REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, May 12, 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 – May 12, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held May 12, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 28, 2025

That Council adopt the Minutes of the Regular Council meeting held April 28, 2025.

C. DELEGATIONS

1. Kimberley Seifert
Manor Farm
File 0550-07

Request by Kimberley Seifert, Manor Farm, to appear before Council to discuss building permit issuance for Manor Farm.

D. PRESENTATIONS

1. Langley RCMP

Presentation by Superintendent Harm Dosange regarding Langley RCMP policing and stats.

E. REPORTS TO COUNCIL

1. Pedestrian and Active Transportation Safety Within the Salmon River Uplands
Report 25-73
File ENG 5460-06-001

That Council direct staff to include $475,000 in the 2026–2030 financial plan for consideration, with $450,000 for long-term active transportation design, including geotechnical, bridge, environmental, and civil design, and $25,000 for short-term road safety improvements, including rumble strips on 56 Avenue curves and a pedestrian interval at the 248 Street and 56 Avenue traffic signal.

2. Capital Request – 6700 Block 248 Street Coghlan Creek Bridge Rehabilitation
Report 25-68
File PW 5330-20-003

That Council authorize the use of $575,000 from the Capital Projects Reserve for rehabilitation work on the Coghlan Creek Bridge in the 6700 Block of 248 Street to facilitate a full reopening of 248 Street. Of the $575,000, $440,000 is returned funding that is not required from the Mufford Overpass Rehabilitation Project (RDS1378).

3. Heritage Alteration Permit Application No. 101484 (Township of Langley / 9272 Glover Road)
Report 25-67
File CD 11-33-0142

That Council authorize issuance of Heritage Alteration Permit No. 101484 to the Township of Langley for property located at 9272 Glover Road subject to the following conditions being satisfied to the acceptance of the Township of Langley:

a. Demolition of portions of the existing structure.
b. Building plans being in substantial compliance with Schedule “A”.
c. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.
d. Sections 104.5(2) and 602.6 of Township of Langley Zoning Bylaw No. 2500 being varied to increase the maximum permitted height and number of storeys as indicated in Schedule “A”.
e. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
f. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines.

E. REPORTS TO COUNCIL

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

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

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
f. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

4. Development Variance Permit Application No. 100190
(Reimer / 8813 Glover Road)
Report 25-65
File CD 11-32-0001

That Council authorize issuance of Development Variance Permit No. 100190 for property located at 8813 Glover Road subject to the following:

a. That condition g) of "Small-Scale Multi-Unit Housing Development" in Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 be varied to permit vehicular access to a lot from an arterial road to facilitate a small-scale multi-unit housing development at 8813 Glover Road.
b. Registration of a joint access easement for a shared driveway with the neighbouring property (22987 – 88 Avenue) prior to Building Permit issuance.
c. Provision of a 5.0 m by 5.0 m corner truncation at the intersection of 88 Avenue and Glover Road prior to Building Permit issuance.
d. Registration of a restrictive covenant regarding left hand turn restriction and no reliance on off-site parking prior to Building Permit issuance.

E. REPORTS TO COUNCIL

5. Development Variance Permit Application No. 100178
(Plett / 8877 Wright Street)
Report 25-66
File CD 11-32-0125

That Council authorize issuance of Development Variance Permit No. 100178 for the property located at 8877 Wright Street subject to the following:

a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement of Residential Zone R-1E from 22.0 m to 17.8 m for a two lot subdivision as indicated in Schedule A.
b. Registration of an exterior design control agreement guided by the A.J. Muir Design Ltd. Neighbourhood Character Study at the time of subdivision.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and
Rezoning Application No. 100279 and
Development Permit No. 101428
(1268833 BC Ltd./ Matte Homes Inc. / 8400 Block of 202B Street)
Bylaw No. 6123
Bylaw No. 6124
Report 25-69
File CD 08-26-0235

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1268833 BC Ltd.) Bylaw No. 6124 rezoning 0.38 ha (0.95 ac) of land located in the 8400 Block of 202B Street to Comprehensive Development Zone CD-198, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

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

F. BYLAWS FOR FIRST AND SECOND READING

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a restrictive covenant acceptable to the Township:
    a. identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. identifying the type and number of units required to comply with Section 3.1.6 of TOL OCP.
7. Completion of conditions and subsequent discharge of no-build restrictive covenant CA9866006.
8. Dedication and construction of a 4.5 metre wide street greenway on the north side of 84 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
9. Finalization of landscape and architectural plans.
10. Approval of the Rezoning Bylaw by the Ministry of Transportation and Transit.
11. Compliance with the Community Amenity Contributions Policy, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy and Willoughby Greenway Amenity Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighourhood Plan) Bylaw 2012 No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6124 authorize issuance of Development Permit No. 101428 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

F. BYLAWS FOR FIRST AND SECOND READING

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 within buildings and / or in enclosures and screened.

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6123 and 6124 in conjunction with the hearing for the proposed Development Permit No. 101428.

Explanation – Bylaw No. 6123

Bylaw No. 6123 amends the Carvolth Neighbourhood Plan to permit High Density Apartment (2.8 FSR) on a property in the 8400 Block of 202B Street.

Explanation – Bylaw No. 6124

Bylaw No. 6124 rezones land located in the 8400 Block of 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-198 to permit development consisting of an apartment building.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Housing Agreement (Township of Langley Housing Trust Society / 3000 Block of 272 Street)
Bylaw No. 6125
Report 25-70
File CD 13-20-0158

That Council grant first, second and third reading to Township of Langley Housing Agreement (Township of Langley Housing Trust Society – Aldergrove Site) Bylaw No. 6125.

Explanation – Bylaw No. 6125

Bylaw No. 6125 authorizes the Corporation of the Township of Langley to enter into a housing agreement with the Township of Langley Housing Trust Society to secure rental housing and affordable rental units on the subject properties located at the 3000 Block of 272 Street.

2. Housing Agreement (Township of Langley Housing Trust Society / 20230 – 72B Avenue)
Bylaw No. 6126
Report 25-71
File CD 08-23-0236

That Council grant first, second and third reading to Township of Langley Housing Agreement (Township of Langley Housing Trust Society – Central Gordon Site) Bylaw No. 6126.

Explanation – Bylaw No. 6126

Bylaw No. 6126 authorizes The Corporation of the Township of Langley to enter into a housing agreement with the Township of Langley Housing Trust Society to secure rental housing and affordable rental units on the subject property located at 20230 – 72B Avenue.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and Rezoning Application No. 100256 and Development Permit Application No. 101402 (1308728 BC Ltd. / 21588 – 96 Avenue)
Bylaw No. 6069
Bylaw No. 6070
Report 25-72
File CD 08-36-0219

Clerk's Note: At the January 27, 2025 Regular Meeting, Council referred Bylaws No. 6069 and 6070 back to staff to report to Council on alternative development options.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

That Council consider the three (3) alternative development scenarios summarized in this report and adopt one the of the following resolutions.

1. That Council direct staff to work with the applicant on a revised development proposal as per Option 1 **OR** Option 2 **OR** Option 3 as summarized in this report.

OR

2. That Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1308728 BC Ltd.) Bylaw No. 6070 rezoning a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to facilitate the development of 12 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

    1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
    2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Walnut Grove Community Plan.
    3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
    4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
    5. Registration of restrictive covenants acceptable to the Township:
        i. identifying the unit required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
        ii. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
        iii. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
    6. Compliance with the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
    7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council amend the Walnut Grove Redwoods Neighbourhood Plan adopted by Council Resolution May 26, 1997 at time of final reading of Rezoning Bylaw No. 6070 by adding a new Section 2.2.4 Comprehensive Residential development CRD-4 following Section 2.2.3 Comprehensive Residential Development CRD-3 as follows:

2.2.4 Comprehensive Residential Development CRD-4

- maximum net residential density: 63 units per hectare (26.1 units per acre)
- residential development shall be in a townhouse form

and by changing the land use designation on Map 2: Redwoods Neighbourhood Development Concept from "Neighbourhood Commercial" to "Comprehensive Residential Development CRD-4" for the lands legally described as Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851.

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council amend the Walnut Grove Redwoods Neighbourhood Plan adopted by Council Resolution May 26, 1997 at time of final reading of Rezoning Bylaw No. 6070 by adding a new Section 2.2.4 Comprehensive Residential development CRD-4 following Section 2.2.3 Comprehensive Residential Development CRD-3 as follows:

2.2.4 Comprehensive Residential Development CRD-4

- maximum net residential density: 63 units per hectare (26.1 units per acre)
- residential development shall be in a townhouse form

and by changing the land use designation on Map 2: Redwoods Neighbourhood Development Concept from "Neighbourhood Commercial" to "Comprehensive Residential Development CRD-4" for the lands legally

H. BYLAWS FOR CONSIDERATION AT THIRD READING

described as Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851.

That Council at time of final reading of Rezoning Bylaw No. 6070 consider issuance of Development Permit No. 101402 subject to the following conditions:

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

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

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Explanation – Bylaw No.6069

Bylaw No. 6069 amends the Walnut Grove Community Plan for land located at 21588 – 96 Avenue to change the land use from Neighbourhood Commercial to High Density in the Community Plan to facilitate the development of 12 townhouses.

Explanation – Bylaw No.6070

Bylaw No. 6070 rezones land located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to permit development of 12 townhouse units.

