent with the site's prominent location along Fraser Highway

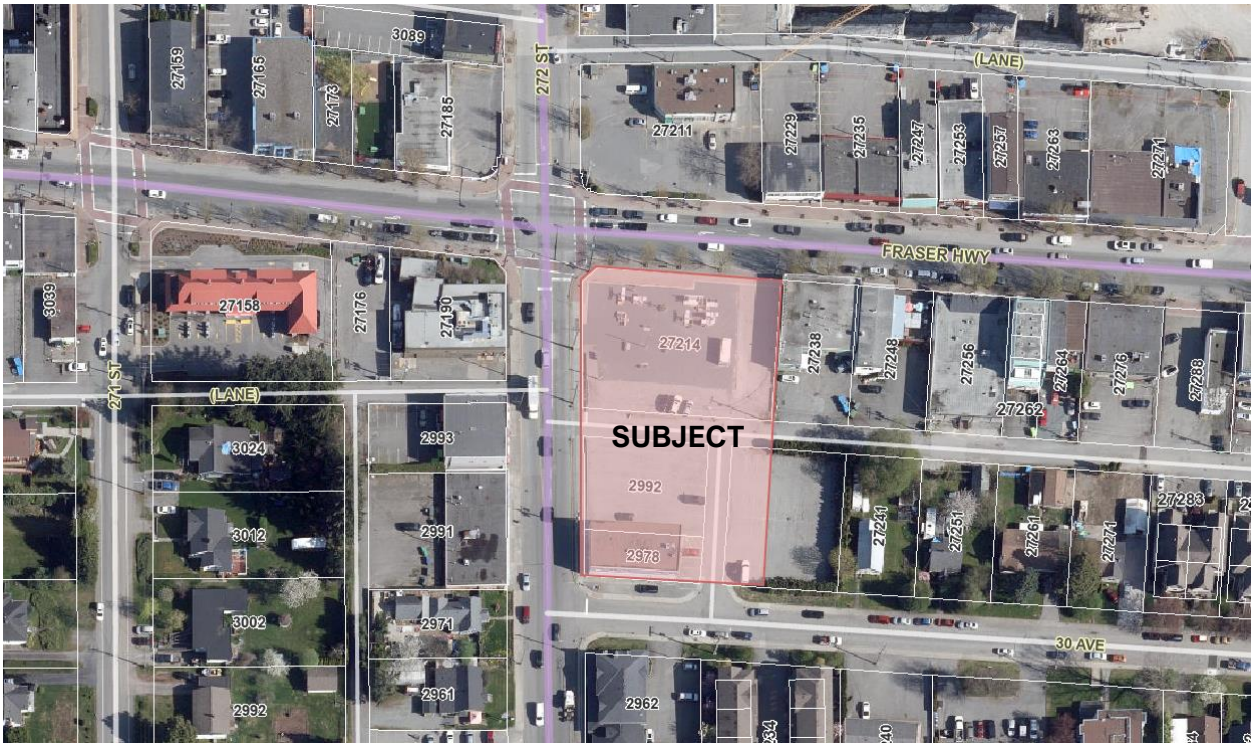
Policy Considerations:
The proposed development complies with Development Permit Area provisions of the Aldergrove Community Plan and complies with the site's Comprehensive Development CD-192 zoning. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101464 be issued as attached.

Respectfully submitted,

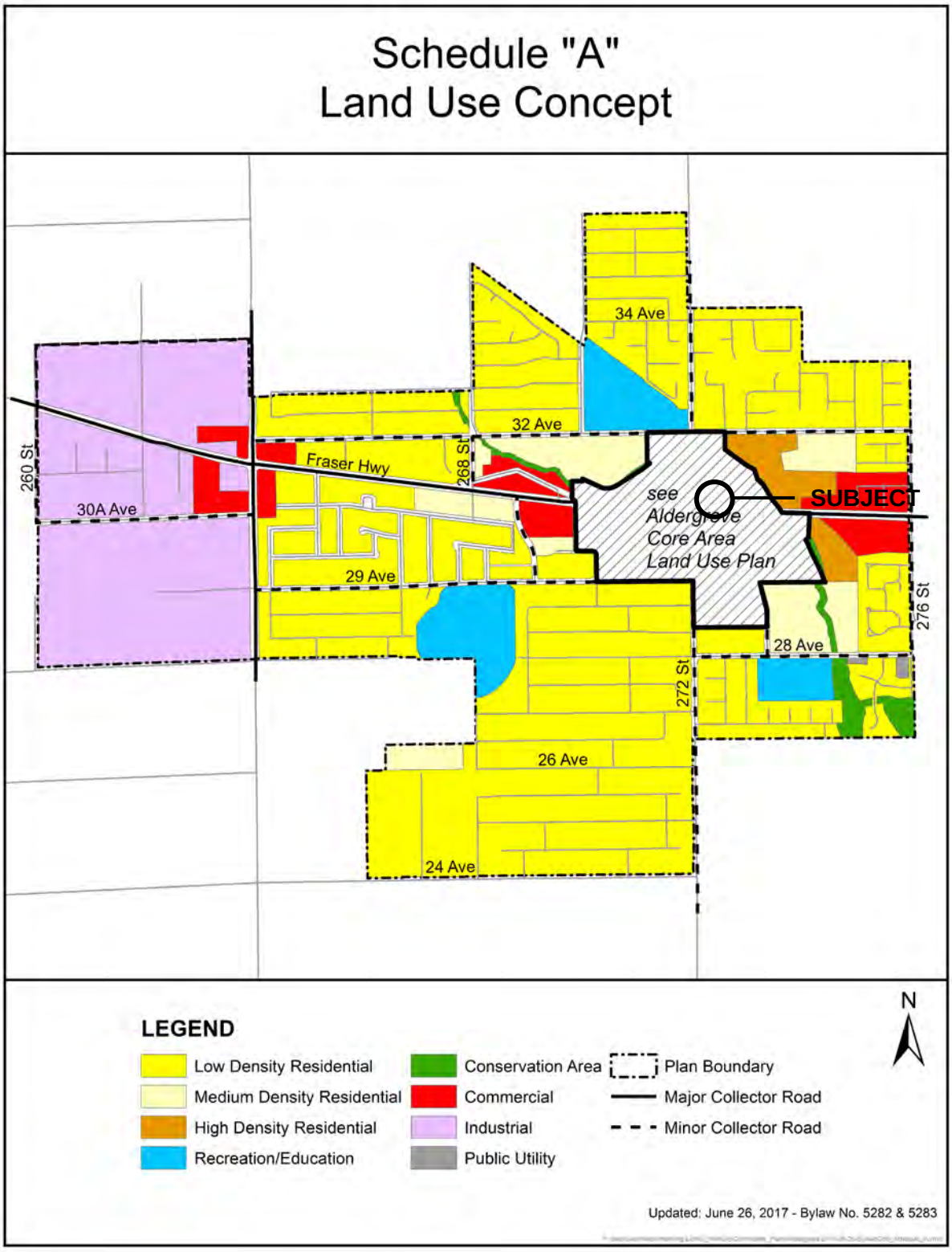
Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

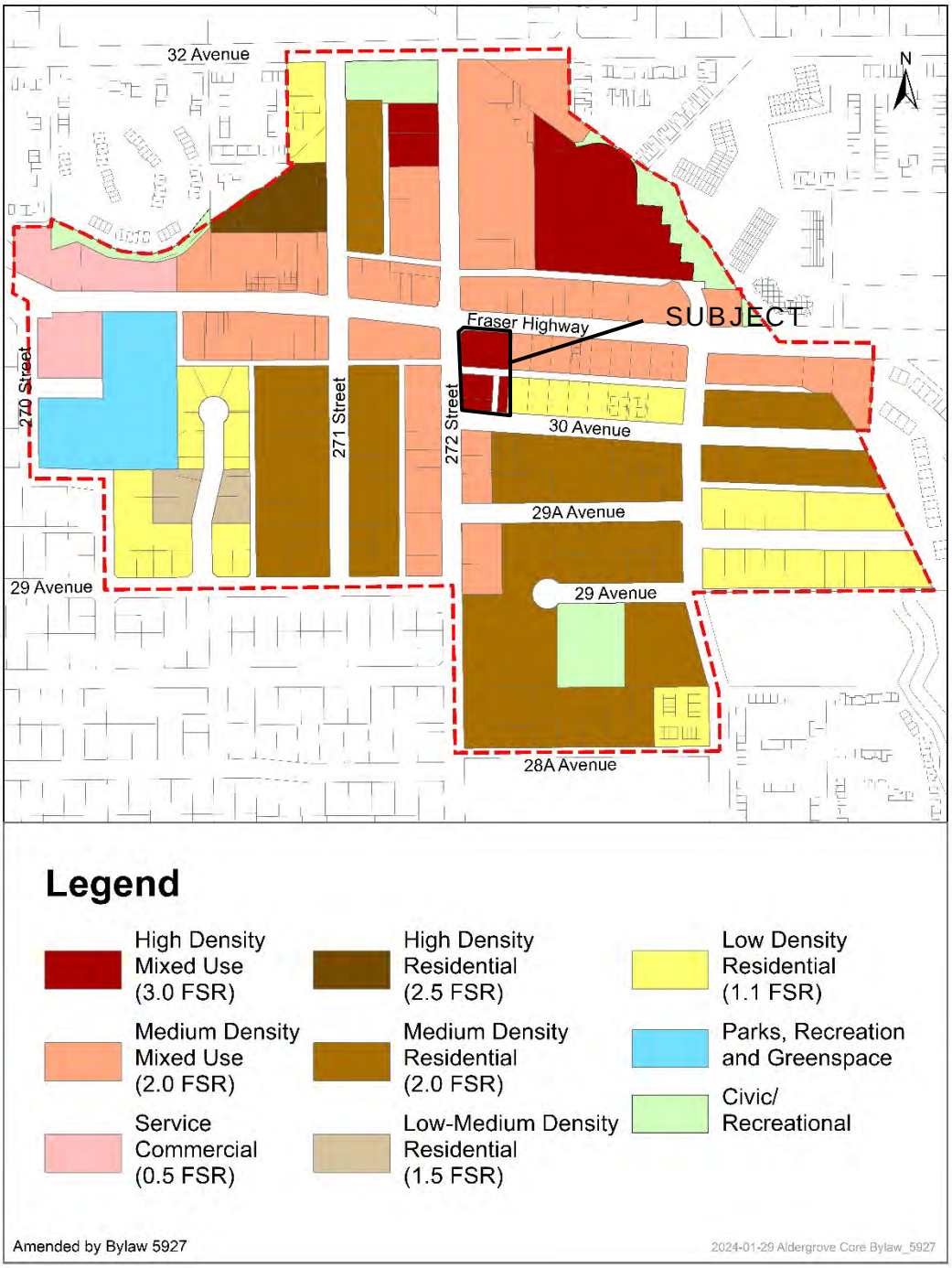
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No. 101464

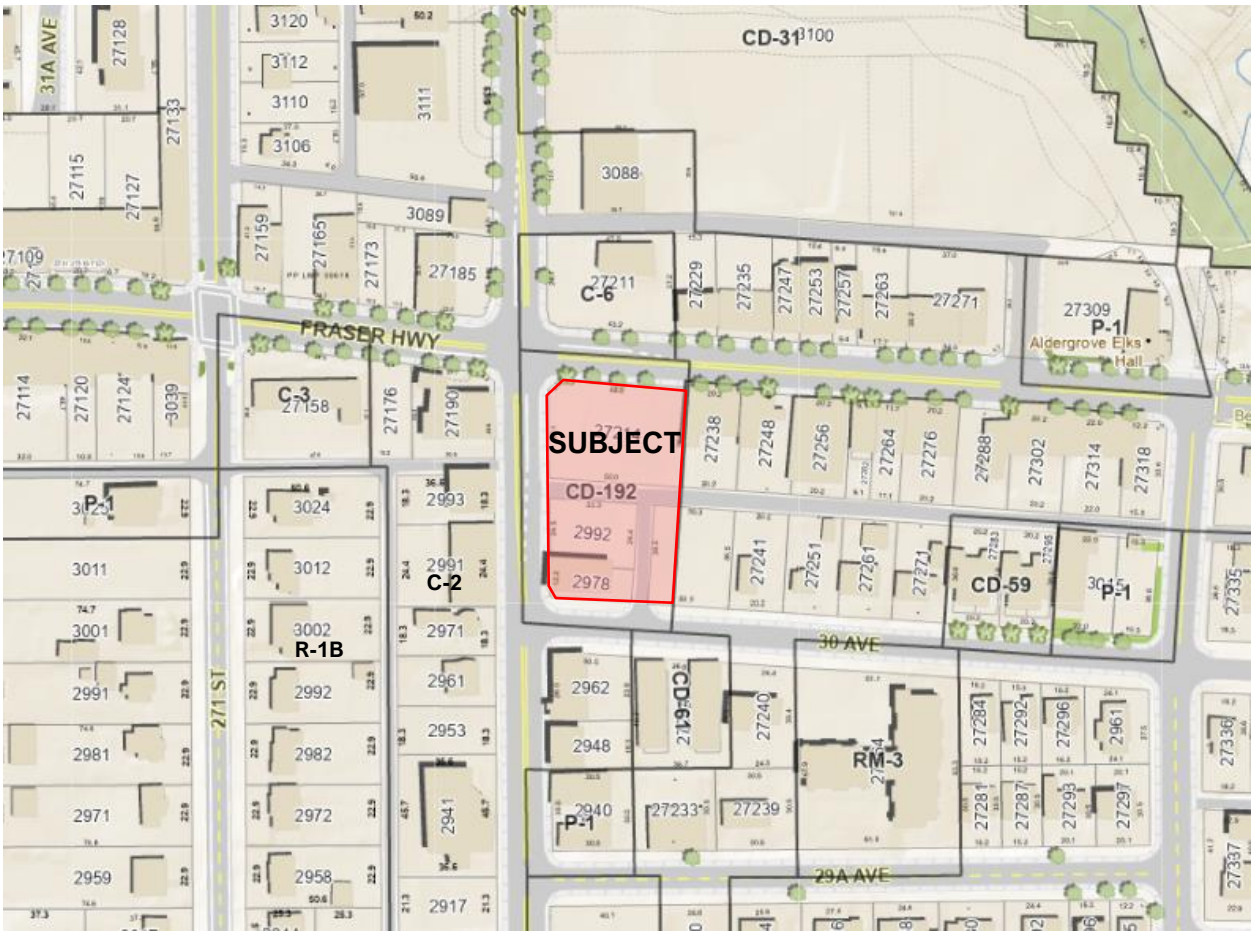
ATTACHMENT A



AERIAL PHOTO


Schedule "A"
Land Use Concept
34 Ave
32 Ave
260 St
Fraser Hwy
268 St
30A Ave
see
Aldergrove
Core Area
Land Use Plan
SUBJECT
29 Ave
276 St
28 Ave
272 St
26 Ave
24 Ave
N
LEGEND
Low Density Residential
Medium Density Residential
High Density Residential
Recreation/Education
Conservation Area
Commercial
Industrial
Public Utility
Plan Boundary
Major Collector Road
Minor Collector Road
Updated: June 26, 2017 - Bylaw No. 5282 & 5283


32 Avenue
N
Fraser Highway
SUBJECT
270 Street
271 Street
272 Street
30 Avenue
29A Avenue
29 Avenue
29 Avenue
28A Avenue
Legend
High Density Mixed Use (3.0 FSR)
High Density Residential (2.5 FSR)
Low Density Residential (1.1 FSR)
Medium Density Mixed Use (2.0 FSR)
Medium Density Residential (2.0 FSR)
Parks, Recreation and Greenspace
Service Commercial (0.5 FSR)
Low-Medium Density Residential (1.5 FSR)
Civic/ Recreational
Amended by Bylaw 5927
2024-01-29 Aldergrove Core Bylaw_5927

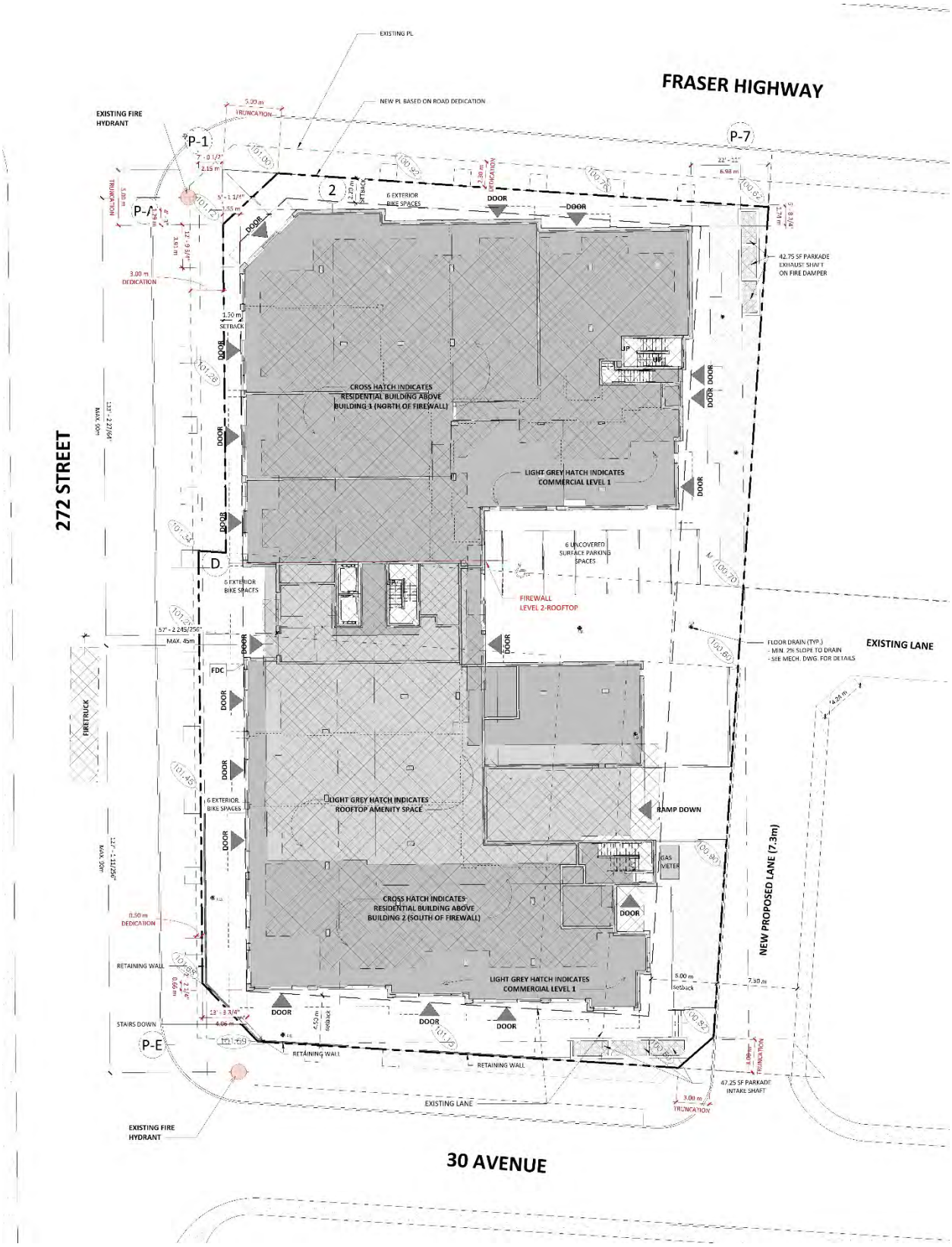


ZONING BYLAW NO. 2500





RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT



CRU SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101464

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

1. Name: The Corporation of the Township of Langley

   Address: 20338 – 65 Avenue
   Langley BC V2Y 3J1

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

   LEGAL DESCRIPTION: Lot 1 Section 20 Township 13 New Westminster District Plan EPP132527

   CIVIC ADDRESS: 3000 Block of 272 Street

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

   a. Building and signage plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
   e. All refuse areas to be located within buildings and/or in enclosures and screened.