Development Permit No. 101402

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

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

I. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to "Public Spaces Regulation Bylaw No. 6059", and
"Bylaw Notice Enforcement Bylaw 2018 No. 4703 Amendment Bylaw No. 6060".

Explanation – Bylaw No. 6059

Public Spaces Bylaw No. 6059 repeals and replaces Langley Public Spaces Regulation Bylaw 2018 No. 5298 and regulates the use of public spaces in the Township of Langley.

Explanation – Bylaw No. 6060

Bylaw No. 6060 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the bylaw descriptions, bylaw cross section references as a result of the adoption of the Public Spaces Bylaw No. 6059.

Clerk's Note: Council amended the Public Spaces Regulation Bylaw No. 6059 at the April 28, 2025 Regular Council Meeting.

2. 2025 Langley Annual Rates and Tax Collection Bylaw for Universal Services
Bylaw No. 6128
Report 25-57
File FIN 1700-80

That Council give final reading to Langley Annual Rates and Tax Collection Bylaw No. 6128.

Explanation – Bylaw No. 6128

Bylaw No. 6128 provides for the 2025 levying of rates for General Municipal, Fire, Police, Parks, Transportation, Regional Library and Greater Vancouver Regional District purposes.

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

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

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

M. FOR INFORMATION

1. **40 Avenue Culvert Replacement Project Update**
   Memorandum – Engineering Division
   File 5330-30-089

2. **Proposed 2025 Traffic Calming Program**
   Memorandum – Engineering Division
   File 5460-04-001

3. **Property Tax Detail Per Representative Household From 2022 To 2025**
   Memorandum – Finance Division
   File 1700-80

4. **School Site Acquisition Charge**
   File 0440-80

   Letter received from Brian Iseli, Secretary-Treasurer, SD#35, regarding the School Site Acquisition Charge Bylaw.

5. **Agricultural Advisory Committee**
   Minutes – April 23, 2025
   File 0540-20

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

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

1. 2025 Local Area Service Reserve Transfer to Capital Projects

That Council direct staff to confirm the current balance in the Local Area Service statutory reserve and bring forward for Council's consideration the necessary bylaw(s) to transfer its 2025 balance to the Capital Projects Reserve.

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

2. 2025 Community Grant Award Volunteer Cancer Drivers Society

Whereas:

1. The Volunteer Cancer Drivers Society has applied for and received a Community Grant since 2017,

2. The Volunteer Cancer Drivers Society submitted an application for the 2025 Community Grant – General and inadvertently received an automated rejection response,

Therefore be it resolved that Council directs staff to process the Volunteer Cancer Drivers Society's 2025 grant application for a Community Grant – General in the amount of $2,000, to be paid from Council Contingency.

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

3. Township Policing Communications Protocol

Whereas:

1. The Langley RCMP are an important component of our community,

2. The Langley RCMP's position in regard to their priorities and activities are important for Council and community to hear,

3. The Langley RCMP Officer in Charge (OIC) is attending a future meeting of Council,

Now therefore be it resolved that the Langley Officer in Charge (OIC) be requested to attend at Council meetings quarterly with an update as to the Langley RCMP's priorities and service levels.

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) (e) Property
Item G.2 - Section 90(1) (e) Property
Item G.3 - Section 90(1) (a) Personnel
Item I.1 - Section 90(1) (g) Legal

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, April 28, 2025 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

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

W. Bauer, R. Cesaratti, and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – April 28, 2025

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held April 28, 2025, as amended.
CARRIED

Clerk's Note: Items A.3, C.4 and C.5 were added to the agenda.

2. Day of Mourning

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

3. Lapu Lapu Remembrance

A moment of silence was observed to honour those who were killed and injured at the Lapu Lapu Festival.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 7, 2025

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held April 7, 2025.
CARRIED

C. DELEGATIONS

1. Theresa Pidcock
New Westminster & District Labour Council
File 0550-07

Theresa Pidcock, New Westminster & District Labour Council (NWDLC), appeared before Council to discuss the Day of Mourning for workers killed and injured on the job. She noted that April 28, 2025 is the Day of Mourning and a time to recognize unionized workers who have suffered from workplace injury, accident and disease. The NWDLC is dedicated to making workplaces safer for unionized workers in regards to health and safety issues. She noted the increase of invisible diseases and the need for more education and accountability.

2. Patricia Wilson
MS Canada
File 0550-07

Patricia Wilson, MS Canada, appeared before Council to discuss MS Awareness Month. The month of May is an opportunity to raise awareness for MS and its impact on all Canadians. On average, 12 Canadians are diagnosed with MS every day. She asked Council to recognize MS Awareness Month by flying the flag and illuminating a structure in red.

3. Herb Jamieson
Reunion Townhomes
File 0550-07

Herb Jamieson, on behalf of Reunion Townhomes Strata Council, appeared before Council to discuss care and maintenance of the Belmont Oaks in Murrayville. He noted that Reunion Townhomes is the former site of Murrayville Elementary School, originally built as Belmont Superior in 1911. It is believed the Red Oaks (Belmont Oaks) along 48 Avenue were planted at the same time the school was built in 1911 and are considered “trees of significance”. Given the age, declining condition, susceptibility to disease, and decay, the scope of work required for the care and maintenance to sustain the Belmont Oaks’ longevity is beyond the Strata’s capacity and resources. In recognition of the trees’ legacy and importance to the

C. DELEGATIONS

Township and Murrayville Community, Reunion's Strata Council requests that the Township of Langley assume ongoing care and maintenance of these significant trees.

4. Brian Harder
Back Country Horseman of BC
File 0550-07

Brian Harder, Back Country Horseman of BC, appeared before Council to discuss Public Spaces Regulation Bylaw Replacement Bylaw No. 6059. He stated that horse manure on public roads and trails is still an issue for horse riders. He asked Council to amend the Bylaw to reduce restrictions on horses.

5. Deb Bisson
File 0550-07

Deb Bisson appeared before Council to discuss Public Spaces Regulation Bylaw Replacement Bylaw No. 6059. She stated that the proposed wording in the Bylaw is still an issue for horse riders as it states that horses are not permitted in any public space and that manure must be picked up immediately. She asked for an amendment to the Bylaw.

D. PRESENTATIONS

1. Langley Regional Airport Governance Review

Noel Szelewski, InterVISTAS Consulting, provided a presentation regarding the Langley Regional Airport Governance Review. He noted that the Airport has been operated by the Township of Langley since 1967 and all final decisions are under the purview of Mayor and Council. The Airport is funded through a combination of user fees, land rents/fees, fuel revenues and government related grants. It is currently self-sufficient to cover operations but cannot support the needed capital improvements through current revenue generation/reserve funds. Current issues for the Airport include:

- Funding
- Agility/adaptability
- The Township must balance the needs of the airport with other issues
- Alignment with strategic plan and land-use

Short-term recommendations (1-2 years) are as follows:

- Continuation of municipal governance model but with clear guidance and greater flexibility for airport management regarding operational and technical items.
- Develop a Langley regional Airport Bylaw (2025).
- Complete an airport-specific Operations Review (2025).

D. PRESENTATIONS

- Conduct an airport-specific Operations Strategy (2025).
- Transparency and communications with stakeholders and community (ongoing).

Medium/Long-term recommendations (5-10 years) are as follows:

- Another governance review should be completed, based on the projected growth and investments from the land-use plan.
- Rates and charges review to ensure the structure and level support the Operations Strategy for the airport.

2. Langley Regional Airport 2045 Strategic Plan

Steven Derengowski, InterVISTAS Consulting, provided a presentation regarding the Langley Regional Airport 2045 Strategic Plan. He stated that the Project Goal is to create a strategic plan to optimize available land at Langley Regional Airport that promotes long-term economic growth, compatible with tenant and user operations, aligns with industry trends, and promotes development for the community. The Strategic Land Use Plan tasks include:

1. Task kickoff and stakeholder visioning
2. Existing conditions inventory
3. Establishment of facility requirements
4. Strategic land use concepts
5. Development program
6. Project results

100 people participated in focus group sessions in November 2024 with eight focus group sessions were held. The project team met for 10 hours to understand current operations, challenges, and future needs. 15 people provided follow-up feedback. Based on tenant feedback, the helicopter operators' land use was integrated with business aviation. The facility requirements summary, ultimate airfield configuration, and refined land use concepts were presented, along with the recommended land use concept and facility concept plan. To advance the implementation of the ultimate land use for the airport, the following recommended actions and next steps are recommended:

1. The proposed land use concept for the Langley Regional Airport.
2. The 20-year Capital Improvement Plan, which outlines capital project priorities.
3. The short-, medium- and long-term actions to support the implementation of both the land use concept and the Capital Improvement Plan.

3. Fraser Valley PreKast / Vancouver Ready Mix

Roberto Cesaratti provided a presentation regarding Fraser Valley PreKast / Vancouver Ready Mix. He stated that the Lands are located in a M1-B Zone under the Township of Langley's Zoning Bylaw. The manufacturing and sale of ready-mix concrete has not been a permitted use

D. PRESENTATIONS

in the M1-B Zone since 2015 when the Zoning Bylaw was amended to restrict this use and is only permitted in the M-3 Zone. As the operation predates the Township's 2015 amendment to the Zoning Bylaw, the use of the Lands qualifies as a lawful, non-conforming use under the Local Government Act, however, this is only applicable for the scale, scope and intensity of the operations present at the Lands as of September 2015. The operator is not entitled to increase or expand its operations at the Lands or neighbouring properties. If the operator wants to expand, they will need to relocate to a property where such use is permitted (M3 zone) or get the Lands rezoned. Options for the Township to consider include:

- Continue to regulate the existing lawful non-conforming use operation existing at the Lands (the operations cannot expand is scope or size).
- Authorize the owner to construct new replacement silos at the Lands, so long as this does not increase the scope/size of the non-conforming use (this could reduce the existing issues on the Lands).
- Authorize a temporary use permit for the use of the adjacent property for certain aspects of the operation, such as vehicle staging.
- Encourage the owner to relocate the operation to a property that is zoned for such use under the Township's Zoning Bylaw, recognizing that the Township is unable to force such relocation.

E. REPORTS TO COUNCIL

1. Langley Regional Airport Governance Review
Report 25-60
File ENG 8400-01

Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That Council direct staff to continue operating the Langley Regional Airport under the municipal council model and undertake the further recommendations contained in the Langley Regional Airport Governance Review, presented as Attachment A to this report and summarized herein.
CARRIED

2. Langley Regional Airport 2045 Strategic Plan
Report 25-61
File ENG 8400-01

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council endorse the Langley Regional Airport 2045 Strategic Plan, presented as Attachment A to this report, and direct staff to initiate planning for short-term actions while preparing for medium and long-term actions, subject to funding and future Council approvals.

E. REPORTS TO COUNCIL

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That the Langley Regional Airport 2045 Strategic Plan be deferred to be considered simultaneously with the proposed Langley Airport Bylaw.
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That the Advanced Air Mobility Feasibility Study be approved and the $37,500 be funded from the capital projects reserve.
CARRIED

MEETING RECESSED
The meeting recessed at 3:33pm.

MEETING RECONVENED
The meeting reconvened at 3:47pm.

3. Council Travel and Expense Accounts Revisions to Council Policy 01-017
Report 25-59
File CA 0340-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council amends Council Policy 01-017, Section 3.3 Taxes and Reimbursement Expenses as detailed in Attachment A hereto.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Section 3.3.2 be amended to remove “pre-approved and funded”.

That Section 3.3.4 be amended to remove “for destinations outside of British Columbia”.
CARRIED

Councillors Martens and Richter opposed

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

Councillors Martens and Richter opposed

E. REPORTS TO COUNCIL

4. Implementation of Non-Resident Surcharge and Expanded Resident Priority Access
Report 25-63
File RAC 8020-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve the expansion of resident priority access registration, currently in place for all swim lessons and at the waterpark at the Aldergrove Community Centre, to include all Recreation, Arts, and Culture registered programs starting in Fall 2025.

That Council approve a 35% non-resident surcharge be implemented for a trial period for the upcoming fall/winter seasons and applied to select high demand registered programs including personal swim lessons, pre-school swim lessons, swimmer 1-4, and Learn to Skate programs.

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

Mayor Woodward and Councillors Baillie, Rindt and vanPopta opposed

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

Councillor Richter opposed

5. 2025 Capital Improvement Grants and Community Grants
Report 25-58
File CA 1850-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approves the total payment of $64,253 in 2025 Capital Improvement Grants, as detailed in Attachment A to this report.

That Council approves the total payment of $201,550 in 2025 Community Grants, as detailed in Attachments B to K to this report.

That Council approves the total payment of $15,000 to the Langley Seniors Society, in accordance with the conditions contained in section 8 of the Community Grant Program Council Policy No. 06-022.

E. REPORTS TO COUNCIL

AMENDMENT #1
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Community Association Grants B03 and B04 totalling $2,000 be funded within the remaining 2025 Grant Program base budget surplus.
CARRIED

AMENDMENT #2
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That H01 to H09 Dry Grad Grants be increased to $3,500 each within the remaining 2025 Grant Program base budget surplus.
CARRIED

AMENDMENT #3
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Community Grants C28, C29 and C33 totalling $7,500 be funded within the existing Community Grant budget surplus, and the balance of $1,428 from Council Contingency.
CARRIED

AMENDMENT #4
Moved by Councillor Richter,
Seconded by Councillor Martens,
That the Jazz Festival Grant be increased to $10,000, funded from Council Contingency.
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

MOTION
Moved by Councillor vanPopta,
Seconded by Councillor Ferguson,
That staff report to Council with draft amendments to Community Grant Program Council Policy 06-022 to increase annual Dry Grad maximums to $3,000, for Dry Grad Grants to be available to all schools with Dry Grad programs, and to provide the scholarship grant opportunity to students within all high schools.
CARRIED

E. REPORTS TO COUNCIL

6. Capital Request – Concrete Pavement Works at Aldergrove Community Centre
Report 25-64
File FCP 0810-30

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize the use of $70,000 from the Capital Projects Reserve to undertake concrete pavement works at the entrance to the Aldergrove Community Centre.
CARRIED

7. Capital Request – 86 Avenue and 202 Street Pressure Reducing Valve Station
Report 25-56
File ENG 5330-27-109

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize the use of $897,000 for the design and construction of the 86 Avenue and 202 Street Pressure Reducing Valve Station, funded by $888,030 from Water Development Cost Charges (DCC) and $8,970 from the Water Capital Works Reserve.
CARRIED

8. Capital Request – 27 Avenue Roadworks West of 200 Street
Report 25-54
File ENG 5330-28-014

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council authorize the use of $900,000 for the construction of the 27 Avenue extension, from the Brookswood-Fernridge Fire Hall west to the Employment Lands. Funding is to be provided through $445,500 from the Roads Development Cost Charges (DCC) and $454,500 from the Capital Projects Reserve, reallocated from Project RDS1378 – Mufford Overpass Rehabilitation.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. 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.

Clerk's Note: The following amendment has been brought forward from the March 24, 2025 Regular Council Meeting:

AMENDMENT #1
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

AMENDMENT #2
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That a fourth item be added to Section 5.3 to read as follows:

"Notwithstanding items (1) through (3), horses are permitted in Public Spaces to the extent that such Public Spaces are designated by the Township or the Administrator as horse trails or are Highways and roadways, and horse manure is only required to be removed by riders where it is safe and practical to do so."
CARRIED

AMENDMENT #3
Moved by Councillor Richter,
Seconded by Councillor Martens,
That in Section 5.3.3 the words "and horse manure is only required to be removed by riders where it is safe and practical to do so" be removed.
DEFEATED

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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

AMENDMENT #4
Moved by Councillor Richter,
Seconded by Councillor Martens,
That section 5.35 be amended to remove idling of vehicles.
DEFEATED

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

AMENDMENT #5
Moved by Councillor Richter,
Seconded by Councillor Martens,
That smoking in private vehicles not be included in section 5.25.
DEFEATED

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

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

Councillor Richter opposed

2. Facilities Renewal Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6127
Report 25-62
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Facilities Renewal Loan Authorization Bylaw No. 6113 be abandoned.

That Council give first, second and third reading to Facilities Renewal Loan Authorization Bylaw No. 6127 for the purpose of borrowing funds in the amount of $9,858,586 for the Facilities Renewal capital program within the 2025-2029 Capital Budget repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Facilities Renewal Loan Authorization Bylaw No. 6127 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Tuesday, July 15, 2025 (the “Deadline”).

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

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

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

CARRIED

Councillor Richter opposed

3. 2025 Langley Annual Rates and Tax Collection Bylaw for Universal Services
Bylaw No. 6128
Report 25-57
File FIN 1700-80

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw No. 6128.
CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Old Yale Road Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6084
Report 24-280
File FIN 1760-20

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to “Old Yale Road Loan Authorization Bylaw No. 6084”.
CARRIED

Councillor Richter opposed

I. BYLAWS FOR FINAL ADOPTION

2. Aldergrove Parkade Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6085
Report 24-281
File FIN 1760-20

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give final reading to "Aldergrove Parkade Loan Authorization Bylaw No. 6085".
CARRIED

Councillor Richter opposed

J. ITEMS FROM PRIOR MEETINGS

1. Motion to Reconsider

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council reconsider the following motion:

Williams Neighbourhood Plan Update

ASSOCIATED MOTIONS
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to conduct additional, sufficient public and property owner consultation on potential community amenity contributions for the Williams Neighbourhood Plan;

That staff subsequently report to Council with draft policy amendments to Community Amenity Contributions Policy 07-166 for the Williams Neighbourhood Plan for its consideration; and

That Council hereby further defers consideration of Final Adoption of the Williams Neighbourhood Plan Bylaw No. 5799 until such time as an updated Community Amenity Contributions Policy 07-166 for the Williams Neighbourhood Plan is to be considered by Council.