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

   a. Discharge of legal document CB1117779 registered on title.
   b. Registration of a restrictive covenant requiring a minimum of 10% units to be provided as adaptable housing.
   c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   e. On-site landscaping to be secured by letter of credit at building permit stage.
   f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   g. Payment of Development Cost Charges.

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



BC BUILDS - ALDERGROVE

ARCHITECTURAL
Site Lines Architecture
#200 - 23160 96 Ave
Fort Langley, B.C.
Canada, V1M 2R6
Ph: 604-881-7173
Contact: Gord Klassen

STRUCTURAL
TLSE
121 West 6th Avenue
Vancouver, B.C.
Canada, V5Y 1K3
Ph: 604-873-1768
Contact: Thomas Leung

MECHANICAL
EMEC
209 - 5460 152 Street
Surrey, B.C.
Canada, V3S 5J9
Ph: 604-999-2069
Contact: Zeeshan Wahla

ENERGY
EMEC
#209 - 5460 152 Street
Surrey, B.C.
Canada, V3S 5J9
Ph: 604-999-2069
Contact: Zeeshan Wahla

SURVEY
Target Land Surveying
C120 - 201778 96th Ave
Langley, B.C.
Canada, V1M 0B2
Ph: 604-583-6161
Contact: Adam Fulkerson

GEOTECH
Geowest Engineering
#150 - 8621 201 Street
Langley, B.C.
Canada, V2Y 0G9
Ph: 604-852-9088
Contact: John Carter

CODE
Pontem
#309 - 63 W 6th Ave
Vancouver, B.C.
Canada, V5Y 1K2
Ph: 236-427-5479
Contact: Jack Hui

LANDSCAPE
PMG Landscape Architects
C100 4185 Still Creek Drive
Burnaby, B.C.
Canada, V5C 6G9
Ph: 604-294-0011
Contact: Yiwen Ruan

FIRE SUPPRESSION
Sureworks
#4270 - 580 Seaborne Ave
Port Coquitlam, B.C.
Canada, V3B 0M3
Ph: 604-944-3473
Contact: Chris Finch

ENVELOPE
Aqua-Coast
#201 - 5155 Ladner Trunk Rd
Delta, B.C.
Canada, V4K 1W4
Ph: 604-946-9910
Contact: Roy Shi

ELECTRICAL
Leading Engineering
#211 - 3030 Lincoln Ave
Coquitlam, B.C.
Canada, V3B 6B4
Ph: 604-408-2380
Contact: Mike Shefreie

CIVIL
Coastland Engineering & Surveying Ltd.
19292 - 60 Ave
Surrey, B.C.
Canada, V3S 3M2
Ph: 604-532-9700
Contact: Michael Helle

DRAWING LIST

A0.00 COVER PAGE
A1.00 SITE PLAN
A1.02 P3 FLOOR PLAN
A1.03 P2, P1 FLOOR PLAN
A1.04 SITE PLAN/LEVEL 01 FLOOR PLAN
A1.05 FLOOR PLAN - L2, L3, L4
A1.06 FLOOR PLAN - L5, L6
A1.07 ROOF PLAN
A3.00 BUILDING ELEVATIONS
A3.01 BUILDING ELEVATIONS
A8.00 3D AXO
A9.00 RENDERED VIEW
A9.01 RENDERED VIEW

SCHEDULE A

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	DATE	DESCRIPTION
1	2025.03.24	RE-ISSUE FOR DP

BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
COVER PAGE

scale 1/4" = 1'-0"
@ arch
date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A0.00

seal

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N

1 SITE PLAN
A3.00 1/16" = 1'-0"

PROJECT SYNOPSIS

CIVIC ADDRESS: 27214 FRASER HWY, LANGLEY

LEGAL DESCRIPTION: PORTION OF PARCEL "A" (EXPLANATORY PLAN 34028) LOTS 14 AND 15 BLOCK 2 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 1621; LOT 3 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 9510; LOT A, EXCEPT PART DEDICATED ROAD ON PLAN LMP43084 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 22532; LOT "A" SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 9510; ROAD TO BE CLOSED, SEC. 20 TP 13 NEW WESTMINSTER DISTRICT PLAN EPP132240

ZONING: CD-192

LOT SIZE: 40,328.36 SF (3746.63 SM)
0.93 ACRES

LOT COVERAGE: 90% ALLOWED
66% PROPOSED

SETBACK :

	REQUIRED	PROVIDED
FRONT:	n/a	2.2m
REAR:	n/a	4.5m
INTERIOR SIDE:	n/a	6.0m
EXTERIOR SIDE:	n/a	1.5m

BUILDING CLASSIFICATION:
SEE CODE ANALYSIS SHEET A0.01

BUILDING HEIGHT: 6 STOREYS

2HR HORIZONTAL FIREWALL AND VERTICAL FIREWALL

FSR:
L1: 25,373.52 SF
L2-L5: 19,496.68 x 4 = 77,986.72 SF
L6: 17,604.14 SF
= 120,964.38 SF / 40,328.36 SF = **3.00 FSR**

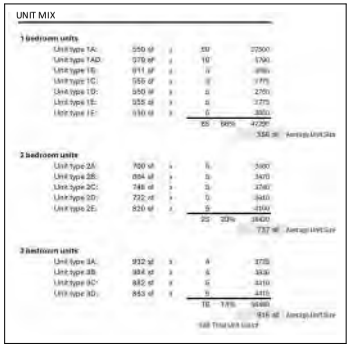
UNIT MIX
1 BEDROOM 85 units (66%)
2 BEDROOM 25 units (20%)
3 BEDROOM 18 units (14%)
TOTAL UNITS 128 units

LEVEL 02-05: 104 UNITS TOTAL (26/PER FLOOR)
1 BEDROOM: 17x4 =68
2 BEDROOM: 5x4 =20
3 BEDROOM: 4x4=16

LEVEL 06: 24 UNITS
1 BEDROOM: 17
2 BEDROOM: 5
3 BEDROOM: 2

ADAPTABLE UNIT
REQUIRED 13 UNITS (10% PROVIDED UNITS)
PROVIDED 14 UNITS (3 UNITS ON LEVELS 2-5 , 2 UNITS ON LEVEL 6)

UNIT MIX



GARBAGE & RECYCLING CALCULATION

RESIDENTIAL

MIN. SIZE OF CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE
= (0.31 m² x 128 UNITS) + 8 m² = 47.68 m² [513.22 ft²]
RECYCLING STORAGE SPACE WITHIN CENTRALIZE SPACE ABOVE
= (0.16 m² x 128 UNITS) + 5 m² = 25.48 m² [274.26 ft²]

FLEX SPACE
= 50% OF RECYCLING STORAGE = 25.48 m²/2 = 12.74 m² [137.13 ft²]

COMMERCIAL

MIN SIZE OF CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE
= GREATER OF 10 m² (RETAIL, OFFICE) & 14m² (RESTAURANT) OR
(RETAIL) 0.0182 x (1,600 m²) + 3.7 = 32.82 m²

RECYCLING STORAGE SPACE WITHIN CENTRALIZED SPACE ABOVE
RETAIL
= 0.014 x 1,600 m² + 3 = 25.4 m²

GARBAGE & RECYCLING SPACE REQUIRED 47.68m² + 32.82 m² = 80.50m²
GARBAGE & RECYCLING SPACE PROVIDED 110m²

FLEX SPACE REQUIRED 13m²
FLEX SPACE PROVIDED 13m²

EV CHARGING STATIONS
REQUIRED (1 PER DWELLING UNIT) 128 STATIONS
PROVIDED 128 STATIONS (P3 & P2)

CAR PARKING

REQUIRED				TOTAL
	COMMERCIAL	1,907 sm / 35 sm PER SPACE =	54 SPACES	**246 SPACES** (INCL. ACCESSIBLE P. & VISITOR P.)
	RESIDENTIAL	128 UNITS x 1.5 SPACES =	192 SPACES	
		[VISITOR = 192 SPACES x 10% =	19 SPACES]	
ACCESSIBLE	*RESIDENTIAL*	14 ADAPTABLE UNITS x 1 SPACES =	14 SPACES	17 SPACES
		VISITOR	2 SPACES	
	COMMERCIAL		1 SPACE	

PROVIDED		TOTAL
P3	83 SPACES (INCLUDING 7 ACCESSIBLE PARKING)	**247 SPACES** (INCL. 17 ACCESSIBLE P.)
P2	78 SPACES (INCLUDING 7 ACCESSIBLE PARKING)	
P1	80 SPACES (INCLUDING 2 ACCESSIBLE PARKING)	
LEVEL 1	6 SPACES (INCLUDING 1 ACCESSIBLE PARKING)	

SMALL CAR				TOTAL
PERMITTED	*RESIDENTIAL*	19 VISITOR SPACES x 20% =	4 SPACES	**15 SPACES**
	COMMERCIAL	54 SPACES x 20% =	11 SPACES	

SMALL CAR		TOTAL
PROVIDED	15 SPACES	**15 SPACES**

BICYCLE PARKING + STORAGE [4X6 SPACE]

REQUIRED				TOTAL
VISITOR BICYCLE	*COMMERCIAL*	6 AT EA. PUBLIC ENTRANCE	6 SPACES	**12 SPACES**
	RESIDENTIAL	6 PER BLDG	6 SPACES	
BICYCLE + STORAGE	*RESIDENTIAL*	1 PER DWELLING UNIT x 1 SPACES		**128 SPACES**
		128 UNITS X 1 SPACE=	128 SPACES	

PROVIDED		TOTAL
P3	51 SPACES	**128 SPACES** [4X6]
P2	48 SPACES	
P1	25 SPACES	
LEVEL 1	4 SPACES	

AMENITY

REQUIRED			TOTAL
6sm PER UNIT	128 UNITS x 6 sm=	768 sm	**768 sm**

PROVIDED		TOTAL
LEVEL 6	2,220 sf [206 sm]	**776 sm**
ROOFTOP	6,136 sf [570 sm]	

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BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
SITE PLAN

scale As indicated @ arch
date 2024 MAY
drawn EB checked GK

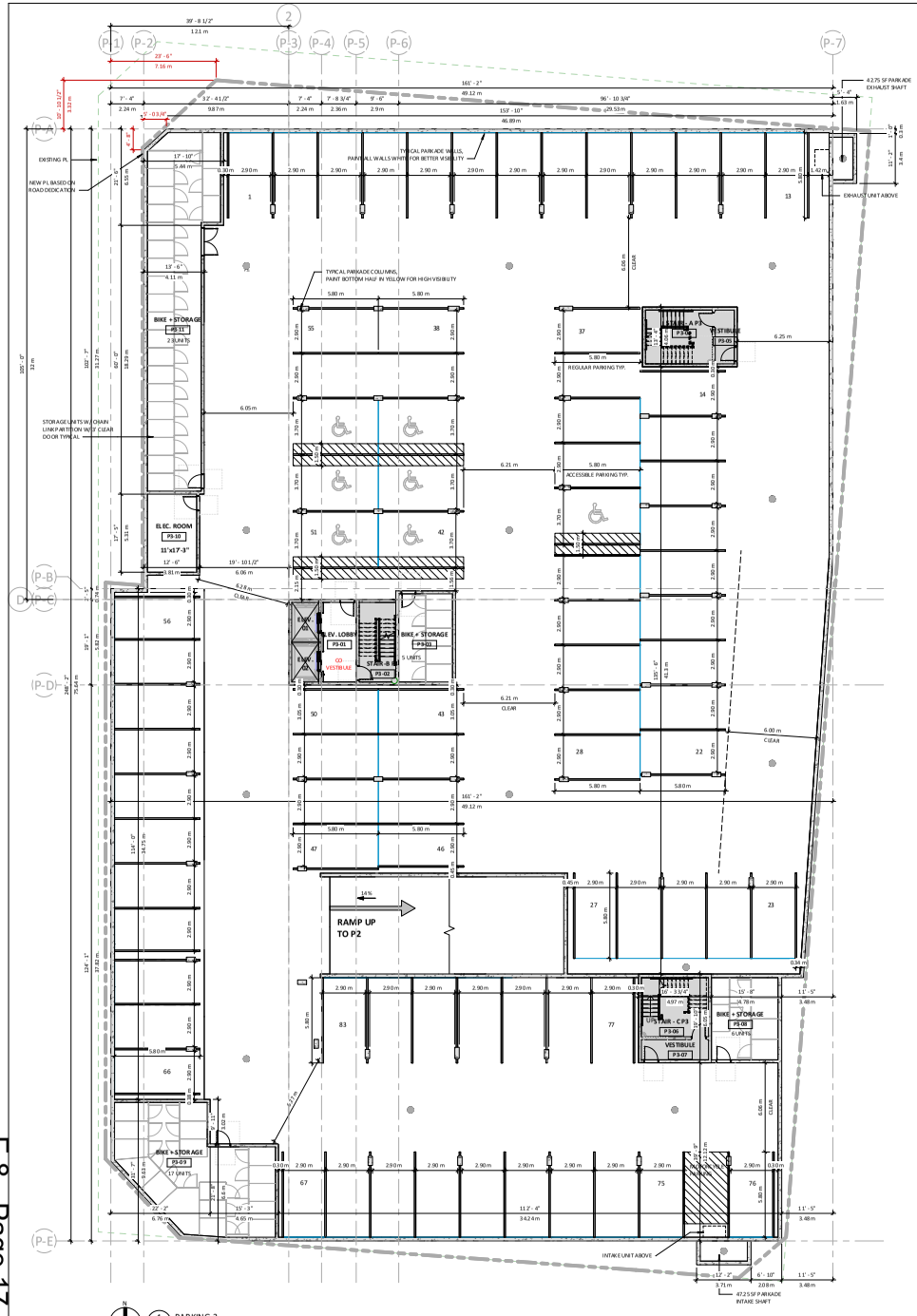
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1 PARKING 3
A4.00 3/32" = 1'-0"

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BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
P3 FLOOR PLAN

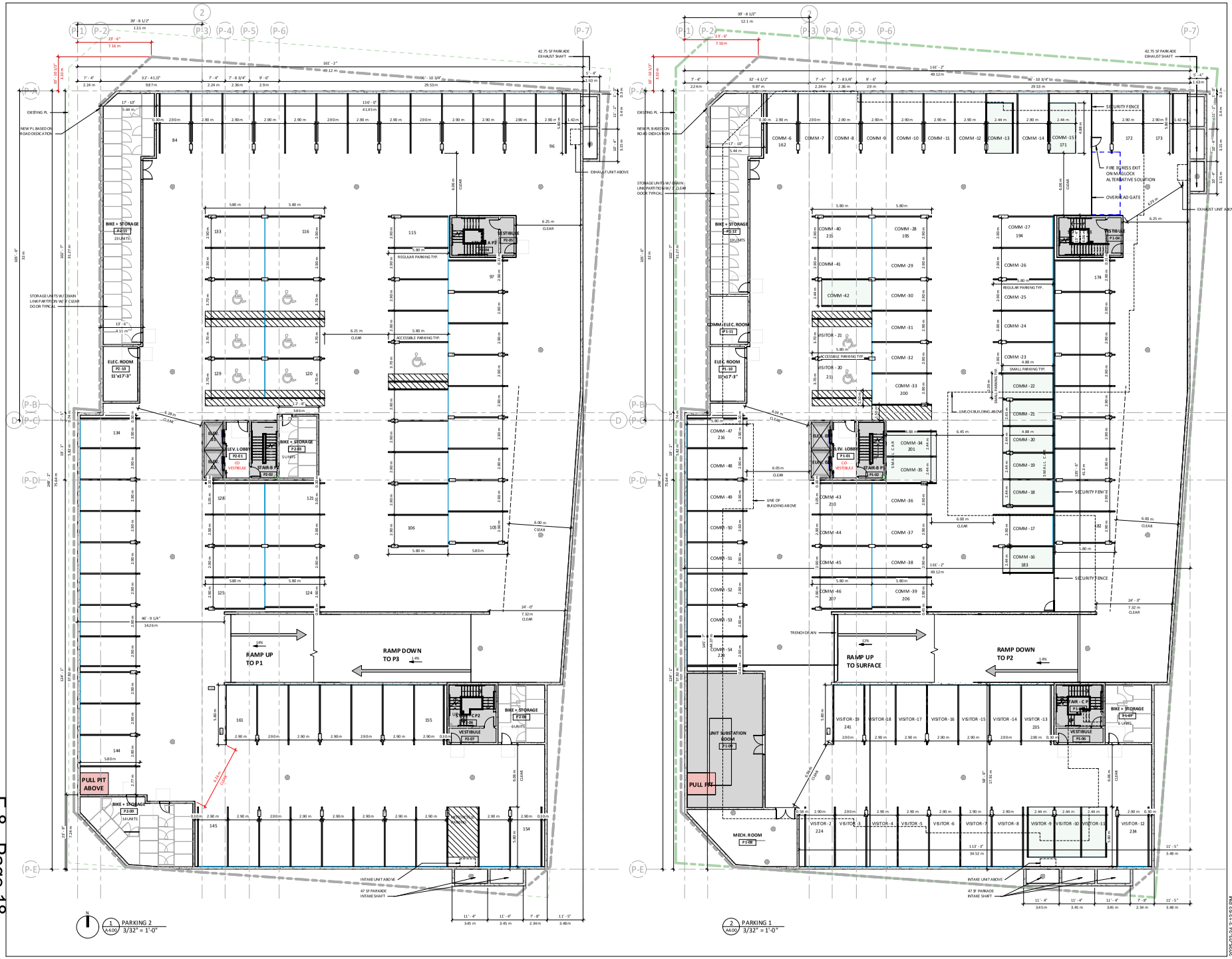
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BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
P2, P1 FLOOR PLAN

scale 3/32" = 1'-0"
date 2024 MAY
drawn EB checked GK

job no. 2423
sheet no. A1.03

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

MATERIAL SCHEDULE

	<varies>
1	CONCRETE - ARCHITECTURAL FINISH
2	HARDIE FIBRE CEMENT BOARD AND BATTEN "IRON GREY"
3	HARDIE FIBRE CEMENT LAP SIDING "COBBLESTONE"
4	HARDIE FIBRE CEMENT LAP SIDING "IRON GREY"
5	MAC METAL ARCHITECTURAL NORWOOD "CORK"
6	TRIM-1 PAINTED OR HARDIE TRIM PIECE "IRON GREY" TO MATCH
7	TRIM-2 PAINTED OR HARDIE TRIM PIECE "COBBLESTONE" TO MATCH
8	FASCIA-1 PAINTED "COBBLESTONE" TO MATCH (NON-COMBUSTIBLE MATERIAL)
9	FASCIA-2 PAINTED OR HARDIE TRIM PIECE "IRON GREY" TO MATCH
10	DARK GRAY TRIM SLIGHTLY DARKER THAN "IRON GREY"