ASSOCIATED MOTIONS
The question was called on the associated motions and it was ***CARRIED***

Councillors Kunst, Martens, and Richter opposed
CARRIED

Councillor Martens and Richter opposed

J. ITEMS FROM PRIOR MEETINGS

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to conduct additional, sufficient public and property owner consultation on potential community amenity contributions for the Williams Neighbourhood Plan;

That staff subsequently report to Council with draft policy amendments to Community Amenity Contributions Policy 07-166 for the Williams Neighbourhood Plan for its consideration; and

That Council hereby further defers consideration of Final Adoption of the Williams Neighbourhood Plan Bylaw No. 5799 until such time as an updated Community Amenity Contributions Policy 07-166 for the Williams Neighbourhood Plan is to be considered by Council.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the last paragraph be removed.
CARRIED

Councillor Martens and Richter opposed

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

Councillor Martens and Richter opposed

2. Motion to Reconsider

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council reconsider the following motion:

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

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

J. ITEMS FROM PRIOR MEETINGS

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

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

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

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

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

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

Councillor Kunst opposed

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

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

J. ITEMS FROM PRIOR MEETINGS

Councillor Kunst opposed

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

Councillor Kunst opposed
CARRIED

Councillor Martens and Richter opposed

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

That the first sentence, second paragraph under "Section 6.3 Schools" be replaced with:

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

That Policy 3 for Medium Density Apartment and High Density Apartment be amended to read as follows:

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

AMENDMENT #1
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Section 11.2.1(3) of the Williams Neighbourhood Plan (proposed Bylaw No. 5799) be removed.

That Section 5.8 of the Williams Neighbourhood Plan (proposed Bylaw No. 5799) be removed.

That the Civic Institutional land use symbols in Map 1 and Map 2 of the Williams Neighbourhood Plan (proposed Bylaw No. 5799) be removed.
CARRIED

Councillor Richter opposed

J. ITEMS FROM PRIOR MEETINGS

AMENDMENT #2
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That 6.3(2) be amended to read: "**Identifying** the joint site along with the rezoning of all lands designated for residential development. **For the purposes of development, designation, where applicable, constitutes a securing of the joint site.**"

That 6.3(3) be amended to read: "Ensure that the joint site **as designated** is appropriately located to serve the intended purpose and to the acceptance of the Township of Langley and the Langley School District."

That 11.0 be amended to read: "Development of the Williams neighbourhood shall proceed based on the drainage catchment areas, and the need **to identify** a combined neighbourhood park and elementary-middle schools."

That 11.1(1) be amended to read: "**Identifying** a joint elementary school and neighbourhood park site to the acceptance of the Township of Langley and the Langley School District, subject to other provisions of this Plan, before any development may occur in the are, with the exception of non-residential development."
CARRIED

Councillor Richter opposed

AMENDMENT #3
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Policy 5.6(8)(i) be removed, with the lettering for all subsequent policies updated.
CARRIED

Councillor Richter opposed

AMENDMENT #4
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Policy 8.5(4) to be updated to require 2.5 off-street parking spaces.
CARRIED

Councillor Richter opposed

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

Councillor Richter opposed

J. ITEMS FROM PRIOR MEETINGS

MOTION TO GIVE FINAL ADOPTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final adoption to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799", as amended.
CARRIED

Councillor Richter opposed

K. MAYOR AND COUNCIL REPORT

Mayor Woodward congratulated Deputy Township Clerk, S. Little, on her retirement from the Township of Langley.

He further reported that he and Council members attended ceremonies for the Day of Mourning for workers killed and injured on the job.

Councillor Ferguson commented on the Ceremonial Tree Planting event.

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. 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:

1. Memorial Tree Planting Ceremony 2025

Whereas the Township of Langley will be planting trees for the annual Memorial Tree Planting Ceremony; and

Whereas Council may direct staff to arrange commemorative tree plantings for the following individuals at the 2025 Memorial Tree Planting Ceremony;

Therefore be it resolved that funds derive from the Parks Operation Budget for the below named individuals:

1. Reid McDonald
2. Ed Gaetner
3. Gordon Smith
4. Dolly Harding

CARRIED

Section 90(1) (b) Personal

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the April 7, 2025 Closed Council Meeting for public information:

2. Memorial Tree Planting Ceremony 2025

Whereas the Township of Langley will be planting trees for the annual Memorial Tree Planting Ceremony; and

Whereas Council may direct staff to arrange commemorative tree plantings for the following individuals at the 2025 Memorial Tree Planting Ceremony;

Therefore be it resolved that funds derive from the Parks Operation Budget for the below named individuals:

1. Zosia Ettenberg
2. Sylvia Anderson

CARRIED

Section 90(1) (b) Personal

N. FOR INFORMATION

1. Water Restrictions in Effect May 1 to October 15, 2025
Memorandum – Public Works Division
File 5600-01

2. Portable Event Seating
Memorandum – Municipal Administration Division
File 0810-30

3. Willoughby Elementary Motion – Extension
Memorandum – Municipal Administration Division
File 0810-30

4. Four-Way Stop at 72 Avenue and 248 Street
Memorandum – Engineering Division
File 5460-05

5. Progress on Official Community Plan Update
Memorandum – Community and Policy Planning Division
File LRP00026

6. 2024 Soil Deposit Permit and Stop Work Order Statistics
Memorandum – Engineering Division
File 5280-14

N. FOR INFORMATION

7. Agricultural Land Commission Decisions First Quarter 2025 (January – March)
Memorandum – Community Development Division
File 6635-01

8. Heritage Advisory Committee
Minutes – April 2, 2025
File 0540-20

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

10. Seniors Advisory Committee
Minutes – April 16, 2025
File 0540-20

11. Prostate Cancer Awareness Month
File 0630-01

Letter from Shelley Werk, Donor Relations, Prostate Cancer Foundation Canada, requesting the Civic Facility be lit up in blue the month of September for Prostate Cancer Awareness Month.

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

1. Potentially Reducing Barriers for Urban Trail Users

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
Whereas the Township of Langley's Subdivision and Development Servicing Bylaw includes Section L4 – 'Trails', which details the design standards that all Urban and Rural trails are built to,

Whereas Section L4.4 – 'Restrictive Barriers' details the types of barriers that are used where trails intersect with driveways and intersecting roads, which includes a "bicycle stop baffle" at the entrance of trails,

Whereas these bicycle stop baffles are designed to reduce negative interactions between cyclists and pedestrians, but limit the ability for various users, such as those with cargo bikes and bikes with passenger trailers, in using the Township's expanding trail network, and

P. OTHER BUSINESS

Whereas there are potentially other barrier types that can be used to slow cyclists and prevent access to automobiles while still facilitating the safe use of trails by all users,

Therefore be it resolved that Council be updated by staff on work being undertaken to identify potential changes to the Subdivision and Development Servicing Bylaw that may eliminate the use of bicycle stop baffles on the Township of Langley's Urban Trail network in favour of other, more accessible trail barriers, and

Be it further resolved that staff include in the update to Council a list of locations of current bicycle stop baffles in areas of key importance to the Township's urban cycling network, and that this list include potential costs associated with the replacement of the bicycle stop baffles with more accessible trail barriers.
CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Rindt declared a Conflict of Interest under Section 100 of the Community Charter due to a non-pecuniary interest and left the meeting at 4:50pm.

2. Potential Rural Sign Bylaw Reform

Moved by Councillor Pratt,
Seconded by Mayor Woodward,
Whereas the Township of Langley Sign Bylaw 2012 No. 4927 includes Part 4 - Signs Permitted in Rural Areas,

Whereas the fair application of Part 4 depends on the interpretation of staff and Rural Community which can, on occasion, differ, and

Whereas this difference in interpretation causes added complexity and causes unnecessary work for both staff and those in the Rural Community who are attempting to advertise their farm-based businesses,

Therefore be it resolved that Council request staff to consult with the Agriculture Advisory Committee on potential changes to Part 4 of Township of Langley Sign Bylaw 2012 No. 4927 with the goal of simplifying the language and reducing opportunities for confusion, and

Be it further resolved that staff report back to Council with the potential changes alongside possible opportunities for public engagement and further refinements.
CARRIED

Councillor Rindt re-entered the meeting at 4:51pm.

P. OTHER BUSINESS

3. Herb Jamieson, Reunion Townhomes, Delegation

Moved by Councillor Richter,
Seconded by Mayor Woodward,
That the delegation from Herb Jamieson, Reunion Townhomes, be referred to staff for a report.
CARRIED

4. Council Members Attending Conferences

Moved by Councillor Richter,
Seconded by Councillor Martens,
That Council approve attendance for all Council members at the following conferences:

- 2025 Federation of Canadian Municipalities AGM
- 2025 Lower Mainland Local Government Association AGM
- 2025 Union of British Columbia Municipalites AGM

MOTION RULED OUT OF ORDER
Mayor Woodward ruled the motion out of order.

CHALLENGE TO THE CHAIR
Councillor Richter challenged the Chair.

The question was called on the motion to sustain the Chair, and it was
CARRIED

Councillors Martens and Richter opposed

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item D.1 - Section 90(1) (g) Legal
Item E.1 - Section 90(1) (k) Negotiations
Item E.2 - Section 90(1) (e) Property (k) Negotiations
Item E.3 - Section 90(1) (e) Property (k) Negotiations
Item F.1 - Section 90(1) (k) Negotiations
Item G.1 - Section 90(1) (k) Negotiations
Item G.2 - Section 90(1) (f) Law Enforcement
Item G.3 - Section 90(1) (k) Negotiations
Item I.1 - Section 90(1) (g) Legal
Item I.2 - Section 90(1) (g) Legal
CARRIED

R. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the meeting terminate at 4:56pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Kimberley Seifert
Date: Wednesday, May 07, 2025 11:17:26 AM

Please note the following response to Delegation Requests has been submitted at Wednesday May 7th 2025 11:14 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  5/12/2025
- **Name of delegate or organization wishing to appear**
  The Manor Farm
- **Topic**
  Building Permit Issuance- Supporting documents to be sent to legservicesinfo@tol.ca
- **Purpose of presentation**
  Other
- **for other, describe here:**
  BP Issuance
- **Desired resolution**
  Prompt Building permit Issuance
- **Full name**
  Kimberley Seifert
- **Email address**
  themanorcidery@gmail.com
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Alternate Phone**

FOIPPA s.22(1)

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

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

Agricultural Assessment and Farm Plan

For
Jamie Smith
The Manor Farm
23252-20th Avenue
Langley, BC

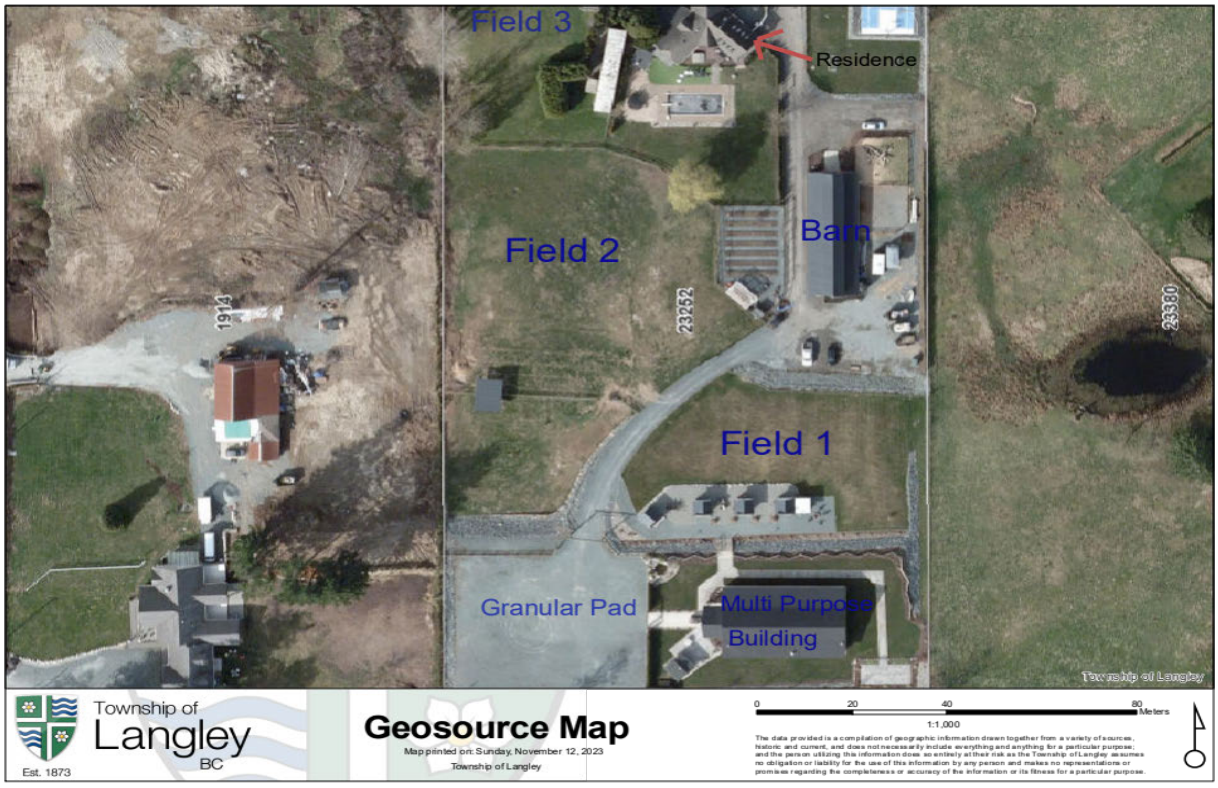
Prepared by:
Dave Melnychuk, P.Ag
19915-37A Avenue
Langley, BC
V3A 2S8
davidmelnychuk@telus.net
604 812-3276
November 17, 2023

Introduction:

Upon a request by the landowner an agricultural assessment and farm plan has been prepared for property located at 23252 -20th Avenue, Langley. The report includes a description of property features (existing land uses, structures, the agricultural capability, soils classification) existing along with potential agricultural uses and a farm plan.

Property features:

- Location: 23252 - 20th avenue, Langley
- Size: 4.9 acres
- Zoning: RU-3
- Agriculture Land Reserve;
- Structures: Residence, livestock barn, multi-purpose building and huts
- Other improvements: pasture fields, livestock fencing, farm access roadways, wells, tennis court.
- Granular pad for daily turn out and lead-time riding of ponies and horses. Provides parking space for less than 10 events yearly.



The following photograph illustrates the key property structures and improvements;

Existing land uses

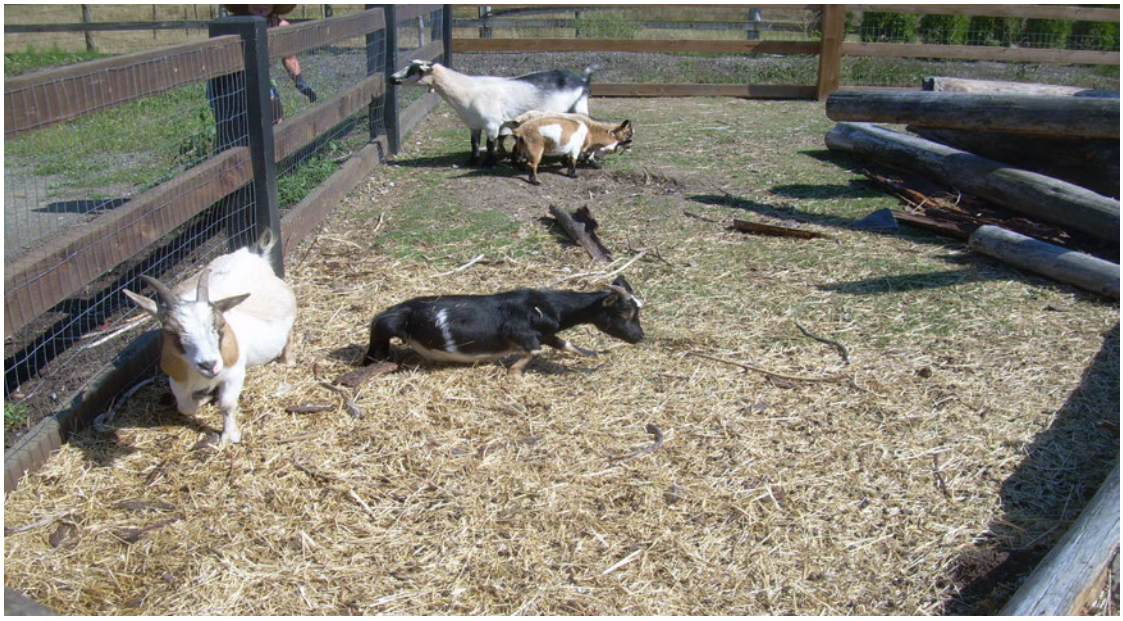
Field 1: covers an area of approximately 0.36 acre, seeded to grass species but is not presently used for forage production nor livestock grazing, although it is capable of being used for hay production and more intensive agricultural uses which will be explored in a later section of the Agrologist report.

Field 2: contains approximately 1.04 acre of forage production, fenced and utilized for grazing by livestock. The following photograph illustrates surface condition of field 2 with cattle grazing.



Field 3: Contains approximately 0.34 acres, seeded to grass but not presently used for hay production nor grazing. This field has potential for limited agricultural use which will be addressed in a following section of this Agrologist report.

Barn: Houses ponies and goats and supplies and covers approximately 0.09 acre



Residential footprint: covers approximately 0.46 acre.

Multi-purpose building& and associated huts (0.15 acre): Used for storage of farm equipment, along with livestock footing supplies and feed. The storage structure is used up to 10 times yearly to host events on the property. This building supports ongoing and future agricultural initiatives on the farm. As the farm moves forward with diversifying agricultural operations, this building is ideal for supporting direct marketing and agrotourism which will be explained in a following section of this report.

Granular Pad: (0.36 acre) The granular pad is located adjacent to the multi-purpose storage building and used for the daily turn out of the ponies and horses, and lead-time riding. This area is used as parking by event visitors up to 10 events yearly, along the general public who visit the farm to view and interact with the livestock. The majority of property contains high soil moisture conditions during the wet rainy period of the year, making the grass fields unsuitable for riding horses. The owner's daughter rides and turns out her ponies in this area which has a well drained and stable condition due to the granular surface.

Agricultural capability ratings

According to the Canada Land Inventory mapping system, the agricultural capability rating for the land on this property include the following ratings.

- Class: 4:4TA – 3:3TAW – 3:5W

  The southern portion of the property (Field 1) is primarily 4TA with topography and droughtiness being the major soil challenges.
  The central portion of the property (Field 2) is a class 3TAW with (topography, droughtiness and excess water are the main soil challenges.
  The northwest portion of the property (Field 3) is primarily a class 5W, indicating excessive moisture conditions which is a serious challenge for most crops.

Soils classification

According to the Soils of the Langley-Vancouver Map, published by the Province of BC, the property contains the following soil type:
The dominant soil series is a Whatcom-Scat soil complex.