NOTES:
a. **WINDOW MULLIONS**: BLACK
b. **GUARDRAIL**:
TYPE 1: GLASS RAILING WITH BLACK POSTS AND TOPRAIL
TYPE 2: BLACK PICKET RAILINGS
c. **PRIVACY SCREENS**: FROSTED GLASS, BLACK FRAME
d. **CRU ENTRANCE CANOPY**: GLASS, BLACK FRAME
e. **RESIDENTIAL LOBBY ENTRANCE CANOPY**: STEEL, BLACK FRAME
e. **SOFFIT**:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT



3 INTERIOR NORTH ELEVATION
1/8" = 1'-0"

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

4 1 - a
1/8" = 1'-0"

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BC BUILDS - ALDERGROVE

27214 FRASER HWY,
LANGLEY BC

title
BUILDING ELEVATIONS

scale 1/8" = 1'-0"
@ 11"x17"
date 2024 MAY
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sheet no. A3.00

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

MATERIAL SCHEDULE

	<varies>
1	CONCRETE - ARCHITECTURAL FINISH
2	HARDIE FIBRE CEMENT BOARD AND BATTEN "IRON GREY"
3	HARDIE FIBRE CEMENT LAP SIDING "COBBLESTONE"
4	HARDIE FIBRE CEMENT LAP SIDING "IRON GREY"
5	MAC METAL ARCHITECTURAL, NORWOOD "CORK"
6	TRIM-1 PAINTED OR HARDIE TRIM PIECE "IRON GREY" TO MATCH
7	TRIM-2 PAINTED OR HARDIE TRIM PIECE "COBBLESTONE" TO MATCH
8	FASCIA-1 PAINTED "COBBLESTONE" TO MATCH (NON-COMBUSTIBLE MATERIAL)
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d. CRU ENTRANCE CANOPY: GLASS, BLACK FRAME
e. RESIDENTAIL LOBBY ENTRANCE CANOPY: STEEL, BLACK FRAME
e. SOFFIT:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT



3 Elevation 6 - a
1/8" = 1'-0"

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

4 Elevation 3 - a
1/8" = 1'-0"

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BC BUILDS - ALDERGROVE

27214 FRASER HWY,
LANGLEY BC

title
BUILDING ELEVATIONS

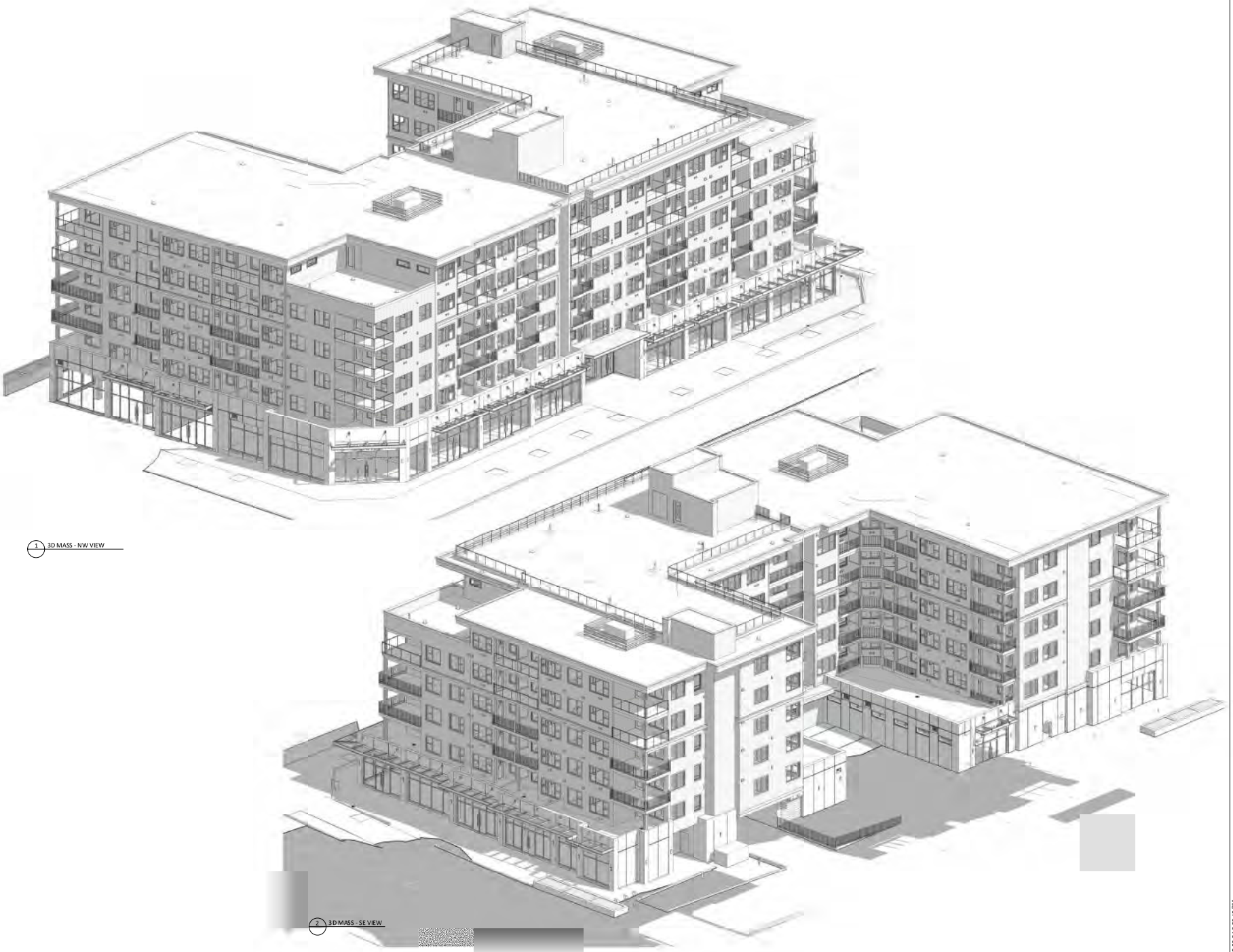
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1 3D MASS - NW VIEW

2 3D MASS - SE VIEW

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BC BUILDS - ALDERGROVE

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title
3D AXO

scale
as per

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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MATERIAL SCHEDULE

	<varies>
1	CONCRETE - ARCHITECTURAL FINISH
2	HARDIE FIBRE CEMENT BOARD AND BATTEN "IRON GREY"
3	HARDIE FIBRE CEMENT LAP SIDING "COBBLESTONE"
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e. **RESIDENTAL LOBBY ENTRANCE CANOPY**: STEEL, BLACK FRAME
e. **SOFFIT**:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT

BC BUILDS - ALDERGROVE

27214 FRASER HWY, LANGLEY BC

title
RENDERED VIEW

scale 1/8" = 1'-0"
@ 24"x36"
date 2024 MAY
drawn EB checked GK

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sheet no. A9.00

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WEST ELEVATION CLOSE-UP VIEW

MATERIAL SCHEDULE

	<varies>
1	CONCRETE - ARCHITECTURAL FINISH
2	HARDIE FIBRE CEMENT BOARD AND BATTEN "IRON GREY"
3	HARDIE FIBRE CEMENT LAP SIDING "COBBLESTONE"
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e. RESIDENTAIL LOBBY ENTRANCE CANOPY: STEEL, BLACK FRAME
e. SOFFIT:
OPTION 1: LOW MAINTENANCE ACCENT, WOOD TONE
OPTION 2: HARDIE, LIGHT



RESIDENTIAL MAIN ENTRANCE



LIBRARY ENTRANCE

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RENDERED VIEW

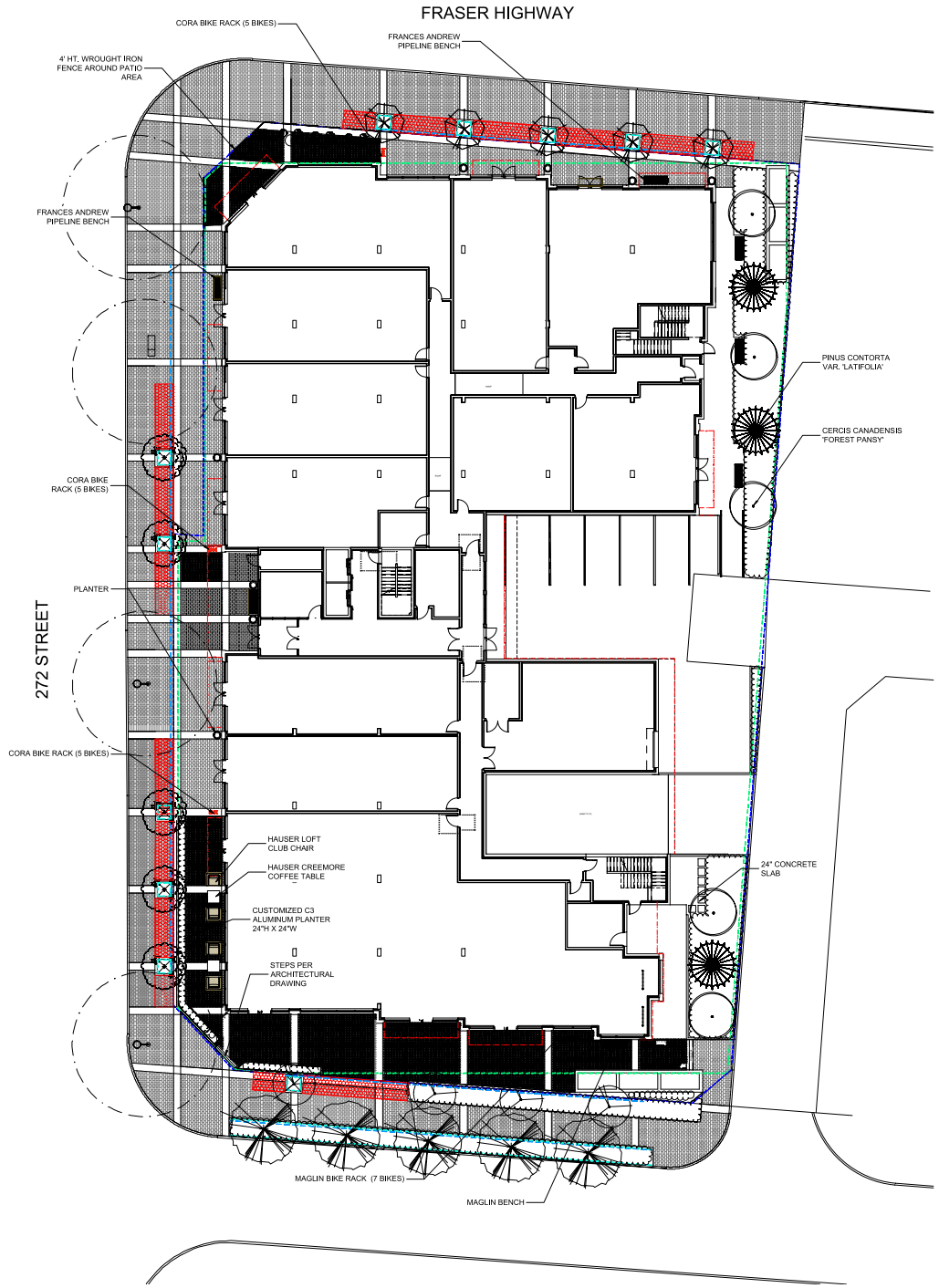
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PLANT SCHEDULE - OFFSITE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SIDE				
	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL; 1.2M STD; B&B
	5	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	4	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	6CM CAL; 2M STD; 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.

PLANT SCHEDULE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.5M STD; B&B
	3	PINUS CONTORTA VAR. 'LATIFOLIA'	LODGEPOLE PINE	3.0M 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.

25 REPLACEMENT TREES REQUIRED, 8 REPLACEMENT TREES PROVIDED.

MATERIAL LEGEND

SYMBOL	DESCRIPTION
	BARKMAN BROADWAY PAVERS SIZE: 300X150X65MM PATTERN: RUNNING BOND COLOUR: NATURAL
	CONCRETE PAVEMENT FINISH: BROOM FINISH COLOUR:NATURAL
	STRUCTURAL SOIL
	BARKMAN BROADWAY PAVERS SIZE: 300X150X65MM PATTERN: RUNNING BOND COLOUR: SANDSTONE
	BARKMAN PAVER LEXINGTON WITH 400X400X50MM STERLING
	BARKMAN BROADWAY PAVERS SIZE: 300X150X65MM COLOUR: NATURAL

SITE FURNITURE LEGEND

SYMBOL	DESCRIPTION
	MAGLIN ML5975-M METAL BENCH COLOUR: SILVER 14 FINE TEXTURED
	MAGLIN BIKE RACK MBR-0400-00011 COLOUR: GLOSSY BLACK FINE TEXTURED
	NORTHWEST LANDSCAPE SUPPLY MADISON PLANTERS 26" PRPA116594 COLOUR:CAVIAR BLACK
	DOBNEY FOUNDRY TREE GRATE MODEL SP8
	TOL OFF SITE SPECIFIED BENCH FOR 272 ST. AND FRASER HIGHWAY FRONTAGE. FRANCES ANDREW PIPELINE PW15-76 ARMS COLOUR: GLOSSY BLACK
BK	CORA BIKE RACK W2704 COLOUR: GLOSSY BLACK
	TOL OFF SITE 3-TIER WASTE RECEPTACLE TO BE PROVIDED BY TOL
	MAGLIN FURNITURE BATTERY COLLECTION: CAFE TABLE & CHAIR COLOUR: ORANGE RAL2009


MAGLIN BIKE RACK


HAUSER LOFT CLUB CHAIR


MADISON PLANTERS


HAUSER CREEMORE COFFEE TABLE


DOBNEY FOUNDRY TREE GRATE


C3 ALUMINUM PLANTER


MAGLIN BENCH

0 5M 10M 15M

SCHEDULE B

24159-3.ZIP

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

SEAL:

	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
5	03/20/2025	UPDATE PER TOL COMMENTS	AR
4	02/28/2025	ISSUED FOR BP	RJ
3	01/06/2025	90% BP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	50% BP	YR/RJ

CLIENT:

PROJECT:

BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

E.8

DRAWING NUMBER:

L1

DATE: 24.OCT.16
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

OF 10

PMG PROJECT NUMBER: **24-159**



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5	03/20/2025	UPDATE PER TOL COMMENTS	AR
4	02/28/2025	ISSUED FOR RP	RJ
3	01/06/2025	90% RP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	50% RP	YR/RJ

CLIENT:

PROJECT:

BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:

NORTH GRADING PLAN

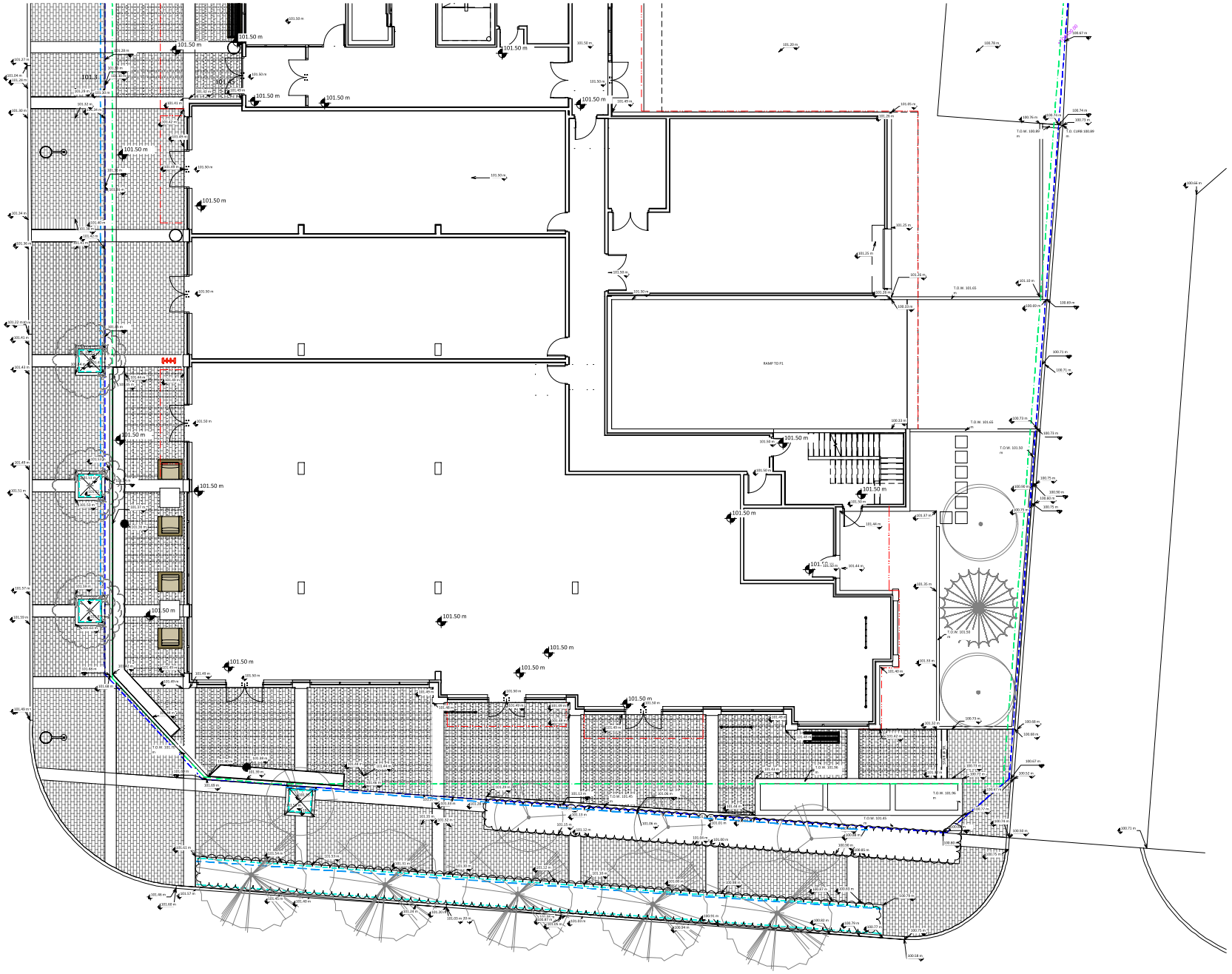
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DATE: 24.OCT.16
SCALE: 1:75
DRAWN: RJ
DESIGN: RJ
CHKD: YR

OF 10

PMG PROJECT NUMBER: **24-159**

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	CANOPY ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
5	03/20/2025	UPDATE PER TOL COMMENTS	AK
4	02/28/2025	ISSUED FOR BP	RJ
3	01/06/2025	90% BP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	50% BP	YR/RJ

CLIENT:

PROJECT:

BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:

SOUTH GRADING PLAN

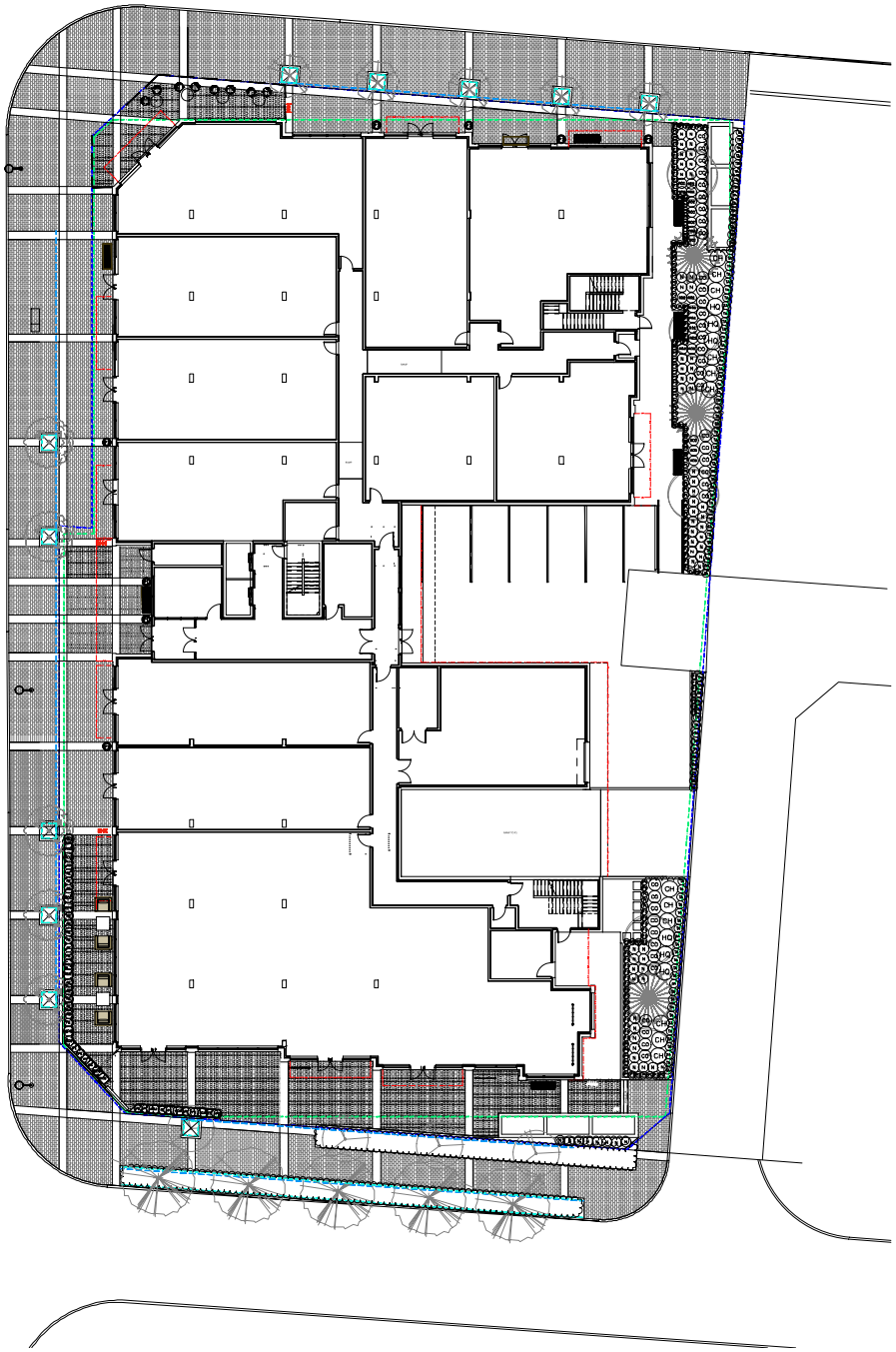
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DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: **L3**

OF 10

PMG PROJECT NUMBER: **24-159**

24159-3.ZIP



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
CH	12	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
CS	37	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
HQ	6	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
NDM	64	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
RM	34	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED	#2 POT; 40CM
TXH	95	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
GRASS				
PA	29	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PH	149	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT

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

	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

0 5M 10M 15M

24159-3.ZIP

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SEAL:

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5	03/20/2025	UPDATE PER TOL COMMENTS	AR
4	02/28/2025	ISSUED FOR BP	RJ
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CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

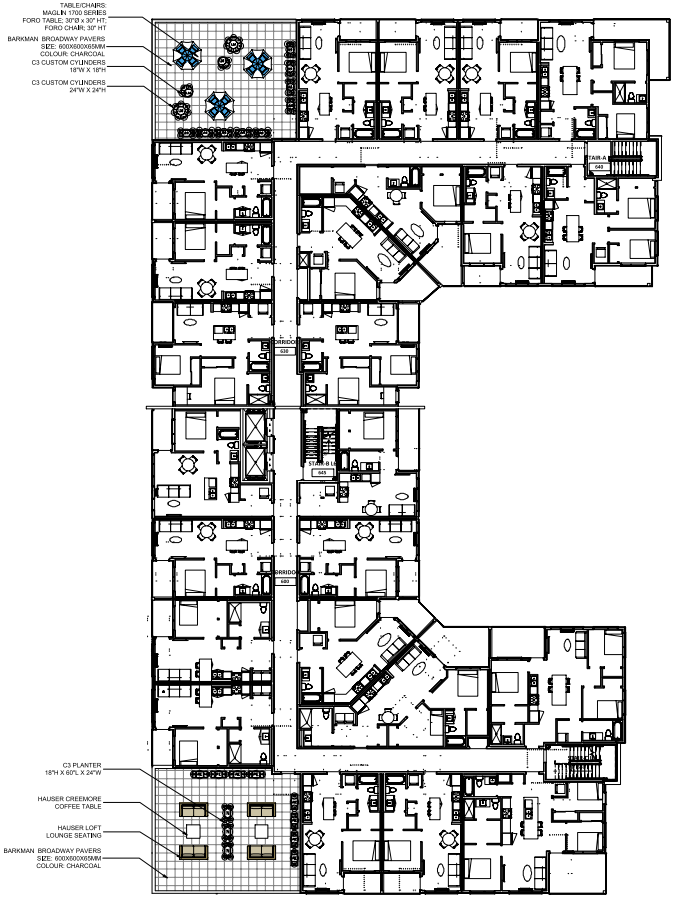
DRAWING TITLE:
SHRUB PLAN

DRAWING NUMBER: **E.8** **L4**

DATE: 24.OCT.16
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

OF 10

PMG PROJECT NUMBER: **24-159**



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	9	AZALEA JAPONICA 'AUTUMN CHEER'	DWARF AZALEA; LIGHT PINK	#2 POT; 25CM
	16	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
	3	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
GRASS				
	56	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE	#1 POT
	8	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
	12	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
	4	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT

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HAUSER LOFT LOUNGE SEATING


TABLE/CHAIRS


HAUSER CREEMORE COFFEE TABLE


C3 ALUMINUM PLANTER

0 5M 10M 15M

24159-3.ZIP

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5	03/20/2025	UPDATE PER TOL COMMENTS	AK
4	02/28/2025	ISSUED FOR BP	RJ
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2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	50% DP	YR/RJ

CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

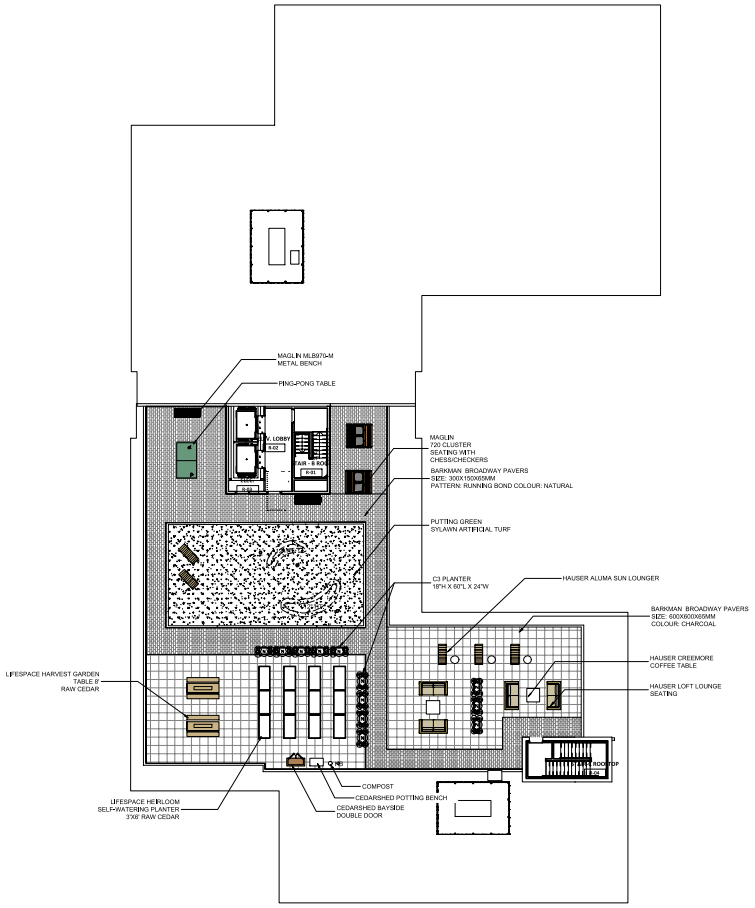
DRAWING TITLE:
LEVEL 6 LANDSCAPE PLAN

DRAWING NUMBER: **L5**

DATE: 24.OCT.16
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

OF 10

PMG PROJECT NUMBER: **24-159**



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
GRASS	12	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
PT	48	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT

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HAUSER LOFT LOUNGE SEATING


C3 ALUMINUM PLANTER


HAUSER CREEMORE COFFEE TABLE


HAUSER ALUMA SUN LOUNGER


MAGLIN BENCH



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	03/20/2025	UPDATE PER TOL COMMENTS	AR
4	02/28/2025	ISSUED FOR BP	RJ
3	02/06/2025	90% BP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	30% BP	YR/RJ

CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:
ROOFTOP LANDSCAPE PLAN

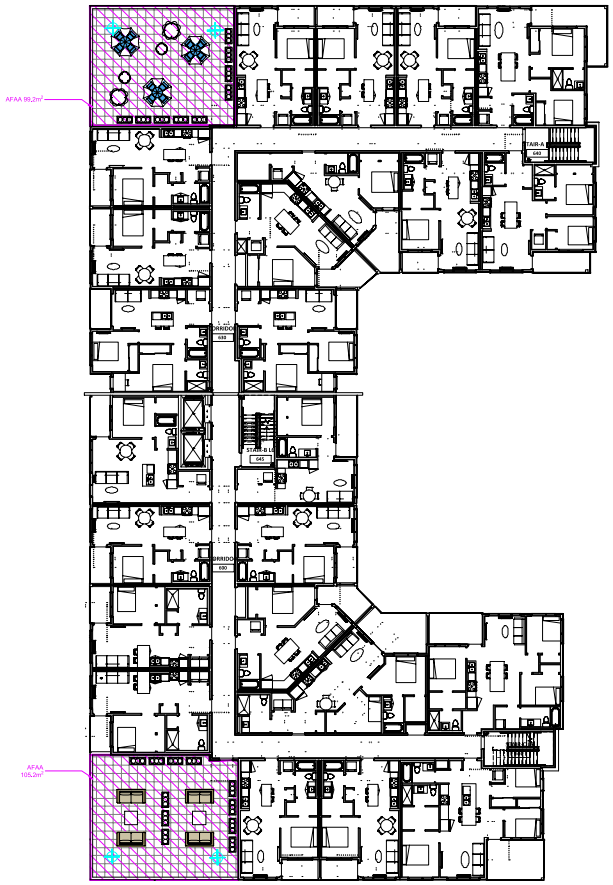
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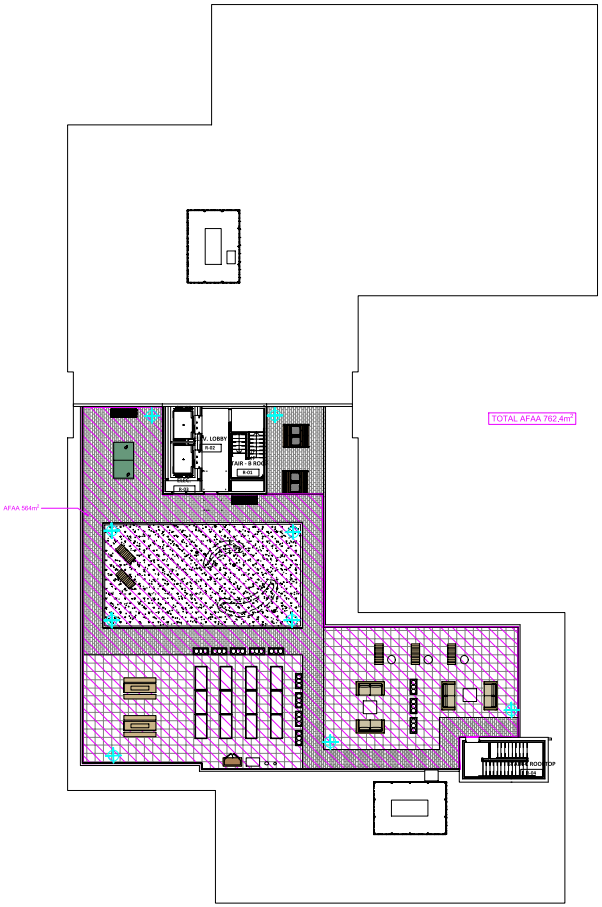
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DESIGN: RJ
CHK'D: YR

OF 10

PMG PROJECT NUMBER: **24-159**

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CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:
AFAA

DRAWING NUMBER: **E.8** **L7**

DATE: 24.OCT.16
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DESIGN: RJ
CHK'D: YR

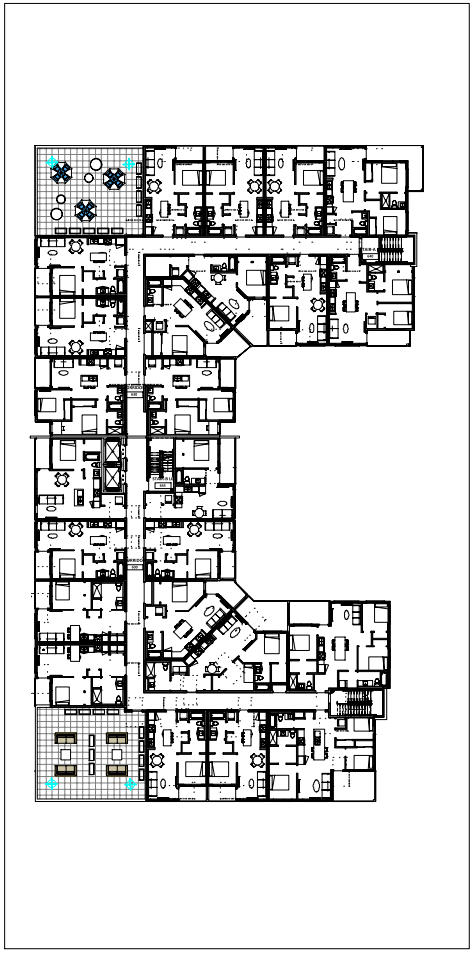
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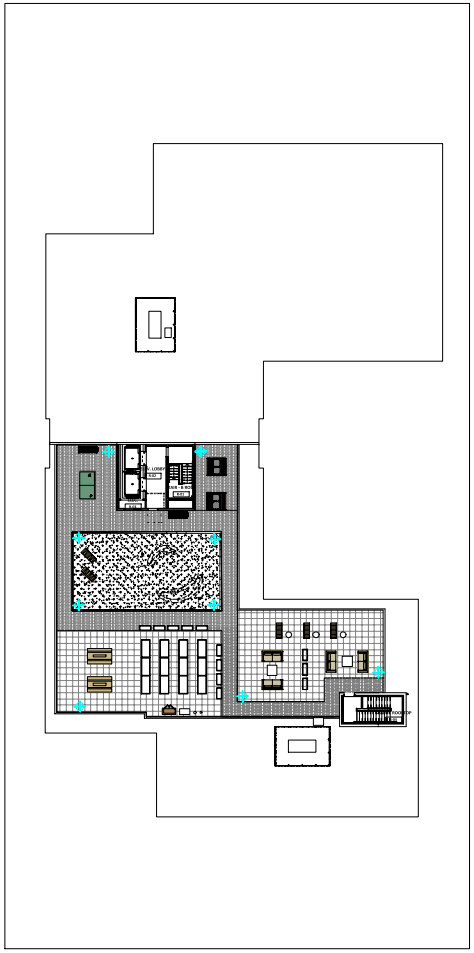
PMG PROJECT NUMBER: **24-159**



GROUND LEVEL



LEVEL 6



ROOF TOP

LIGHTING LEGEND

	BOLLARD LIGHTING SPJ SPJ-PCL-920 PRE-CAST PATHLIGHT DARK SKY CERTIFIED
	WALL LIGHTING SPJ SPJ-WSL-1 DARK SKY CERTIFIED

NOTE: CONCEPTUAL LIGHTING PROVIDED. DETAILS TO BE CONFIRMED BY ELECTRICAL ENGINEER



BOLLARD LIGHT



WALL LIGHT

0 5M 10M 15M

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SEAL:

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	PARKADE LINE
	CANOPY ABOVE

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CLIENT:

PROJECT:

BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:

LIGHTING PLAN

E.8

DRAWING NUMBER:

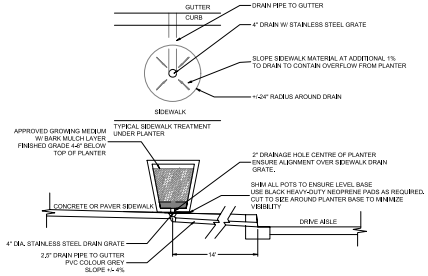
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OF 10

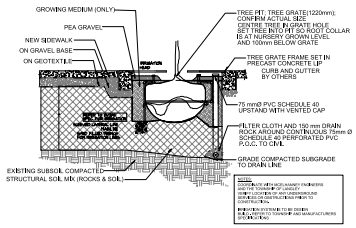
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CHK'D: YR

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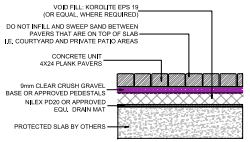
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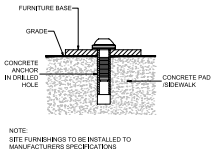
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1:25



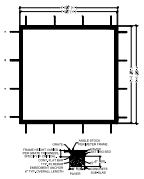
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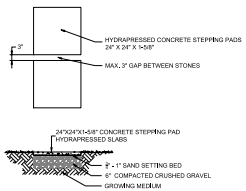
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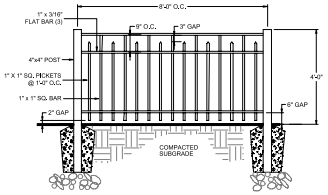
4 SITE FURNITURE MOUNTING
N.T.S



5 URBAN ACCESSORIES TREE GRATE DETAIL
N.T.S



6 24" CONCRETE SLAB
1:25



7 4' HT. WROUGHT IRON FENCE
1:25

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	03/20/2025	UPDATE PER TOL COMMENTS	AR
4	02/28/2025	ISSUED FOR RP	RJ
3	02/06/2025	90% RP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	50% RP	YR/RJ

CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:
LANDSCAPE DETAIL

DRAWING NUMBER: **E.8** **L9**

DATE: 24.OCT.16
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

OF 10

24159-3.ZIP

PMG PROJECT NUMBER: **24-159**

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issed where required.
.1.7 Warranty Review: Prior to the completion of the warranty period (+/- 11 months after Issuance of the Certificate of Completion), review all warranty material and report reccommendations for warranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil.
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the Canadian Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the Canadian Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; include cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the Canadian Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade:
.4.1.1 Seeded and sodded lawn........6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers........18" (450mm)
.4.1.3 Groundcover only areas, if defined on plan........9" (225mm)
.4.1.4 Tree & large shrub pits........depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab:
.4.2.1 Irrigated lawn........9" (210mm)
.4.2.2 Groundcover areas........12" (300mm)
.4.2.3 Lawn without automatic irrigation........12" (300mm)
.4.2.4 Shrub & groundcover areas........18" (450mm)
.4.2.5 Trees and specimen shrubs*........30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To Canadian Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated , 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequete protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight). Conform to Canadian Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of Canadian Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of Canadian Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to Canadian Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior ro making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
.8.3 Substitutions are subject to Canadian Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2"x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to Canadian Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, Canadian Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the Canadian Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: Canadian Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14.2, Maintenance Level 2 "Groomed".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the Canadian Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (Canadian Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming According to soil analysis
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	03/20/2025	UPDATE PER TOL COMMENTS	AR
4	02/28/2025	ISSUED FOR BP	RJ
3	02/06/2025	90% BP	RJ
2	01/10/2025	NEW SITE PLAN	RJ
1	12/20/2024	30% BP	YR/RJ

CLIENT:

PROJECT:
BC BUILDS - ALDERGROVE RESIDENTIAL BUILDING

27214 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:
LANDSCAPE SPECIFICATIONS

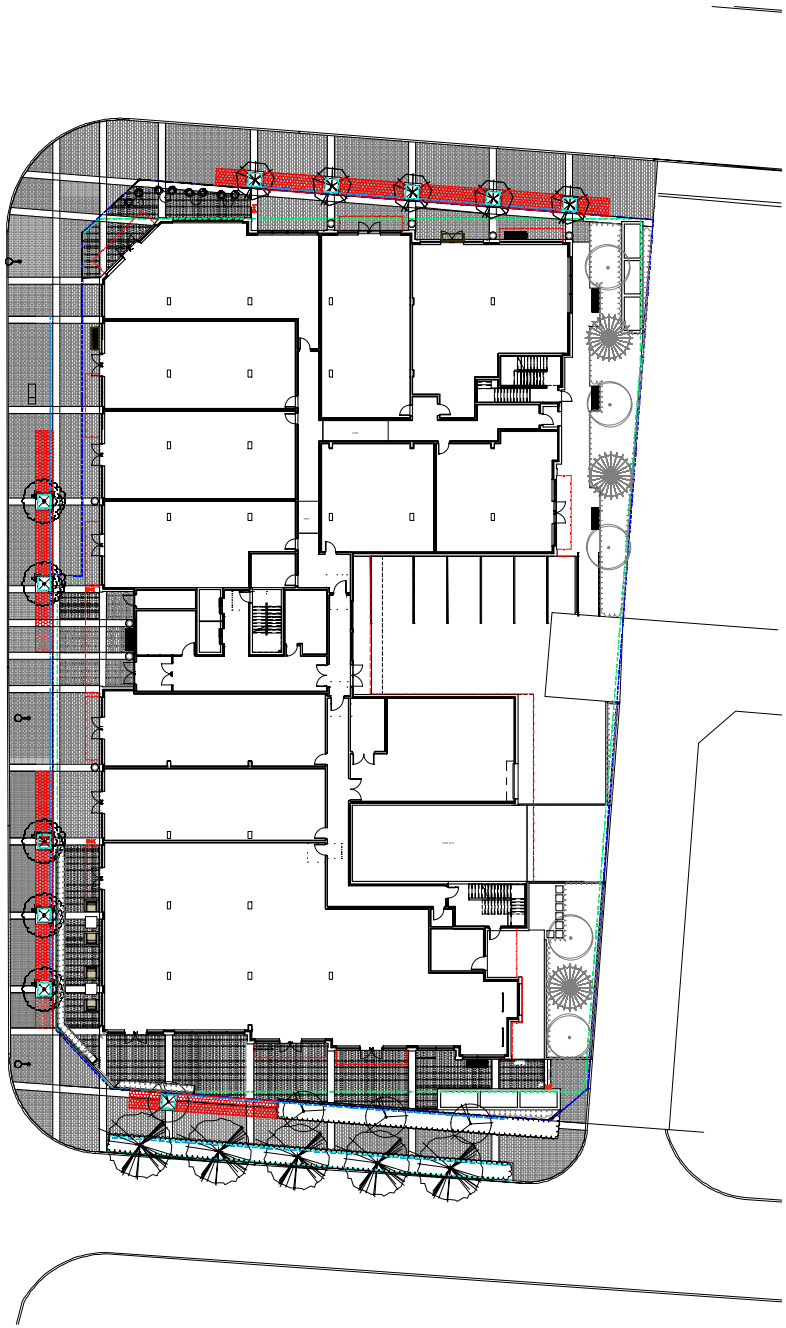
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DATE: 24.OCT.16
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: **L10** OF 10

24159-3.ZIP

PMG PROJECT NUMBER: **24-159**



PLANT SCHEDULE - OFFSITE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL, 1.2M STD; B&B
	5	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	4	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	6CM CAL; 2M STD; 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.

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CLIENT:

PROJECT:

ALDERGROVE 6-STOREY RESIDENTIAL /COMMERCIAL DEVELOPMENT

272 STREET AND FRASER HWY LANGLEY, BC

DRAWING TITLE:

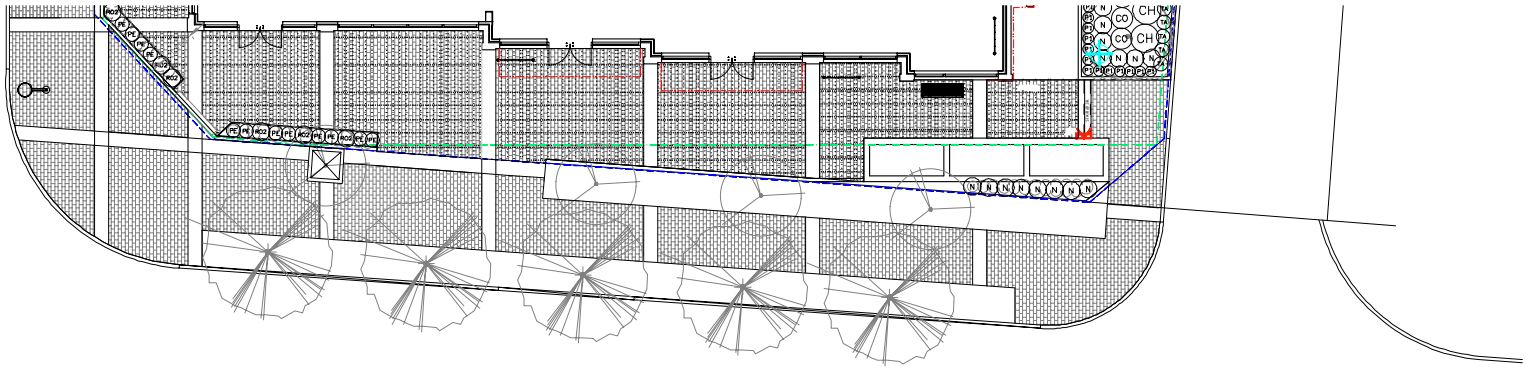
TREE PLAN

DATE: 24.OCT.29
SCALE: 1:200
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: L1
OF 4

24159-3.ZIP

PMG PROJECT NUMBER: 24-159



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-159

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
CO	3	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
HY	6	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
N	8	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
GRASS				
PE	96	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
GC				
W	207	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

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1	25.MAR.20	UPDATE PER TOL COMMENTS	AR

CLIENT:

PROJECT:

ALDERGROVE 6-STOREY RESIDENTIAL /COMMERCIAL DEVELOPMENT

272 STREET AND FRASER HWY
LANGLEY, BC

DRAWING TITLE:

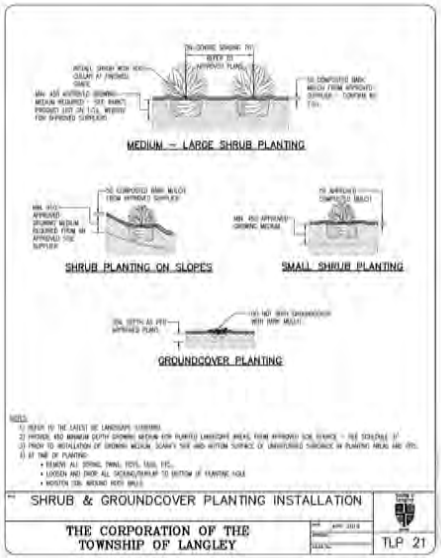
SHRUB PLAN

DATE: 24.OCT.29
SCALE: 1:100
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: L2
OF 4

24159-3.ZIP

PMG PROJECT NUMBER: 24-159



SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

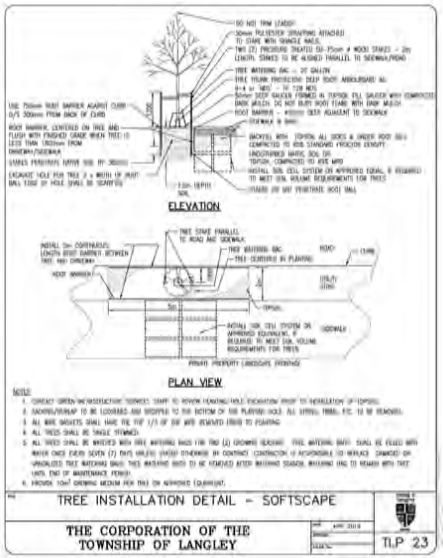
TLP 21



TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

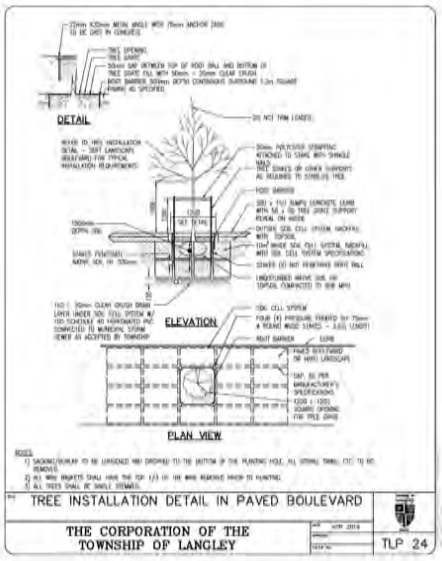
TLP 22



TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

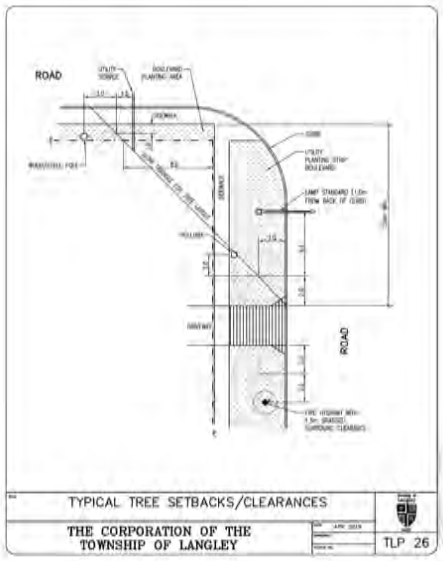
TLP 23



TREE INSTALLATION DETAIL IN PAVED BOULEVARD

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 24



TYPICAL TREE SETBACKS/CLEARANCES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 26

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PROJECT:

ALDERGROVE 6-STOREY RESIDENTIAL /COMMERCIAL DEVELOPMENT

272 STREET AND FRASER HWY
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAIL

DATE:	24.OCT.29
SCALE:	AS SHOWN
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DESIGN:	RJ
CHK'D:	YR

DRAWING NUMBER: L3

OF 4

24159-3.ZIP

PMG PROJECT NUMBER: **24-159**

PART ONE - GENERAL

1.1 COPYRIGHT

.1 The Structural Soil specification is provided as an instrument of service and remains the property of PMG Landscape Architects. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed, in whole or in part, without the permission of PMG Landscape Architects.

1.2 SCOPE OF WORK

.1 The work of this section shall assure the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sub grade.

.2 It is the intent that the structural soil mixture will provide the necessary load bearing characteristics for light load hard surface paving areas while allowing and promoting the development of tree roots. The long term goals the promotion of healthy, long lived trees while reducing the potential negative implications of large scale root development under hard surface areas.

.3 Refer to drawings for location and dimension of structural soil mixture.

.4 All other related work as described in the drawings and/or this specification.

1.3 RELATED WORK

.1 Section 02100, Landscape Requirements
.2 Section 02110, Landscape Drainage
.3 Section 02810, Irrigation System
.4 Section 02933, Sodding (Seeding)
.5 Section 02900, Planting Trees, Shrubs, and Groundcover

1.4 RELATED MASTER MUNICIPAL SPECIFICATIONS

.1 Contractor to report all conflicts with civil engineering to Landscape Architect
.2 Section 02210, Site Grading
.3 Section 02223, Excavating, Trenching, and Backfilling
.4 Section 02226, Aggregates and Granular Materials
.5 Section 02660, Waterworks
.6 Section 02721, Storm Sewers
.7 Section 02725, Manholes and Catch Basins

1.5 STANDARDS

.1 BCSLA/BCLNA Landscape Standard (most current edition)

.2 Canadian System of Soil Classification

1.6 QUALITY ASSURANCE

.1 All structural soil material used in street tree planting shall be from a source approved by the Consultant and all similar materials supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any material to the site, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner, at the Contractor's expense and indicating the particle size characteristics of the proposed material in written form as laid out in 2.1.1 of this section.

.2 All nutritive admixtures to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar nutritive admixtures supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any nutritive admixture, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. The test report shall quantify and qualify the following characteristics of the proposed nutritive admixture:
2.1 Gravel, sand and fines content each as a % of dry weight mineral
2.2 Organic material content as a percentage of dry weight.
2.3 Acidity (pH)
2.4 Salinity in millimhos/cm at 25 degrees C.
2.5 Basic fertility (total nitrogen available K, Ca, Mg, P.)
2.6 Recommendation for incorporation of necessary amendments.

.3 Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.

.4 Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications.

.5 Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.

.6 Confirm compaction of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Engineer.

.7 Aggregate Test:
7.1 Provide source and sieve designation of intended aggregate material prior to ordering.
7.2 At the Landscape Architect's discretion, materials may be retested. Contractor is responsible for costs of testing if sample does meet specification and for correction of any deficiency.
7.3 Submit 2.5kG sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.

.8 Structural Soil Mix Design:
8.1 Prepare sample of structural soil mix with proposed mix ratios for approval by Landscape Architect a minimum of 14 days prior to placement. Notify Landscape Architect minimum 7 days prior to mixing samples.
8.2 Landscape Architects may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.

1.7 SCHEDULING

.1 Obtain approval from Consultant of schedule 14 days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil mixture is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.

.2 Schedule to include;
2.1 date for commencement of preparation of structural soil at source
2.2 sub grade preparation at site
2.3 shipping dates
2.4 arrival dates on site
2.5 installation dates

.3 Schedule work to co-ordinate with installation of any drainage, irrigation, tree grate footings, lighting, paving etc.

.4 Complete work to ensure tree planting will occur under optimum conditions

.5 Do not handle or place structural soil mix in rain.

1.8 FIELD REVIEW

.1 Start up meeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report, aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting.

.2 Co-ordinate site meeting with Consultant at the following times
2.1 drainage installation and connection
2.2 irrigation installation
2.3 mixing of structural soil mixture
2.4 installation of structural soil mixture
2.5 sub grade preparation and layout.
2.6 installation of trees

.3 Where materials are installed in phases, it is the contractors responsibility to inform the Consultant of critical installation times for each phase as noted in Section 1.8.2.

1.9 SAMPLES

.1 Provide 2 kg samples of all materials required for the preparation of structural soil minimum 14 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 1.3.2. and 1.3.3

1.10 PRODUCT HANDLING

.1 All materials used in the composition of structural soil shall not be prepared, worked or traveled upon when in a wet or frozen condition.

.2 Supply and handle dolomite lime, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.

1.11 DELIVERY, STORAGE AND PROTECTION

.1 For structural soil prepared at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the preparation of structural soil.

.2 On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials.

.3 Structural soils to be installed as soon as practicable after mixing, any structural soils stored overnight whether on-site or at source shall be covered with tarpaulin of material approved by the Consultant until such time as materials installed.

.4 All material to be stockpiled shall be protected in accordance with B.C. Ministry of Environment guidelines.

PART TWO - PRODUCTS

2.1 GROWING MEDIUM

.1 TABLE ONE:
.2 Provide all growing medium required to complete the work.
.3 Comply with the requirements of Table 1, below
.4 Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the organic matter in the soil mixture.

TABLE ONE

PROPERTIES	GROWING MEDIUM FOR GAP-GRADED MIXTURE
TEXTURE-Particle size classes by the Canadian System of Soil Classification	
Gravel-greater than 2mm - less than 75mm	0
Sand-greater than 0.05mm - less than 2mm	maximum 60%
Silt-greater than 0.002 mm - less than 0.05 mm	maximum 35%
Clay-less than 0.002mm	maximum 15%
Clay and Silt Combined	maximum 40%
ACIDITY (PH):	6.0 - 7.0
DRAINAGE: Minimum saturated hydraulic conductivity (cm/hr) in place.	3.0
SALINITY-Saturated extract conductivity shall not exceed:	3.0 millimhos/cm at 25°C
ORGANIC CONTENT-Percent of Dry Weight (%)	8% - 12%

2.2 AGGREGATE

.1 Clean inert stone of high angularity is preferred over washed gravel.

.2 Stone dimension aspect ratio should approach 1:1:1 with a maximum of 2:1:1 length: width: depth.

.3 Single size stone, 75mm clear sieve designation: Blasted Quarry Rock.

.4 Aggregate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 1.5 and 1.8

.5 Aggregate quality: Material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would act in a deleterious manner or use intended.

2.3 SOIL STABILIZER

.1 A non-toxic organic binder.
Product: Stabilizer, The Original Natural Binder, as available from Verster, Aldergrove, BC. 604-607-1002. (Or approved equal)

2.4 GRANULAR BASE

.1 To Master Municipal Specification Section 02226, Aggregates and Granular Materials.

2.5 PAVING MATERIALS

.1 Refer to architectural drawings.

2.6 FILTER FABRIC

.1 Non Woven filter fabric shall be installed as a separation layer directly above the compacted structural soil mixture. Do not install fabric until adequate compaction of the structural soil mixture has been confirmed.

.2 Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conform to the following ASTM designations:
- Grab Tensile Strength ASTM-D-4632 400 kN
- Tensile Elongation ASTM-D-4632 50%
- Static CBR Puncture test ASTM-D-6241
- Flow Rate ASTM-D-4491 0.1 l/min/m²

.3 Fabric shall be Amoco 4545 or approved equivalent.

PART THREE - EXECUTION

3.1 SUBGRADE

.1 Excavate sub grade to establish tree pit / trench as indicated on contract drawings. Place the structural soil under the paving adjacent to the planting pits, NOT in the planting pits themselves.
.2 Areas designated as structural soil tree pits for street tree planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, roof branches, toxic materials, building materials and other deleterious materials to the approval of the civil engineer.

3.2 PREPARATION OF EXISTING GRADE

.1 Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed.

.2 Excavate trench to Master Municipal Specification Section 02223. Trenching, Excavation and Compaction allowing for design depth and width of structural soil mix.
.2.1 Refer to contract drawings for areas to be treated and to details for dimensions
.2.2 Compact to 95% Modified Proctor Density.
.2.3 Subgrade elevations shall slope parallel to the finished grades and/or toward the subsurface drain lines as indicated on the civil engineering drawings.