- Whatcom soil type: The Whatcom soil is dominant in the higher elevation, southern portion of the property (Field 1), and there have been some physical changes in the elevations to this with topsoil movement.
- Whatcom transitioning to Scat soil is dominant in the middle area (Field 2) of the property in this area as well, some soil movement has taken place.
- Scat soil type is dominant in the Field 3 area.
- The soils in field 1 and 2 have been improved as a result of the preparation of the site where the multi-purpose building and granular pad now exist and extensive grading in each of these two fields. The topsoil from the multi-purpose and granular pad sites have been removed and spread onto the areas which are identified as fields 1 and 2.

Crop suitability

With the appropriate land improvements (drainage where required and irrigation where required) the soils on the property are suitable for a range of crops, although each soil type is primarily suited for certain crops while poorly suited for other crops, as follows:

- Whatcom soils (upland mineral soil type). With introduction of fertility improvements and implementation of irrigation and drainage this is soil is suitable for perennial forage crops, blueberries, cereals, cole crops, corn, strawberries, nursery, fruit trees, Christmas trees.
- Scat soils have a much lower range of suitable crops because of poor drainage, dense sub soils and high-water tables. This soil type is commonly used for perennial forage, shallow rooted annual vegetable crops, blueberries.

Soil analysis

The following table summarizes the laboratory analysis of 2 soil samples, one from field 1 and one from field 2.

Soil properties	Field 1 (ppm)	Field 2 (ppm)
Nitrogen	2	2
Phosphorous	86	15
Potassium	140	111
Sulfur	32	1
Calcium	3110	668
Magnesium	275	189
ph	7.5	6.3
EC(dS/m)	0.57	0.1
Organic matter (%)	4.6	4.7
Texture	Loam	Sandy loam

Interpretations of the soil test results

- Overall, the soil properties of field 1 and 2 are typical of mineral soils in the Fraser Valley, which have not been intensively farmed over the last several years. Normally the soil properties of intensively farmed fields would have higher nutrient levels, particularly Nitrogen, Phosphorous (P) and Potassium (K) which are the most important nutrients required for crop production.
- Nitrogen is particularly deficient, which is an indication of the lack of fertilization over the last several years.
- There are a few obvious differences between the levels of P and K between these 2 soil samples. The levels of P and K in field 1 are ample for most crop's annual requirements while the level of P and K in field 2 are deficient.
- The ph, EC and organic matter in both soil samples are within acceptable range for a wide range of crops.

- Nutrient deficiencies can be addressed through an appropriate fertilization program, including manures and compost.
- A fertilization program should be based upon a specific crop's nutrient requirements, considering that every crop type requires a specific ration of macro and micronutrients.
- Crop nutrient recommendations will be provided prior to the implementation of the farm plan, because at this time, the type of crop has not yet been determined. For illustration purposes, the fertilizer requirements for apple tree production are completely different than the nutrient requirement for Christmas trees and Holly plants.

Determining an appropriate crop type for each of the 3 fields

In determining an appropriate crop for each field, a farmer should take into consideration several factors, including:

- Is crop suitable for the field, considering the soil type?
- What is the drainage condition of the field? Because of the high rainfall in South Coastal BC, good field drainage is very important. This factor is particularly critical for perennial crops which are susceptible to disease issues if winter drainage is not adequate.
- Is irrigation available, if needed by a specific crop?
- What are the farm machinery requirements to grow any crop?
- Are the fields large enough to justify capital investments in machinery?
- Is labour available to manage and harvest the crop?
- How and where will the crop be sold?

Agricultural options and farm plan for the Manor Farm

Developing a conventional farm operation on the Manor Farm has several challenges.
The primary hurdle is the small size of the property. With only 4.9 acres, conventional large scale farming operations are not possible, therefore Manor Farm fits into the category of a small lot farming operation. Several of these types of small-scale operations exist in Langley with an emphasis on specialty crops, direct marketing, and agro tourism.

Manor Farm may wish to move more aggressively in the direction of direct farm marketing and agro tourism since the present activities on Manor farm are consistent with a small lot farm theme. Manor Farm raises ponies, goats, and cows, and offers space to host temporary single-day event in their facility which exhibit components of agro-tourism. To complement these present activities, the 3 fields can be converted to specialty products which would add to the activities occurring on the property.

The following are some suggestions for crops on the 3 fields which would be compatible with the theme of direct marketing and agro-tourism, and which would make use of the multi-purpose building and granular pad which presently exist on the property.

Field 1: With improvements to fertility, drainage, and irrigation this field of 0.5 acre could be planted to apple trees, with the product being direct marketed to people who visit the farm or sold at the Langley Farmers Market in the Langley at the Double Day Arboretum. Another option for the utilization of the apples would be the establishment of a cidery, similar to the Fraser Valley Cider Company, which is located in Langley, on 16th avenue.

There are several apple varieties suitable for the climate conditions in south coastal BC. All apple varieties are suitable for apple cider, although different varieties are needed when the target is a bitter-sweet tasting cider versus mild tasting cider.
Just to name a few apple varieties: the Kidd's Orange Red and Cox's Orange Pippin are sweet tasting eating apple while Ashmead's Kernel is good for eating and cider-making.
The farm would have to make a critical decision, whether farm wants to direct market eating apples or grow apples to support a cidery. Beyond the decision on which apple variety best suits the farm's goal, the farm needs to consider the capital investment associated with establishing a cidery. The farm already has a suitable multi-purpose building in which the cidery could be established, but additional capital investment for cidery equipment would be required.

Direct marketing of fresh apples has the advantage of reduced capital investment. In addition, with some minor alterations (cooling and storage features) the multi-purpose building is well suited for storage of apples and can play a critical role in direct farm marketing by offering a hub/location for meeting and engaging with the public on apple production techniques, displaying the apple products, and collection of revenue.

Field 2: With improvements to fertility, drainage and irrigation, a portion of field 2 (South half) could also be planted to apple trees and the north half planted to Christmas trees, or the entire field could be planted to **Christmas trees.**
Several tree species, suitable for the Christmas tree market, are grown in the Fraser Valley with the following being the most common: (Douglas Fir, Noble Fir, Fraser Fir). Each of these trees have distinctive advantages and down sides.
Douglas fir is the most prolific in terms of annual growth but also is subject to the quickest needle drop when set up indoors. **Noble Fir** has a soft beautiful blue ting to the needle, grows slowly, has good needle retention, but is subject to root rot and disease when grown in soils with a high water table during the winter.
Fraser Fir combines the best features of both the Douglas Fir and Noble Fir.
Christmas trees can be direct marketed on farm through a u-cut of already cut system.
The multi purpose building would be an excellent facility for welcoming customers, directing them to the areas open for u-cut and serving them a hot chocolate after they return to pay for their tree, come inside to talk about their farm experience and learn how to take care of the tree.

Field 3 Because of the high water table and poor drainage in this area, Apple trees and Christmas trees would not do well on this field. With some minor drainage improvements and using a raised bed growing technique, this field could be planted to Western Red Cider, Yellow Cider and Holly plants. These trees and plants would be a source of products for production of Christmas wreaths which can be sold directing to customers who are visiting the farm to purchase Apples and/or Christmas Trees, as well as, to those visitors who have come to the farm just to see and interact with the ponies and goats.
The multi purpose building would be an excellent facility to display the wreaths and explain to customers how wreaths are built using local material grown on the farm.

Other options:

In addition to the options already mentioned in regard to production and marketing apples, Christmas trees and Christmas wreaths, the farm could also consider some other promising

agricultural options which are well suited for a small farm operation.

- Growing pumpkins in portions of field 1 and/or field 2 for the Halloween market. The multi-purpose building could be used for storage and sales and the granular pad used as an excellent display area for pumpkins.
- Hydroponic herb production, with grow lights, can be grown year-round in-doors, using the vertical wall growing technique located on one of the interior walls of the multi-purpose building. There is a high demand for locally grown herbs which can easily be sold directly to those customers who are visiting the farm to purchase apples or Christmas trees and to the general public coming to the farm, just to experience a visit to a farm.
- There are several other farming options in the horticultural and livestock sectors which are suitable for a small lot in Langley, although from a practical perspective, Manor farm should perhaps focus on 3 or 4 agricultural activities, at this initial stage.

Direct farm marketing and agro-tourism criteria and principles:

The key to establishing a successful direct farm marketing and agro-tourism operation is based upon a commitment to adopt and adhere to the following criteria and principles:

- Provide a quality agricultural product at a reasonable price.
- Provide uncluttered, pleasant, and clean facilities – **this is the role of the existing multi-purpose building.**
- Provide easy access and suitable parking, particularly in wet and rainy weather conditions which normally occurs during the festive seasons of Halloween and Christmas- **this is the role of the existing granular pad adjacent to the multi-purpose building.**
- Provide a knowledgeable agricultural experience for suburbanites.
- Establish a sociable and welcoming atmosphere.

Manor Farm has demonstrated, by the way the property is presently managed and how well livestock are looked after, that the farm has a strong commitment to these principles.

Final Comments

The Township of Langley contains numerous small lots in the Agriculture Land Reserve as was outlined in the 2013 Agricultural Viability Strategy (AVS). The report indicated that 73% of the land in the ALR is under 10 acres in size and many of those small parcels have little to no agricultural activity.

Because of this significant underutilization of ALR land, the AVS recommended that efforts by the Township of Langley in cooperation with the Province of BC, be directed towards encouraging landowners of small lots to make greater and better agricultural use of their land.