.4 Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postponed until after the installation of the mixture.

.5 Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings.

3.3 SUB DRAINS

.1 Install to requirements of Master Municipal Specifications. Refer to Section 02660, Waterworks, Section 02721, Storm Sewers, and Section 02725, Manholes and Catch Basins
.3.1 Install prior to installation of the structural soil mixture.
.3.2 Co-ordinate all contract drainage work with other drainage on-site
.3.3 Confirm location of storm sewer connections with civil engineer.

3.4 IRRIGATION

.1 Install to requirements of Section 02810, Irrigation System. Refer also to Irrigation Drawings.
.3.3 Install irrigation main lines in co-ordination with installation of the structural soil. Confirm timing at start-up meeting.
.3.2 Co-ordinate all contract irrigation work with other civil engineering and drainage on-site
.3.3 Confirm location of irrigation connections with civil engineer.

3.5 MIXING STRUCTURAL SOIL MATERIAL

.1 Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the stone.

.2 Base Ratio of Materials:
- 1.4 cu metre of aggregate stone section 2.2
- 1.25 cu metre of Growing Medium section 2.1
- 2 kg Stabilizer section 2.3
+ Water as required
+ The amount of water required will vary according to moisture present in growing medium.

.3 Combine the stone, growing medium and Stabilizer product into a thorough, homogeneous mixture. Moisten mixture with fine spray of clean potable water while mixing to activate Stabilizer product.

3.6 MIXING

.1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

.2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

.3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

PART THREE - EXECUTION (cont)

3.7 PLACEMENT

.1 Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture.

.2 Structural soil shall be moist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structure or pavement.

.3 Place Stone mixture in 300mm lifts through entire area of structural soil mixture.

.4 Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil engineer.

.5 Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil mixture.
Refer to Quality Assurance, section 1.5

.6 Provide a uniformly firm and level surface allowing for specified depths of road base and / or growing medium to meet finished design grade.

.7 Installation of structural soil in the location of the tree is not recommended. Various techniques such as reinforced wood boxes, sheet boxes, large diameter PVC pipe, etc. have been employed to allow for sand to be installed at the tree location with the compacted structural soil surrounding the hole. At the time of tree installation, the sand is removed and growing medium (as per Section 2.1) added to surround the root ball.

3.8 INSTALLATION OF FILTER FABRIC

.1 After approval of structural soil mixture compaction, install Filter Fabric.

.2 Ensure minimum 400cm overlap of all fabric seams and beyond edge of structural soil.

3.9 GRANULAR BASE MATERIAL

.1 Place minimum 75 mm granular base on top of filter fabric over structural soil layer.

.2 Compact granular base to 95% Modified Proctor Density. Compaction must be consistent with other surrounding granular base materials.

.3 All areas shall be graded too the contours and elevations indicated on the contract drawings. Ensure positive drainage.

3.10 PROTECTION

.1 Protect existing conditions from damage or staining and make good any damage.

.2 All damage will be repaired at the expense of the installation contractor.

3.11 TREE PLANTING

.1 Remove structural soil or other backfill material (sand, see comments in section 3.7.7) from the full dimensions of the tree grate area (1.2m x 1.2m x depth of root ball).

.2 Re-compact all material below root ball to original specified density to prevent settling of the root ball in the hole.

.3 Ensure tree is planted in the exact centre of the specified planting station straight and true.

.4 Install tree in accordance with BCSLA Landscape Standard. Cut away synthetic root ball twine, cut back improperly sized wire baskets, pull back burlap from around trunk etc.

.5 Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as backfill material.

.6 Place 50mm depth composted fir/hem bark mulch over the top of the open tree pit area.

3.12 TREE GRATES

.1 Site Furniture and to contract drawings for tree grates, frames and footings.

3.13 ACCEPTANCE

.1 Consultant shall inspect structural soil "in place" and determine acceptance of material, and finish grading prior to paving.

.2 Finish grade shall be to within 15mm of proposed grades within 3.0m of any adjacent fixed elevation and to within 15mm of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.

3.14 SURPLUS MATERIAL

.1 Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site.

.2 Clean up any soil or dirt spilled on any paved surface at the end of each working day.

.3 Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been completed.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	25.MAR.20	UPDATE PER TOL COMMENTS	AR

CLIENT:

PROJECT:

ALDERGROVE 6-STOREY RESIDENTIAL /COMMERCIAL DEVELOPMENT

272 STREET AND FRASER HWY
LANGLEY, BC

DRAWING TITLE:

STRUCTURAL SOIL SPECIFICATIONS

DATE: 24.OCT.29
SCALE:
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: L4
OF 4

24159-3.ZIP

PMG PROJECT NUMBER: 24-159

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 7, 2025 – REGULAR MEETING	**REPORT:**	25-49
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0241
SUBJECT:	REZONING APPLICATION NO. 100757 (1485767 BC LTD. / WONDER AND GROW LEARNING CENTER / UNITS B150 AND B155, 20487 – 65 AVENUE)		

PROPOSAL:

On December 16, 2024, Council granted first, second and third reading to Bylaw No. 6041 that proposed to amend Comprehensive Development Zone CD-103 to accommodate a group children's daycare on a site-specific basis for Units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue subject to the following development prerequisite being satisfied to the acceptance of the Township prior to final reading:

1. *Provision of written approval from the strata corporation of the proposed group children's day care use on the property.*

The applicant responded to the development prerequisite by providing a written decision dated March 3, 2025 from the strata corporation. The written decision from the strata corporation included the following statement:

The [Strata] Council will not be authorizing the expansion of the daycare facility.

RECOMMENDATION:

That Council consider the written decision provided by the strata corporation of the proposed group children's day care use at Units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue and abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041.

PURPOSE:

To provide information and a recommendation for Council's consideration of Rezoning Bylaw No. 6041.

BACKGROUND/HISTORY:

- Council considered Bylaw No. 6041 for first, second, third and final reading at the September 9, 2024 Council Meeting (Attachment A) and deferred consideration to the October 7, 2024.
- Council reconsidered Bylaw No. 6041 for first, second, third and final reading at the October 7, 2024 Council Meeting and resolved the following:

  That the application be referred back to staff, for Council's future consideration, to:
  1. *confirm with the proponent how the requirement to demonstrate adequate drop-off and pick-up areas will be satisfied; and*
  2. *review if Final Adoption shall be subject to the approval of the local strata corporation.*

- In response to Item 1 of Council's resolution, the applicant prepared a report with additional clarification on the parking arrangements and traffic management plan. In response to Item 2 of Council's resolution, a development prerequisite was included for Council's consideration requiring written approval of the proposed group children's day care use on the property by the strata corporation.
- Council reconsidered Bylaw No. 6041 at the December 16, 2024 Council Meeting (Attachment B) and granted granted first, second and third reading subject to the following development prerequisite being satisfied to the acceptance of the Township prior to final reading:

  1. *Provision of written approval from the strata corporation of the proposed group children's day care use on the property.*

DISCUSSION/ANALYSIS:

- The applicant responded to the final reading development prerequisite by providing a written decision dated March 3, 2025 from the strata corporation (Attachment C). The written decision from the strata corporation included the following statement:

  The [Strata] Council will not be authorizing the expansion of the daycare facility.

- Accordingly, the development prerequisite has not been fulfilled as written approval from the strata corporation has not been received.
- Alternatively, Council may elect to grant final reading to Bylaw No. 6041 to add a group children's day care as a permitted use.

Policy Considerations:

The proposed zoning amendment would accommodate a group children's day care as a permitted use on a site-specific basis.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	September 9, 2024 Report to Council (without attachments)
ATTACHMENT B	December 16, 2024 Report to Council (without attachments)
ATTACHMENT C	Written Decision from the Strata Corporation, dated March 3, 2025

ATTACHMENT A

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 9, 2024 – REGULAR MEETING	**REPORT:**	24-167
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0241
SUBJECT:	REZONING APPLICATION NO. 100757 (1485767 BC LTD. / WONDER AND GROW LEARNING CENTER / B150 AND B155, 20487 – 65 AVENUE)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-103 to accommodate a group children's day care on a site-specific basis for units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue.

RECOMMENDATION SUMMARY:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041.

RATIONALE:

The proposal is consistent with the provisions of the Willowbrook Community Plan.

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

Wonder & Grow Learning Center has applied on behalf of 1485767 BC Ltd. to amend the CD-103 zone to allow a group children's day care as a permitted use in units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue.

Though not currently permitted in the CD-103 zone, group children's day cares are accommodated in many comparable commercial and comprehensive development zones.

The proposal is consistent with the provisions of the Willowbrook Community Plan. Staff recommend that Council support the rezoning amendment.

PURPOSE:

This report is to provide information and a recommendation to Council regarding proposed rezoning application RZ100757.

REFERENCE:

Owner:	1485767 BC Ltd. 106, 222 4th Street West North Vancouver, BC V7M 1H7
Agent:	Wonder & Grow Learning Center B155, 20487 – 65 Avenue Langley, BC V2Y 3K8
Legal Description:	Strata Lots 230 and 231 District Lot 311 Group 2 New Westminster District Strata Plan EPS4097
Location:	B150 and B155, 20487 – 65 Avenue
Area:	20487 – 65 Avenue: 2.3 ha (5.7 ac) B150 and B155: 179.3 m^2 (1929.9 ft^2)
Existing Zoning:	Comprehensive Development Zone CD-103
Willowbrook Community Plan:	Comprehensive Development

BACKGROUND/HISTORY:

- The subject site is designated Comprehensive Development in the Willowbrook Community Plan.
- The intent of the Comprehensive Development designation is to provide for mixed-use developments including multiple family, seniors' congregate housing, neighbourhood convenience retail and office uses.
- The site was rezoned to Comprehensive Development Zone CD-103 and Development Permit No. 100738 was issued in July 2017 (ToL Project No. 08-14-0164).
- Wonder & Grow Learning Center currently operates a child development center offering professional therapy services and supportive tutoring programs in units B150 and B155 on the ground floor of the existing mixed-use building located at 20487 – 65 Avenue.

DISCUSSION/ANALYSIS:

- The subject application is to amend the CD-103 zone to allow a group children's day care as a permitted use in units B150 and B155 in the existing mixed-use building located at 20487 – 65 Avenue.
- The group children's day care is proposed to be operated by Wonder & Grow Learning Center and will provide care for 25 children with three employees.
- The CD-103 zone permits commercial uses, subject to no individual commercial use exceeding a gross floor area of 450 m^2 (4,843 ft^2).
- The group children's day care is proposed to be located in units B150 and B155 (gross floor area of 179.3 m^2 (1,929 ft^2)) in a mixed-use building fronting 65 Avenue, with the associated outdoor play area located off site consistent with Fraser Health's Away Play Policy.
- Compliant with Section 107 of the Zoning Bylaw, the group children's day care proposes six parking spaces, three parking spaces for employees and three parking spaces for drop-off and pick-up.

- Prior to a Building Permit and Business Licence being issued for the group children's day care, the proponent will be required to:
    - receive Community Care (Fraser Health) approval
    - ensure units B150 and B155 are compliant with the BC Building Code to accommodate the proposed use
    - provide an outdoor play area approved by Community Care (Fraser Health)
    - demonstrate adequate drop-off and pick-up areas in accordance with Section 107 of the Zoning Bylaw

Adjacent Uses:

	Existing Use	Willowbrook Community Plan Designation	Existing Zoning
North:	Townhouses	Multi Family One	Comprehensive Development Zone CD-10
South:	65 Avenue beyond which is a Costco and other light industrial and commercial uses	Business Office Park	Business/Office Park Zone M-11
East:	Townhouses	Multi Family One	Comprehensive Development Zone CD-36
West:	Langley Senior's Village	Institutional	Comprehensive Development Zone CD-44

Zoning Amendment:

- Bylaw No. 6041 proposes to add group children's day care to the list of permitted uses in the CD-103 zone on a site-specific basis for units B150 and B155 located at 20487 – 65 Avenue.

Policy Considerations:

The proposed zoning amendment to allow a group children's day care as a permitted use on a site-specific basis is consistent with the provisions of the Willowbrook Community Plan. Accordingly, staff recommend that Council give first, second, third and final reading to Rezoning Bylaw No. 6041.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

ATTACHMENT B

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-288
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0241
SUBJECT:	REZONING APPLICATION NO. 100757 (1485767 BC LTD. / WONDER AND GROW LEARNING CENTER / B150 AND B155, 20487 – 65 AVENUE)		

PROPOSAL:

On October 7, 2024 Council considered first, second, third and final reading of Bylaw No. 6041 (Attachment A) to amend Comprehensive Development Zone CD-103 to accommodate a group children's day care on a site-specific basis for units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue and passed the following resolution:

That the application be referred back to staff, for Council's future consideration, to:
1. *confirm with the proponent how the requirement to demonstrate adequate drop-off and pick-up areas will be satisfied; and*
2. *review if Final Adoption shall be subject to the approval of the local strata corporation.*

In response to Item 1 of Council's resolution, the applicant provided a report with additional clarification on the parking arrangements and traffic management plan (Attachment B). In response to Item 2 of Council's resolution, staff have included a development prerequisite for Council's consideration requiring written approval of the proposed group children's day care use on the property by the strata corporation.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041 amending Comprehensive Development Zone CD-103 to add group children's day care as a site-specific permitted use subject to the following development prerequisite being satisfied to the acceptance of the Township prior to final reading:

1. Provision of written approval from the strata corporation of the proposed group children's day care use on the property.

EXECUTIVE SUMMARY:

On October 7, 2024 Council considered first, second, third and final reading of Bylaw No. 6041 to amend Comprehensive Development Zone CD-103 to accommodate a group children's day care on a site-specific basis for units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue and passed the following resolution:

That the application be referred back to staff, for Council's future consideration, to:
1. *confirm with the proponent how the requirement to demonstrate adequate drop-off and pick-up areas will be satisfied; and*

2. review if Final Adoption shall be subject to the approval of the local strata corporation.

In response to Item 1 of Council's resolution, the applicant provided a report with additional clarification on the parking arrangements and traffic management plan. In response to Item 2 of Council's resolution, staff have included a development prerequisite for Council's consideration requiring written approval of the proposed group children's day care use on the property by the strata corporation.

Staff recommend that Council give first, second and third reading to Bylaw No. 6041.

PURPOSE:

To provide updated information for Council's consideration of Bylaw No. 6041.

BACKGROUND/HISTORY:

- Council considered first, second, third and final reading of Bylaw No. 6041 on September 9, 2024 and resolved to refer the application to the October 7, 2024 Council Meeting.
- On October 7, 2024 Council resolved the following:

  That the application be referred back to staff, for Council's future consideration, to:

  1. *confirm with the proponent how the requirement to demonstrate adequate drop-off and pick-up areas will be satisfied; and*
  2. *review if Final Adoption shall be subject to the approval of the local strata corporation.*

DISCUSSION/ANALYSIS:

- In response to Item 1 of Council's resolution, the applicant provided a report dated November 11, 2024 with additional clarification on the parking arrangements and traffic management plan.
- In response to Item 2 of Council's resolution, staff have included a development prerequisite for Council's consideration requiring written approval of the proposed group children's day care use on the property by the strata corporation.

(1) Confirm with the proponent how the requirement to demonstrate adequate drop-off and pick-up areas will be satisfied.

- The report provided by Wonder and Growing Learning Center dated November 11, 2024 provides additional clarification regarding how adequate employee parking, drop-off and pick-up areas are being provided.
- The report includes measures undertaken to date to minimize impact on neighbouring businesses and residents, as well as visuals and a supporting diagram clarifying where the six reserved parking spaces are located for employee parking, drop-off, and pick-up.

(2) Review if Final Adoption shall be subject to the approval of the local strata corporation.

- Staff reviewed this item in conjunction with legal counsel and confirmed Council's ability to include adding a development prerequisite requiring written approval of the proposed group children's day care use on the property by the strata corporation.
- Written approval by the strata corporation of the proposed group children's day care use on the property has been included as a development prerequisite of final reading of Bylaw No. 6041.

Policy Considerations:

The proposed zoning amendment to accommodate a group children's day care on a site-specific basis for units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue is consistent with the Willowbrook Community Plan. Accordingly, staff recommend that Council give first, second and third reading to Bylaw No. 6041.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	September 9, 2024 Report to Council (without attachments)
ATTACHMENT B	Report Submitted by Applicant, dated November 11, 2024

ATTACHMENT C

March 3, 2025

Via Email: lovfull@naver.com

1485767 BC Ltd. (B155)
C/O Sooji Kim
106 – 222 4th Street West
North Vancouver, BC V7M 1H7

Dear Owner(s):

Re: The Owners, Strata Plan EPS 4097 –Township Commons (the "Strata Corporation")
Response from Council – Unit B155

We are writing to you on behalf of and at the direction of the Strata Council, Strata Plan EPS 4097 – Township Commons.

Strata Council would like to advise the following:

- The Strata Council met with the Mayor of the Township of Langley to review the parking congestion on Common Property due to the Daycare facility.
- A substantial number of letters were provided to the Township of Langley by Owners of Township Commons, advising of their concerns regarding parking congestion and noting their disapproval of an expansion of the daycare facility.
- The Strata Council has a duty to administer the affairs of the Strata Corporation and act in the best interest of all Owners.
- All decisions of Council are recorded in the Council Meeting Minutes for Owners review.
- The Council will not be authorizing the expansion of the daycare facility.

If you have further questions, please forward them in writing to the email addressed noted below.

Sincerely,
Dwell Property Management
Agent for the Owners of Strata Plan EPS 4097 – Township Commons

Julie Bumby
Property Manager, Strata Plan EPS 4097
Direct Number: 604-248-1366
Email: julie.bumby@dwellproperty.ca

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

REPEAL BYLAW NO. 6114

EXPLANATORY NOTE

Bylaw No. 6114 repeals a number of bylaws that have become obsolete, included in current bylaws, or were not repealed at the time the parent bylaw was repealed.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

REPEAL BYLAW NO. 6114

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 Repeal Bylaw No. 6114”.

2. The following bylaws are repealed in their entirety:

Heritage Advisory Committee Establishment By-Law, 1975 No. 1545

Glen Valley Dyking District Agreement Bylaw 1976

Feed Lot control By-Law, 1979 No. 1844

Feed Lot Control Bylaw 1979 Amendment Bylaw 1980

Penalty Sections of Sundry Bylaws Amendment Bylaw 1981

Holiday Shopping Regulation By-Law, 1981 Bylaw No. 2067

B.C. Farm Museum Tax Exemption By-Law No. 2220, 1983

Sheep and Poultry Compensation By-law 1985 No. 2316

Joint Recreation Facilities Agreement with Langley City, Bylaw 1987 No. 2468

Parks Regulation Bylaw 1976 No. 1575 Amendment Bylaw 1988

Licenced Premises Entertainment Regulation Bylaw 1991 No. 3104

Arcade and Pool Hall Bylaw 1992 No. 3188

The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1992 No. 3190

The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1993 No. 3233

Township of Langley Local Government Election Procedure Bylaw 1993 No. 3298

The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1993 No. 3330

The Township of Langley Prohibition of Soil Removal Bylaw 1988 No. 2642 Amendment Bylaw 1994 No. 3365

Council Expense Bylaw 1994 No. 3405

Security Alarm System Regulation Bylaw 1995 No. 3486

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1995 No. 3577

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3602

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3614

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1996 No. 3661

Langley Waterworks Regulations Bylaw 1986 No. 3482 Amendment Bylaw 1997 No. 3672

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1997 No. 3706

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1998 No. 3787

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 1999 No. 3868

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2001 No. 4071

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2003 No. 4100

Langley Waterworks Regulation Bylaw 1995 No.3482 Amendment Bylaw 2002 No.4133

Langley Arcade And Pool Hall Amendment Bylaw 2003 No. 4202

Fire Department Miscellaneous Fee Establishment Bylaw 2003 No. 4263

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2005 No. 4407

Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2005 No. 4429

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2006 No. 4497

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2006 No. 4507

Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2007 No. 4570

Langley Waterworks Regulation Bylaw 1995 No. 3482 Amendment Bylaw 2008 No. 4652

Security Alarm System Regulation Bylaw 1995 No. 3486 Amendment Bylaw 2014 No. 5112

3. If any section or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, then the invalid portion must be severed and the remained of this bylaw is deemed to have been adopted without the severed section or clause

READ A FIRST TIME the	24	day of	March	, 2025
READ A SECOND TIME the	24	day of	March	, 2025
READ A THIRD TIME the	24	day of	March	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

GENERAL LOCAL GOVERNMENT ELECTION BYLAW 2010 NO. 4844

AMENDMENT BYLAW NO. 5766

REPEAL BYLAW NO. 6120

EXPLANATORY NOTE

Bylaw No. 6120 repeals General Local Government Election Bylaw 2010 No. 4844 Amending Bylaw No. 5766 removing the use of mail ballots for local elections.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

GENERAL LOCAL GOVERNMENT ELECTION BYLAW 2010 NO. 4844

AMENDMENT BYLAW NO. 5766

REPEAL BYLAW NO. 6120

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 “General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw No. 5766 Repeal Bylaw No. 6120”.

2. “General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw No. 5766” is hereby repealed.

READ A FIRST TIME the	24	day of	March	, 2025
READ A SECOND TIME the	24	day of	March	, 2025
READ A THIRD TIME the	24	day of	March	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ELECTION AND POLITICAL SIGNS BYLAW NO. 6118

EXPLANATORY NOTE

Bylaw No. 6118 sets out the rules and regulations regarding the placement of election and political signs on both public and private property within the Township of Langley.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
ELECTION AND POLITICAL SIGNS BYLAW NO. 6118

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

PART 1 CITATION

1.0 This Bylaw may be cited for all purposes as "Township of Langley Election and Political Signs Bylaw No. 6118".

PART 2 DEFINITIONS

2.0

Advanced Voting Day	means advance polling day under the Canada Elections Act or advance voting opportunity under the Local Government Act, School Act (BC) or Election Act (BC), whichever is applicable.
Boulevard	means: a) where there is no curb, the area between the shoulder of the road and the adjacent property line b) where there is curb but no sidewalk, the area from the back of the curb or gutter to the adjacent property line or c) where there is curb and a sidewalk, the area from the back of the sidewalk to the adjacent property line.
Bylaw	means the Township of Langley Election and Political Signs Bylaw No. 5834, as amended or replaced.
Candidate	means a person who is a registered candidate for election pursuant to the *Local Government Act*, *the School Act* (BC), the *Election Act* (BC), or the *Canada Elections Act*, as amended or replaced.
Candidate Representative	means a person who is appointed by a Candidate as a candidate representative for the purposes of the *Local Government Act*, the *Election Act* (BC) or the *Canada Elections Act*.
Centre Median	means an area designated for the segregation of lanes of traffic on a roadway, designated either by lines or landscaping.
Chief Election Officer	means the person appointed by Council as the Chief Election Officer pursuant to the Local Government Act, or

	the Deputy Chief Election Officer in the absence of the Chief Election Officer.
Council	means the Council of the Township of Langley.
Election or Political Sign	means a temporary sign designed or intended to be displayed in connection with Federal, Provincial, Local Government or School District No. 35 (Langley) elections, by-elections, referendum, or plebiscites.
Engineer	means the Director of Engineering or their designate and is the person authorized by Council to carry out the power and duties outlined in this bylaw.
General Voting Day	means polling day under the Canada Elections Act or general voting day under the *Local Government Act*, *School Act* (BC) or *Election Act* (BC), whichever is applicable.
Highway	means a common and public highway, street, avenue, roadway, lane, road allowance, bridge, and viaduct, which is intended for or used by the public for the passage of vehicles, pedestrians, and cyclists, but does not include a private right-of-way on private property.
Park	means Township-owned land or right-of-way used for passive or active recreation including open space, sports fields, pitch and putt golf courses, playgrounds, walkways, trails, nature reserves, natural areas, wildlife sanctuaries, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses.
Person	includes a property owner, strata corporation, candidate, candidate representative, political organization, or any other person under the direction of such an individual or organization.
Place	means place, erect, affix or attach.
Political Organization	includes: (a) an "elector organization" within the meaning established in the *Local Government Act* (b) a "authorized canvasser" within the meaning established in the Local Government Act (c) a "political party" within the meaning established in the *Election Act* (BC) or *Canada Elections Act* (d) any incorporated or unincorporated organization which promotes or opposes the election of a candidate (e) any incorporated or unincorporated organization which approves or disapproves of a course of action advocated

by a candidate or another political organization

(f) any incorporated or unincorporated organization which promotes or opposes an issue that is the subject of a referendum or plebiscite and

(g) any incorporated or unincorporated organization which promotes or opposes a recall or initiative campaign.

Public Property	means all property owned by the Township and School District No. 35, which are not occupied for residential purposes, excluding all highways.
Roadway Structure	means a bridge, overpass, guardrail, retaining wall, fence, concrete barrier, fire hydrant, street light pole, utility pole, and crosswalk pole.
Shoulder	means where there is no curb, the area between the edge of the road and a line two metres, fifty centimetres (2.5 m) parallel to the edge of the roadway.
Sign Face	means the display areas of a political sign on which letter, symbols or pictures appear.
Structure	means a construction of any kind whether fixed to or supported by or sunk into land or water.
Township	means the Corporation of the Township of Langley.
Traffic Control Device	means a sign, line, meter, marking, space, barrier, or device that is painted, placed or erected to guide, regulate, warn, direct, restrict, control or prohibit traffic.

PART 3 DURATION AND POLITICAL PROCESSES

3.0 A person shall not place, or permit to be placed, an election or political sign on public or private property, except in relation to:

3.1 Federal elections and by-elections in the Township, from the time the writ of election is issued until four (4) days after general voting day, and provided that such election or political sign is made solely in respect of a candidate within the riding where the sign is placed or which is made solely for a national party leader or which is made for both a candidate within the riding where the sign is placed and a national party leader;

3.2 Provincial elections and by-elections within the Township, from the time the writ of election is issued until four (4) days after general voting day, and provided that such election or political sign is made solely in respect of a candidate within the riding where the sign is placed or which is made solely for a provincial party leader or which is made for both a candidate within the riding where the sign is placed and a provincial party leader;

3.3 Township of Langley Local Government and School District No. 35 (Langley) Elections and by-elections, from 9:00 am on the twenty-first (21st) day prior to general voting day until four (4) days after general voting day;

3.4 Federal or Provincial referendum or plebiscites, from the day that the text of the question is approved by the Federal Parliament or by the Provincial Legislature, as the case may be, until four (4) days after general voting day;

3.5 Local Government and School District No. 35 (Langley) referendum or plebiscites, from 9:00am on the twenty-first (21st) day prior to general voting day, until four (4) days after the general voting day; and

3.6 Provincial recall or initiative campaigns, from the day that an application for recall or initiative is approved by the Chief Electoral Officer for BC until four (4) days after the final disposition of the matter.

PART 4 PLACEMENT OF ELECTION OR POLITICAL SIGNS ON PUBLIC PROPERTY

4.0 A person must not place, or permit to be placed, an election or political sign on:

(a) a highway or right of way

(b) a boulevard, centre median, island, or sidewalk

(c) any roadway structure or traffic control device

(d) a tree, bush, planter, waste or recycling receptacle, newspaper box, mailbox, signpost, bridge or overpass structure

(e) any other public property including land, buildings, structures, parks, gardens or equipment or

(f) overhanging public property

PART 5 PLACEMENT ON PRIVATE PROPERTY

5.0 Election or political signs may be placed on private property in all zones, including single family, two family, multi-family zones, institutional, commercial, and industrial, and any lot in a Rural zone, provided that:

5.1 signs must have the consent of the property owner, occupant, or strata corporation in the case of a parcel containing strata lots, prior to placement.

5.2 signs are self-supporting and are not affixed to any freestanding object, such as a fence, tree, or public utility infrastructure.

PART 6 REQUIREMENTS/RESTRICTIONS FOR ELECTION OR POLITICAL SIGNS

6.0 Election and political signs do not require a sign permit, but all election or political signs must adhere to the following requirements and restrictions:

6.1 must have no more than two sign faces:

6.2 all election or political signs must:

(i) being no larger than 1.5 square metres in area; and

(ii) not exceeding a maximum height of 1.8 metres above grade

(iii) not exceeding a maximum width of 1.25 meters

6.3 must not use the Township of Langley or the School District No. 35 logos, heraldic emblems or similar corporate identifiers for the purpose of any candidate's campaign activities;

6.4 must not be animated, illuminated, reflective, rotating, flashing or have moving lights or other electrical features, including machine readable optical labels;

6.5 must not have attachments such as balloons, kites, an electronic message centre or inflatable devices;

6.6 must not be placed on an existing sign;

6.7 must not be located within 100 metres of a voting place, during Federal, Provincial, Local and School District voting days, including but not limited to advance, general, referendum, and plebiscite voting days;

6.8 must not resemble traffic control devices;

6.9 must not be placed within five (5) metres of a fire hydrant;

6.10 must not be placed within five (5) metres of a highway where the property is adjacent to an intersection;

6.11 must not be placed in such a way as to create a potential hazard to vehicular, pedestrian or cyclist traffic, and must not obstruct the view of any portion of a traffic control device, signal or intersection or movement of motor vehicles, pedestrians, cyclist or any other traffic.

6.12 must not be of a negative nature with actual or inferred profanity, caricatures, or inferences to a candidates' character, appearance or ethnicity, or directing people to a location with the same.

PART 7 ENFORCEMENT OF ELECTION OR POLITICAL SIGN REGULATIONS

7.0 If, in the opinion of the Township Engineer, or designate, at his or her sole discretion, an election or political sign erected constitutes a hazard to the safe and efficient movement of vehicular or pedestrian traffic, or otherwise violates any of the requirements listed in Part 6 of the Bylaw, the Engineer or designate may, immediately and without notice, remove the sign.

7.1 Election or political signs removed pursuant to the Bylaw will be stored at a Township facility and may be claimed by a candidate or candidate representative, or a person authorized by a candidate or candidate representative, within the time period permitted under the Bylaw.

7.2 Election or political signs removed pursuant to the Bylaw, and not claimed within ten (10) days, or within four (4) days after general voting day, whichever is earlier, become the property of the Township and may be destroyed or otherwise disposed of by the Township in its sole discretion, without notice to any person or any compensation owing to any person or any liability to the Township.

7.3 No person shall deface, damage or pull down or remove election or political signs unless created or placed by that person or is otherwise authorized by the Engineer or designate.

PART 8 OFFENCES AND PENALTIES

8.0 A Person who violates a provision of this Bylaw commits an offence under this Bylaw.

8.1 A person who commits an offence under this Bylaw is subject to any remedies or penalties available to the Township under provincial law including, but not limited to:

(a) a bylaw notice fine issued under the Bylaw Notice Enforcement Bylaw 2008 No. 4703 and

(b) A fine of up to $10,000 or a term of imprisonment of up to 3 months upon summary conviction.

PART 9 SEVERABILITY

9.0 If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection or clause.

PART 10 BYLAW NO. 5834 REPEALED

10.0 “Township of Langley Election and Political Signs Bylaw No. 5834” is hereby repealed.

READ A FIRST TIME the	24	day of	March	, 2025
READ A SECOND TIME the	24	day of	March	, 2025
READ A THIRD TIME the	24	day of	March	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6119

EXPLANATORY NOTE

Bylaw No. 6119 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to insert appropriate references to the Election and Political Signs Bylaw No. 6118.
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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6119

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 "Bylaw Notice Enforcement 2008 No. 4703 Amendment Bylaw No. 6119."

2. The "Bylaw Notice Enforcement Bylaw 2008 No.4703", as amended, is further amended by:

    a. The current designated bylaw contraventions under Schedule A with reference to the "Township of Langley Election and Political Signs Bylaw 2015 No. 5034" be replaced with:

Election and Political Signs Bylaw No. 6118

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Place an election or political sign before:		$300.00
○ a writ of election is issued in relation to a federal or provincial election or by-election;	3.1, 3.2	
○ 9:00am on the twenty-first (21st) day prior to general voting day in relation to a Township of Langley Local Government or School District No. 35 (Langley) election, by-election, referendum or plebiscite;	3.3, 3.5	
○ the text of a question that is the subject of a federal or provincial referendum or plebiscite is approved by the Federal Parliament or by the Provincial Legislature; or	3.4	
○ an application for recall or initiative is approved by the Chief Electoral Officer for BC	3.6	
• Fail to remove an election or political sign within four (4) days of:		$300.00
○ general voting day in respect of a federal, provincial, Township of Langley Local Government or School District No. 35 (Langley) election or by-election;	3.1, 3.2, 3.3	
○ general voting day in respect of a federal, provincial, Township of Langley Local Government or School District No. 35 (Langley) referendum or plebiscite; or	3.4, 3.5	

○ the final disposition of a provincial recall or initiative campaign	3.6	
• Place an election or political sign that is not solely made in respect of a candidate within the riding or a provincial or federal party leader, or both a candidate in the riding and a provincial or federal party leader or otherwise in relation to a federal or provincial election or by-election	3.1, 3.2	$300.00
• Place an election or political sign in a public place or manner not permitted by the Bylaw	4.0	$300.00
• Place an election or political sign on private property without consent of property owner, occupant or strata corporation as applicable	5.0, 5.1	$300.00
• Election Sign affixed to unauthorized object	5.2	$300.00
• Place an election or political sign that has more than two sign faces	6.1	$300.00
• Place an election or political sign that is larger than 1.5 square metres in area	6.2(i)	$300.00
• Place an election or political sign that exceeds a height of 1.8 metres above grade	6.2(ii)	$300.00
• Place an election or political sign that exceeds the width of 1.25 metres	6.2(iii)	$300.00
• Place an election or political sign that uses logos, emblems or identifiers for purposes not permitted by the Bylaw	6.3	$300.00
• Place an election or political sign that is animated, illuminated, reflective, rotating, flashing or has moving lights or other electrical features, including machine readable optical labels	6.4	$300.00
• Place an election or political sign that has attachments not permitted by the Bylaw	6.5	$300.00
• Place an election or political sign on an existing sign	6.6	$300.00
• Place an election or political sign within 100 metres of a voting place during Federal, Provincial, Local or School District voting days, including but not limited	6.7	$300.00

to advance, general, referendum, and plebiscite voting days		
• Place an election or political sign resembling a traffic control device	6.8	$300.00
• Place an election or political sign within five (5) metres of a fire hydrant	6.9	$300.00
• Place an election or political sign within five (5) metres of a highway whereto property is adjacent to an intersection	6.10	$300.00
• Place an election or political sign in such a way as to create a hazard to vehicular, pedestrian or cyclist traffic	6.11	$300.00
• Place an election or political sign that obstructs line of vision or hinders traffic	6.11	$300.00
• Place an election sign containing language or photographs that are objectively offensive, disturbing, defamatory or contain hate speech, or which direct to a location where such content can be viewed or accessed	6.12	$300.00
• Deface, damage, pull down or remove an election or political sign	7.3	$500.00

READ A FIRST TIME the	24	day of	March	, 2025
READ A SECOND TIME the	24	day of	March	, 2025
READ A THIRD TIME the	24	day of	March	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 24, 2025
FROM:	PUBLIC WORKS DIVISON	**FILE NO:**	5920-01
SUBJECT:	FORT LANGLEY COMMUNITY PARK ALLOCATIONS		

The purpose of this memo is to provide Mayor and Council with an overview and background of the baseball field allocations at Fort Langley Community Park.

North Langley Diamond Sports (NLDS) is a youth non-profit organization dedicated to providing baseball and softball programs for children and youth in our community. NLDS is divided into two distinct sectors: baseball and softball, both of which operate across various fields within the Township. For baseball, these fields include Dorothy Peacock Park, Fort Langley Community Park, Topham Park, and Walnut Grove Community Park.

Fort Langley Community Park has been allocated for baseball for many years. In and around 2022, residents in the area raised concerns about noise and conduct. In response, staff relayed the concerns to NLDS, who followed up with the coaches. Staff also implemented adjustments to minimize the impact of weekend field use.

From 2009 to 2025, NLDS's field allocations at Fort Langley Community Park have varied slightly each year. Weekday allocations typically run from 5:00 pm to 9:00 pm, while weekend allocations have generally been from 8:00 am to 9:00 pm. However, starting in 2024, weekend hours were adjusted to 10:00 am to 8:00 pm in response to residents' concerns, reducing the number of games from four (4) to three (3) per day. The season usually spans from early April to late July or August, with some variations in specific dates each year.

To accommodate the reduction in games played at Fort Langley Community Park and ensure that NLDS could continue to meet its participants' needs, staff took the necessary step of purchasing two portable baseball mounds. These mounds are used by NLDS at two softball fields at Dorothy Peacock Park on Friday evenings and weekends for practices and games, allowing for the reduction of weekend games at Fort Langley Community Park.

To support growth in the community and the increase in NLDS participants, council has approved funding for design, and staff are working on options to expand field capacity at Walnut Grove Community Park. Once the design is complete, it will be brought forward to council.