Manor Farm has ventured down the path towards increasing and diversifying farming on their small lot and can serve as an excellent example of what can be achieved on a small lot in the Agriculture Land Reserve in Langley.

Through their efforts, the entire farming community will benefit by increasing public awareness and support for farming in Langley.

Dave Melnychuk, PAg – November 17, 2023

Farm Plan

Addendum to the November 17, 2023, Agricultural Assessment

For
The Manor Farm
23252-20th Avenue
Langley, BC

Prepared by:
Dave Melnychuk, P.Ag
19915-37A Avenue
Langley, BC
V3A 2S8
davidmelnychuk@telus.net
604 812-3276
November 12, 2024

Introduction:

Developing a conventional farm operation on The Manor Farm has several challenges.
The primary hurdle is the small size of the property. With only 5 acres, conventional large scale farming operations are not possible, therefore The Manor Farm fits into the category of a small lot farming operation. Several of these types of small-scale operations exist in Langley with an emphasis on specialty crops, direct marketing, and agro-tourism.

The Manor Farm is aggressively advancing in the direction of on-farm processing, direct farm marketing, and agro-tourism to build upon the present small lot farm activities taking place on The Manor farm. The Manor Farm raises cattle, ponies, goats, and hosts limited events temporarily set up in their farm facility, which demonstrate components of agro-tourism. To complement these present activities, The Manor Farm plans to convert the forage fields to an apple orchard and establish an apple cidery which will be the main agricultural focus on The Manor Farm.

Over the last year, owners of The Manor Farm have evaluated and researched the various potential farming options which were outlined in the Agricultural Assessment and Farm Plan report prepared by David Melnychuk, P.Ag on November 17th, 2023. Based upon their research findings and the unique characteristics of their property, they have decided to proceed with establishing an Apple Cidery, along with some potential companion crops.
The next sections of the Agrologist report provides information on the actions taken to date, as well as detailed information on The Manor Farm's farm plan moving forward.

Actions taken by the owners to date:

1. Application process has been commenced engaging the Provincial licensing bodies (Liquor and Cannabis regulation brand & Liquor Distribution Branch) to establish an Apple Cidery at 23252-20th avenue, Langley.
2. Engaged Environmental Health within Fraser Health Authority and is in working consultation with designated Health Official for their region.
3. Drawings are being finalized for the work to be completed inside the existing farm infrastructure for the on-farm processing and marketing of their product.
4. Arrangements have been made with a nursery grower in the Okanagan (Similkameen Nurseries) for the supply of 1,700 apples trees (bare root – 2 years old), scheduled for delivery March 30, 2025, at a cost of $32,881.80.
5. Arrangements have been made with Terralink (a horticultural supplier in Abbotsford) to provide professional advice on the cultural and nutritional requirements for apple trees.
6. Commitments have been made with (Cellartek) for the supply of the equipment to set up the apple cidery (fermentation tanks, bottling equipment, etc) at a cost of over $200,000???????
7. An agricultural professional (Agrologist) has been hired to prepare the details of the farm plan and provide ongoing consultation in support of the current and planned farming.

Farm Plan

Farm Field Outline

The Manor Farm is embarking on a very comprehensive agricultural venture with several components, which embody the principles of diversification, complementary crops, value added, direct farm marketing, and agro-tourism. The following drawing outlines the fields, and the crops proposed for each of the fields.



Orchards	Sq. Ft.	Acre
1	15,925	.365
2	70,025	1.60
3	6830	.156
Totals	92,780	2.13

The Manor Farm
23252 20th Ave
Langley, B.C.

Index of Buildings

1 - Main Residence
2 - Mobile Home
3 - Existing Livestock Barn
4 - Existing Greenhouse
5 - Existing Tack Room
6 - Exist Womens W/C
7 – Exist Mens W/C
8 – Exist Lwr.mechanical Rm/ Outdoor Kitchen
9 – Exist Mech Rm/onsite Store
10 – Exist Hay & Equip. storage (to include proposed Processing area, Lounge and Tasting Rm)

Scale:
1/32" = 1'

1. Diversification:
   The core agricultural activity of The Manor Farm will be the establishment and operation of an apple orchard along with an apple cidery. The apple orchard will cover approximately 2.1 acres which amounts to approximately 40% of the land base on this property. Along with the apple orchard, a variety of companion crops, primarily beneficial herbs, will be incorporated into the orchard areas.

2. Complementary and companion crops:
   The Manor Farm is committed to minimizing the amount of commercial chemicals and pesticides used in the apple orchard as well as throughout the farm property. There are a series of companion crops (primarily herbs suitable for apple orchards) which are beneficial to the health of the apple trees as well as being compatible with the natural environment. In addition, these plants are marketable directly on farm or through the farmer's markets in Langley. The following are some of the companion crops being considered.
   - Basil – this plant repels pests and can enhance the flavour of apples
   - Chamomile – attracts beneficial insects such as certain wasps, lady bugs, and honeybees
   - Coriander- deters aphids and attracts beneficial insects
   - Chives – deters apple scab and other fungal diseases
   - Fennel – attracts beneficial insects which prey on pests
   - Lemon grass- deters pests such as mosquitos
   - Mint – repels insects and attracts pollinators like bees
   - Yarrow – attracts pollinators and predatory insects such as lady bugs. In addition, this plant develops deep roots that are capable of breaking up compacted soil and bringing up nutrients to the surface and enhancing fertility.

     These plants are annual and perennials which will be harvested, then packaged in the multi-purpose building and marketed to the public along with apple cider.

3. Value added and on-farm processing:
   The Province of British Columbia through the Ministry of Agriculture recommends farmers in BC consider on-farm value added and processing activities in order to diversify farming income and increase the opportunities for the general public to learn about farming and where their food comes from. The owners of The Manor Farm have adopted this philosophy and are committed to diversifying their farm activities following the suggestions from the Ministry of Agriculture. The key value-added activity on The Manor Farm will be the processing of raw apples (grown on farm) into apple cider. The cidery will be established as planned in the existing multi-purpose building. The following drawing illustrates the location for the various agricultural activities within the multi-purpose building which are supportive of the cidery, including receiving tanks, crushing and screening equipment, fermentation tanks, bottling and labeling, storage of finished product, tasting tables, display and sales tables.



4. **Direct farm marketing:**
   Sale of apple cider and companion crops (herbs) will be sold directly to the public with the centre of the marketing activity occurring within the multi-purpose building. Any surplus product will be marketed at the Langley Farmer's Market which is located at the Double Day Arboretum, as well as in organic vegetable and fruit outlets in the Langley area.

5. **Agro-tourism:**
   To complement The Manor Farm's existing activities in agro-tourism, the new agricultural venture will encourage more urbanites to enjoy a visit to a small diversified farm. The experience here at The Manor Farm, like other farms in the Fraser Valley who have welcomed the urban population to their homesteads, re-enforces the belief by the agricultural community and by the Ministry of Agriculture that the general public has a strong interest to learn about farming and the farm to table process.

Direct Farm Marketing Criteria and Principles

The key to establishing a successful direct farm marketing and agro-tourism operation is based upon a commitment to adopt and adhere to the following criteria and principles:

- Provide a quality agricultural product at a reasonable price
- Provide uncluttered, pleasant, and clean facilities – **this is the role of the existing multi-purpose and accessory buildings.**
- Provide easy access and suitable parking, particularly in wet and rainy weather conditions which normally occurs during the festive seasons of Halloween and Christmas- **this will be the role of the existing granular pad (riding/turn out) adjacent to the multi-purpose building.**
- Provide a knowledgeable agricultural experience for suburbanites.
- Establish a sociable and welcoming atmosphere.

The Manor Farm has demonstrated, in the manner in which the property is presently managed, that the farm has a strong commitment to these principles.

Apple Tree Production

To establish a successful and productive apple orchard, the following steps are important.

1. **Soil analysis**: Every farm which grows food in the soil, should start off with a detailed soil analysis of the nutrients which plants require for growth and health. Soil samples were taken from The Manor Farm's fields in 2023 and sent to Element labs for analysis and the following characteristics were identified.:
    - Overall, the soil properties are typical of mineral soils in the Fraser Valley, which have not been intensively farmed over the last several years.
    - Nitrogen is particularly deficient, which is an indication of the lack of fertilization over the last several years.
    - There are a few obvious differences between the levels of P and K between the soil samples. The levels of P and K in one of the samples are ample for most crop's annual requirements while the level of P and K in the other sample are deficient.
    - The EC and organic matter in both soil samples are within acceptable range for a wide range of crops.
    - The soil ph should be in the 6.0 to 7.0 range which is ideal for apple trees.
    - Nutrient deficiencies can be addressed through an appropriate fertilization program, including application of manures and compost, although the manures and compost should be tested to determine the type and level of nutrients within these materials.
    - Before the apple trees are planted in April/2025, it would be advisable to take soil samples in early March and develop a fertilization program for each individual field, considering present soil nutrient levels as well as the specific nutrient requirements of different apple variety.
2. **Soil preparation:** The goal of soil preparation is to provide the apple trees with a strong foundation. This includes replenishing the soil with vital minerals and nutrients with fertilizers and/or organic matter, as well as breaking up and loosening compacted soils. Soil preparation can be done at any time of the year when the ground is not overly saturated with water or frozen. Work should start at least 6 weeks prior to planting the apples trees. During this process addition of compost and/or well rotted manure will

improve soil textures, microbial activity and fertility, particularly micro-nutrients which are commonly not available in commercial fertilizer.

3. **Drainage**

Good field drainage is particularly important in South Coastal B.C. because of the high rainfall in this region of British Columbia. With good drainage, comes a wide range of agricultural benefits, including the following:

Increased trafficability: Trafficability is one of the most important aspects of land drainage. The decision to drain a field may be based entirely on avoiding problems of practical management during spring and autumn, when tillage and harvesting operations may be impeded because of water logging. Trafficability and workability depend upon soil strength which is largely determined by soil water tension. Higher tension creates stronger attraction between soil particles which strengthens the soil. In a functional drainage system, the water table should be lowered to 0.5 meters below the soil surface.

Optimum rooting depth: Water table control is necessary to allow the development of an extensive and healthy rooting system. The minimum water table depth varies between a wide range of plants. Tree Fruits and Grapes need a minimum water table depth of 0.6+ meters below the soil surface.

Increase crop yields; maximizing crop yield is influenced by many factors which are directly related to drainage conditions. Plants utilize fertilizers and nutrients more efficiently in well-drained soils. Good drainage allows a plant's root system to develop extensively and reach out to greater soil area and draw moisture and nutrients from a larger volume of soil. This ability allows the apple plants to withstand drought and plant diseases.

Recommendation: Based upon field inspections in 2023, it is recommended that drain tiles be installed in the lower fields (northern portion of the property) at 25 feet intervals and at a depth of 0.9 to 1.2 meters)

4. **Apple Tree Planting Procedures:**

Apple trees may be planted even when the temperatures are cool, especially if they arrive bareroot and dormant. Do not expose the roots to temperatures that are freezing or below. The bareroot mass should be soaked in a tub of water for 1 to 2 hours before planting. When digging the planting sites for the trees, make sure the hole is deep and wide enough so that the apple tree's root system has plenty of room to easily expand. With the tree placed in the centre of the hole and vertical, the topsoil can be placed around the roots carefully (with or without a small amount of compost or peat at no more than 25% concentration) and tamped down firmly to eliminate any air pockets. If planting trees on a slope, it would be advisable to create a rim of soil around each tree about 2 inches high to catch any water before it runs off and to avoid any soil erosion issues. Thoroughly water the newly planted trees shortly after planting.

5. **Post Apple Tree planting**
   Based upon agronomy advise from Terralink and other professionals, a multi-year program should be prepared which addresses several key operation protocols, as the apple trees progress through different growing stages over the life of the trees:
   - irrigation scheduling,
   - fertilization including foliar sprays,
   - integrated pest management,
   - pruning,
   - rodent control and
   - apple harvesting and storage

Final Comments

The Township of Langley contains numerous small lots in the Agriculture Land Reserve as outlined in the 2013 Agricultural Viability Strategy (AVS). The report indicated that 73% of the land in the ALR is under 10 acres in size and many of those small parcels have little to no agricultural activity.

Because of this significant underutilization of ALR land, the AVS recommended that efforts by the Township of Langley in cooperation with the Province of BC, be directed towards encouraging landowners of small lots to make greater and better agricultural use of their land.

The Manor Farm has ventured down the path towards increasing and diversifying farming on their small lot and serves as an excellent example of what can be achieved on a small lot in the Agriculture Land Reserve in The Township of Langley.
Through their efforts, the entire farming community will benefit by increasing public awareness and support for farming in Langley.

Dave Melnychuk, PAg – November 12, 2024

Agricultural Land Commission Act	**ACTIVITIES DESIGNATED AS FARM USE:** **FARM PRODUCT PROCESSING IN THE ALR**	**POLICY L-01** **Amended April 2019** **Amended April 2018** **February 2016**

This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, (the "ALCA") and, BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation), (the "Use Regulation"). In case of ambiguity or inconsistency, the ALCA and the Use Regulation will govern.

INTERPRETATION:

The Use Regulation designates as farm use the storing, packing, preparing, and/or processing of farm products in the ALR if the conditions of section (11)(2) are met.

The Use Regulation designates as farm use the storing, packing, preparing, and/or processing of farm products and related activities on a farm in the ALR provided at least 50% of the farm product is produced (i.e. grown or raised) on the farm on which the storing, packing, preparing and/or processing of farm products or related activity takes place or on the farms of a (cooperative) association to which the owner of the farm belongs.

The farm may be comprised of one or several parcels of land owned or operated as a farm business by a farmer or by the coop members of the association to which the member belongs.

In the case of feed used to raise animals or fish on a farm, farm product that originates elsewhere may be processed into feed on a farm provided at least 50% of the feed is required and used for animal or fish feed on that farm. The feed not used on the farm (i.e. the remainder) may be sold from the farm.

The 50% threshold is based on the quantity (measured by volume or weight) of processed farm products used, calculated over the full product line.

Necessary Structures And Ancillary Services

Subject to the placement of fill thresholds, the use of agricultural land to construct, maintain or operate a structure, other than a residential structure, that is necessary for a farm use and a driveway or utility that is necessary for that farm use, is permitted as per section 5(1) of the Use Regulation.

Related uses that are not included in the Use Regulation for storing, packing, preparing and/or processing farm products or uses above the threshold require application to and approval from the Agricultural Land Commission (the "Commission").

The retail sale of processed farm products on a farm for the purpose of onsite or offsite consumption is a farm use as per the Use Regulation (See Policy L-02).

Placement of Fill or Removal of Soil

Except as otherwise permitted in section 35 of the Use Regulation, a person must not place Fill or undertake any action which results in the placement of Fill on any land in the ALR without a Notice of Intent (NOI) or Application approval.

The placement of Fill (or removal of soil) for the purpose of constructing or maintaining a structure for farm use is permitted without an NOI or Application approval if:

1. The total area from which soil is removed or fill placed is 1,000 m^2 or less, and

2. If the location is in a flood plain, the resulting elevation does not exceed the minimum level required to satisfy Flood Protection Requirements.

If the removal of soil or placement of Fill does not meet the conditions in the Use Regulation, an NOI or a Soil or Fill Use Application approval is required before any activity can commence. See ALC Information Bulletin 07 – Soil or Fill Uses in the ALR.

The following materials are listed as prohibited fill and must not be used as fill in the ALR: construction or demolition waste - including masonry rubble, concrete, cement, rebar, drywall and wood waste; asphalt; glass; synthetic polymers (plastic); treated wood; and, unchipped lumber (Section 36, Use Regulation).

LOCAL GOVERNMENT:

Bylaw Development

There is no building threshold area in the Use Regulation beyond the maximum 1,000 m^2 area for the removal of soil or placement of fill in section 35.

A local government may regulate these uses, for example by setting a maximum building area or maximum site coverage, but may not prohibit the uses, except through a farm bylaw approved by the Minister of Agriculture under section 552 of the *Local Government Act*.

Building Permits

When reviewing building permit applications, only structures that are necessary to a farm use are permitted in the ALR. Building permits for structures should not be issued unless the local government is satisfied that the structure is necessary for the farm use on the parcel.

TERMS:

processing means the process of adding value to a primary farm commodity or product by physical, biological or other means including, but not limited to, fermentation, cooking, canning, smoking or drying.

association means an association as defined in the *Cooperative Association Act* which was incorporated for farm purposes.

Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Use Regulation.

RELATED POLICY:

ALC Policy L-02 *Activities Designated as Farm Use: Farm Retail Sales in the ALR*

REFERENCE:

Agricultural Land Reserve Use Regulation (BC Reg. 30/2019), Sections 1, 3, 4, 5(1), 11(1) (2), 35(a), and 36.

Definitions

Section 1 In this regulation:

***"farm product"** means a commodity that is produced from a farm use but does not include water.*

If farming extends over multiple parcels

Section 3 Unless a contrary intention appears, a reference to a use of agricultural land includes all of the agricultural land on which a single farm operation is conducted, regardless of

(a) whether activities are conducted over one parcel or multiple parcels, or

(b) whether, in the case of multiple parcels, the parcels are adjacent.

Farm uses that may not be prohibited

Section 4 The farm uses referred to in this Part may not be prohibited

(a) by a local government enactment except a bylaw under section 552 [farming area bylaws] of the Local Government Act, or

(b) by a first nation government law, if the activity is conducted on settlement lands.

Necessary structures and ancillary services

Section 5 (1) Subject to any limits and conditions set out in this Part, the use of agricultural land to construct, maintain or operate any of the following is designated as a farm use and may not be prohibited as described in section 4:

(a) a structure, other than a residential structure, that is necessary for a farm use;

(b) a driveway or utility that is necessary for a farm use

Farm products

Section 11 (1) In this section, "association" has the same meaning as in the Cooperative Association Act.

(2) The use of agricultural land for storing, packing, preparing and processing farm products is designated as a farm use and may not be prohibited as described in section 4 if at least 50% of the farm product is

(i) produced either on that agricultural land or by an association to which the owner of the agricultural land belongs, or

(ii) feed required for farm use on that agricultural land

Permitted soil or fill uses

Section 35 Subject to section 36 [prohibited fill]*, the removal of soil from, or the placement of fill on, agricultural land for one or more of the following purposes is permitted if all applicable conditions are met:*