Finally, as the Township continues to grow, the increasing demand for sports field time from non-profit organizations highlights the active nature of the community, requiring the continued development and enhancement of our parks.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 7, 2025
FROM:	CORPORATE PROJECTS DIVISION	**FILE NO:**	0810-30
SUBJECT:	NATHAN CREEK WETLANDS PARK		

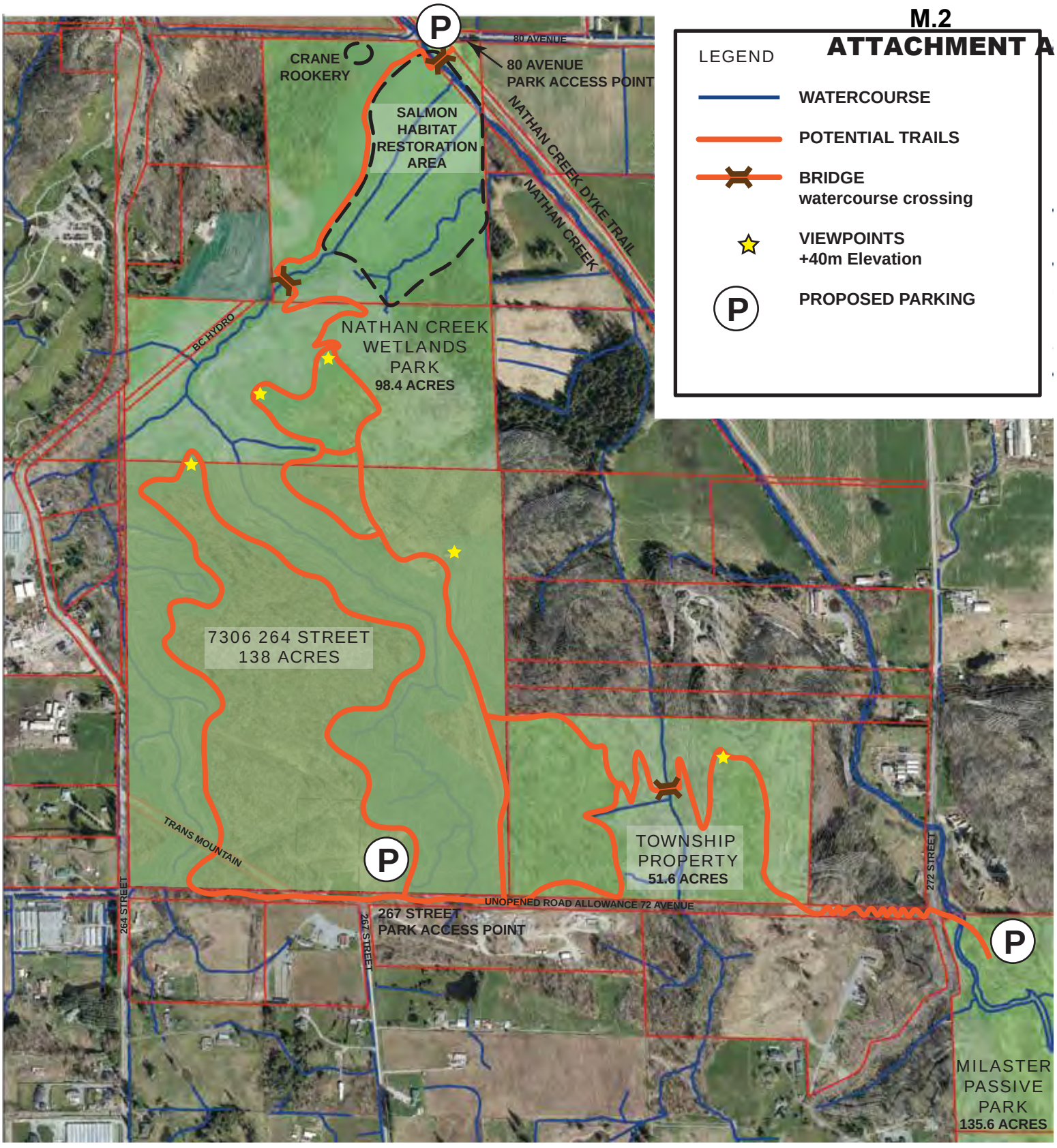
The purpose of this memorandum is to provide Council with the following background information as it pertains to the designation of a new Municipal Natural Park on Township owned properties along the Glen Valley escarpment, and the naming of the park as “Nathan Creek Wetlands Park”.

The Township of Langley owns 288 contiguous acres for natural preservation of sensitive habitat and general park and trail purposes within the Nathan Creek Watershed Catchment. The new Nathan Creek Wetlands Park is adjacent to 264 Street and connects to both the Nathan Creek Dyke Trail and the Trans Canada Trail; and have elevation changes and other unique attributes that will lend to a unique trail network experience and a significant Municipal Park amenity for Township of Langley residents.

To date, Township staff have collaborated with external partners such as Langley Environmental Partners Society (LEPS), Langley Field Naturalists (NFL), and the Department of Fisheries and Oceans (DFO) to explore potential environmental restoration works on these Township owned properties. Recently LEPS, on behalf of DFO, has received additional funding for the design and construction of a salmon habitat restoration project in the Nathan Creek watershed, work that will now be able to commence in an area of the new Nathan Creek Wetlands Park.

Township staff will work with the partners to make allowances in their restoration plans for the Township to be able, in the future, to develop a public trail system that would allow public access but not interfere with the salmon habitat. The goal is to determine design synergies that will allow the habitat restoration and trail network development in the most cost effective and mutually beneficial manner.

Further, as directed by Council, staff will be proceeding with the creation of a park site plan that will include collaboration with the external partners and opportunity for public feedback. The completion of concept park planning for the Nathan Creek Wetlands Park presents an opportunity to create a unique asset for the Township of Langley, with both wetlands and forest experiences as well as the use of the topography by users for exercise on the paths and stair climb. The scale of the park’s 288 acres will allow creation of some new passive use experiences that are not available in the Township at this time. The early initial concept is represented in Attachment A; however, these plans will be further refined, and returned to Council for future endorsement and for capital and operating budget considerations.



N

0m 100m 200m 300m 500m 1km

Township of Langley
Est. 1873

NATHAN CREEK WETLANDS PARK - INITIAL CONCEPT

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 7, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	5260-26-024
SUBJECT:	COMMERCIAL TRUCK ON-STREET PARKING PILOT PROGRAM UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the progress of Phase 1 of the Commercial Truck On-Street Parking Pilot Program.

At the December 16, 2024, Regular Meeting, Council endorsed Phase 1, a one-year pilot program that permits commercial truck parking, for up to 72 hours, on select roads within the Gloucester industrial area. These designated roads include Gloucester Way (268 Street to 275 Street) and 272 Street (48 Avenue to 56 Avenue). These roads were selected based on criteria such as accessibility from arterial routes, adequate roadway width, driveway accessibility, safe sightlines, and sufficient space for vehicle turnaround. A map of the pilot area is included as Attachment A.

On March 11, 2025, notification letters were distributed to adjacent property owners informing them of the upcoming pilot program. Project information signage and signs stating "Commercial Vehicle Parking Permitted – Max 72 Hours" were installed at designated locations. Following the notifications, seven responses were received from local businesses, primarily expressing concerns regarding truck turning movements and sightline obstructions caused by trucks parked near driveways, and issues related to truck idling and littering. Prior to the pilot program, commercial truck parking was already permitted in non-residential zones outside the restricted hours of 9:00 pm to 6:00 am as outlined in the Township's Highway and Traffic Bylaw.

To address concerns related to sightlines and truck maneuverability near driveways, staff have been collaborating with local businesses to implement parking restrictions where necessary. At specific locations, staff conducted reviews and simulations, resulting in the issuance of additional parking restrictions to enhance safety and accessibility.

Feedback included requests for washroom facilities. The pilot program was developed to address a local truck parking shortage, but it is not intended to function as a full-service truck parking facility, including washrooms. The expectation is that truck drivers park their vehicles, leave the site, and return to their place of residence.

Staff have reviewed the possibility of providing washroom facilities but, at this time, do not recommend implementation. Monthly rental costs for portable washrooms range from approximately $200 to $2,000 per unit, depending on the type of unit (standard or trailer style). Beyond the rental costs, ongoing maintenance such as regular cleaning, servicing, and inspections would be required to ensure the facilities remain sanitary and in good working condition.

Since these facilities would be accessible to the public, the scope and frequency of required maintenance is difficult to predict. Due to significant ongoing maintenance requirements and operational costs, as well as concerns related to potential vandalism, misuse, attraction of unintended users, and negative impacts on the street's aesthetics, portable washrooms are not included in the pilot program. Staff will continue to monitor the situation and adjust as necessary.

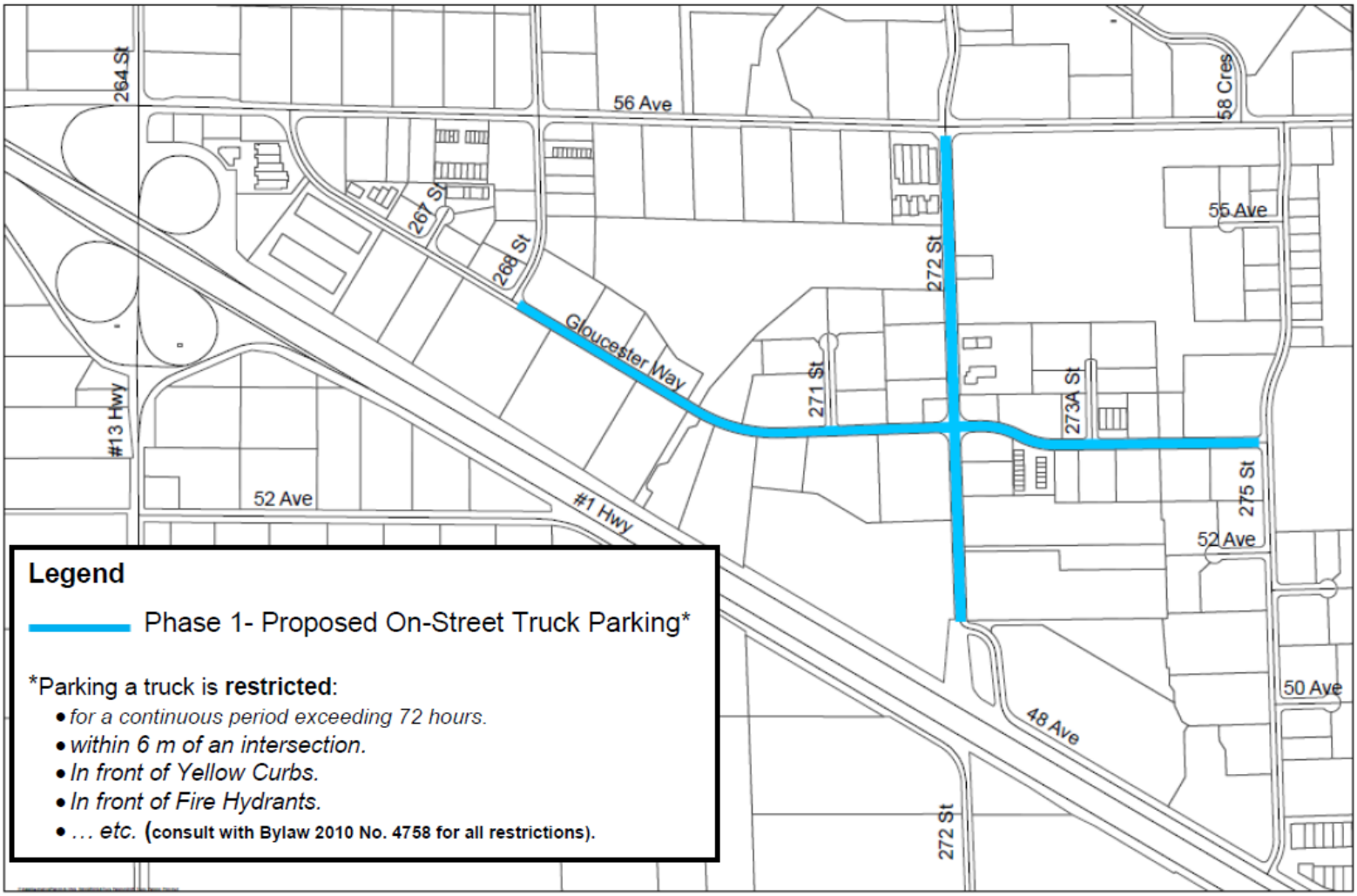
Bylaw enforcement is a key component of this initiative. The Township's Highway and Traffic Bylaw, Solid Waste Management Bylaw, and related regulations administered by the Engineering Division address commercial truck parking, vehicle idling, and waste disposal on public roads. These bylaws are regularly enforced with support from the Bylaw Enforcement Division throughout the Township. Staff will continue to work closely with the Bylaw Enforcement Division to monitor parking utilization, ensure bylaw compliance, and address safety concerns as they arise throughout the pilot program.

Findings from the pilot program will assist staff in informing future recommendations to Council, including potential program expansion, permit parking, and design adjustments.

ATTACHMENT A Phase 1 of Truck Parking Pilot Program Sitemap

ATTACHMENT A

MAP - Proposed On-Street Truck Parking in Gloucester (**Phase 1**)



SENIORS ADVISORY COMMITTEE

Wednesday, March 19, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
K. Ludlam, Community Co-Chair
Councillor T. Baillie, Council Co-Chair

T. Baty-Thomas, S. Bennett, F. Chan, L. Dysart, S. Hedao, A. Nierop, and S. Tingley

In Attendance:
P. Crump, Langley Seniors in Action

Staff:
J. Dewitt, Recreation Programmer
M. Gunn, Planner II, Community and Policy Planning
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

K. Ludlam acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – March 19, 2025

Moved by S. Bennett,
Seconded by S. Hedao,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the March 19, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – February 19, 2025

Moved by L. Dysart,
Seconded by S. Bennett,
That the Seniors Advisory Committee adopt the Minutes of the February 19, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Township of Langley Recreation Programs and Services

J. Dewitt, Recreation Programmer, provided a presentation on programs and services for seniors in the Township. The following information was provided:

Seniors' Week 2024:

- 98 registrants
- Most popular activities were the Seniors Tea, Pickleball and "Tea, Treats and Bingo Sheets".

Tentative Seniors' Week 2025 Activities - June 2- 8:

- Fitness Circuit
- BC/Alberta Guide Dogs visit
- Tech help
- Chair fitness
- Water Walking in the Lazy River
- Yoga
- Volunteer Information Session
- Learn to play pickleball
- Treats and Bingo Sheets
- Zumba Gold
- Paint Workshop

What informs seniors' recreation programming?

- Community needs and customer feedback
- Individual community needs across Township of Langley
- Feedback on current programming – registration and waitlists
- Recreation trends (ie. Pickleball)
- Resources – staffing, spaces, equipment

Seniors' Recreation Program Highlights for 2025:

- Bridge
- Badminton
- Pickleball
- TIME
- Aqua Zumba
- Arthrosize
- Cardiac Maintenance
- Chair Pilates
- Chair Yoga
- Fit for Life
- Seniors' Small Group

Seniors' Annual Pass and Facility Usage:

- 16% increase in seniors with passes from 2023-2024 (could be due to the reduced Super Senior rate in 2024).
- 40% increase in pass scans within facilities from 2023 to 2024 for all senior usage.

C. DELEGATIONS AND PRESENTATIONS

Action: Staff to invite J. Dewitt back in the fall to provide a report on Seniors' Week 2025 and to receive input from the members regarding ideas for future Seniors' Weeks.

D. REPORTS

1. Co-Chair Report

Councillor Baillie commented on the challenges Local Governments face while trying to provide adequate housing for all sectors in the community: low income, seniors, families, etc.

Discussion ensued and the following comments were made:

- Collaborate with churches who are on large parcels of land to build affordable apartment units.
- Use existing structures – provide an incentive (potentially a tax incentive) for homeowners with extra rooms to rent these at a subsidized rate to seniors/youth etc. (ie. Happipad.com)

Action: Staff to invite a representative from Happipad to provide a presentation on their organization.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Seniors Week: events and ideas

Staff encouraged members to participate in Seniors' Week activities and to come with ideas and suggestions in the fall when the topic is discussed again.

Members suggested having a Seniors Advisory Committee table at one of the Recreation Centres during Seniors' Week to present a survey.

Action: To be placed on the next agenda for further discussion. Staff will connect with the Township's Communication Department regarding survey protocols.

Action: Staff to distribute Seniors' Week poster to the committee for members to circulate to their networks.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Update: Langley Events Centre pickleball courts

Staff reported that 10 recreational courts and one professional court will be built at the Langley Events Centre by late May or early June.

Four new tennis courts will be built at Yorkson Community Park.

2. Derek Doubleday: Outdoor Exercise Equipment

Staff provided a photo of the outdoor equipment at Derek Doubleday Arboretum for information.

3. Recreation Rates for Seniors

Staff reported that at the March 10, 2025 Regular Council meeting, it was proposed that the Seniors annual pass be reduced by 35% in 2025, and that the Super Seniors annual pass be reduced by 50%.

I. NEXT MEETING

Date: Wednesday, April 16, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by S. Bennett,
Seconded by T. Baty-Thomas,
That the meeting terminate at 8:55pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, March 26, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

C. Allison, J. Green, A. Hamer, O. Smid, A. Smith, and B. Venechuk

Staff:
M. Gunn, Planner II, Community and Policy Planning
K. Stepto, Recording Secretary

Guests:
N. Marples, Executive Director, Langley Environmental Partners Society
M. Sachse, President, Langley Sustainable Agricultural Foundation

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – March 26, 2025

Moved by J. Green,
Seconded by A. Smith,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the March 26, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – February 26, 2025

Moved by B. Venechuk,
Seconded by J. Green,
That the Agricultural Advisory Committee adopt the minutes of the February 26, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Langley Sustainable Agriculture Foundation

M. Sachse provided an overview of the Langley Sustainable Agriculture Foundation (LSAF). He noted that LSAF was established in 2011 and its purpose is to build capacity and knowledge of agriculture in Langley. The group meets on the last Tuesday of every month and will be having the following presentations:

- Hay – April 29
- Land leasing options – May 27
- Optimal feed for ruminants – June 24
- Grants and grant writing – November 25

LSAF holds an annual workshop, which has had many different themes over the years. The theme for 2025 is “Water Harvesting and Greywater Use”.

LSAF provides grants of up to $2,000 for on-farm projects related to environmental sustainability.

LSAF developed the Langley Learning Farm at Derek Doubleday Arboretum in 2019 and renewed its licence agreement with the Township in 2025. Students in the Langley School District get hands-on experience learning the basics of food crop production, the agriculture system that brings food to their tables, and stewardship of the environment. Last year, over 700 students went through the program.

A mini forest was planted in 2023 based on the Miyawaki method of restoring biodiversity in cities. 29 fruit trees have been planted in the Food Forest that runs along the top of the berm that runs parallel to the Fraser Highway.

D. REPORTS

1. Co-Chair Reports

No reports.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Promotion of Agriculture and Agri-Tourism

Staff reviewed the Township of Langley Sign Bylaw No. 4927 in response to questions raised at the last meeting regarding signage on farms promoting their products. Section 4.2 of the bylaw states that signs may be erected on any lot in a rural zone without a sign permit provided that:

F. WORK PROGRAM

a) The Signs must only advertise farm produce for sale on a Farm within the Township;
b) The advertised produce must have been grown on the subject Farm;
c) A maximum of two on-site Signs shall be permitted on each Street on which the Farm borders;
d) No Sign may exceed 3 m^2 (32.3 ft^2) in Area;
e) Signs may not be Erected more than seven days prior to the advertised product being ready for sale;
f) Signs shall be removed at the end of the harvest season or within two days of ceasing to sell the produce being harvested, whichever comes first, and
g) Notwithstanding sub-sections 4.2 5) f) and g), no Sign may remain in place for more than 90 days in any calendar year.

Farm Tour

J. Caldarella reported that the working group, consisting of members from the Agricultural Advisory Committee and Heritage Advisory Committee, met to discuss the Farm Tour to be held on June 25, 2025. The theme will be "Then, Now and Into the Future". The locations, food, and guest speakers are still to be confirmed. It was agreed to do a networking portion at the beginning of the tour.

G. ITEMS FROM PRIOR MEETINGS

1. Historic Berry Community Farm

The committee discussed the draft concept of a community farm on the Historic Berry Farm site, as presented at the February meeting, and stated their support for the concept.

MOTION
Moved by A. Hamer,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee endorse, in principle, the proposed use of the Historic Berry Community Farm to provide educational and experiential opportunities for the community, promote local agriculture, support new farmers, address food insecurity, and build a sustainable food system.
CARRIED

H. COUNCIL REFERRALS

I. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that they will be providing feedback on specific Township Bylaws and that a representative from the equestrian community will be joining the Board. The Board is looking for others to join. The next event will be the Mingler in August.

2. AAC Photo

A photo was taken of the committee for the Township website.

J. NEXT MEETING

Date: Wednesday, April 23, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

K. TERMINATE

Moved by O. Smid,
Seconded by B. Venechuk,
That the meeting terminate at 8:53pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair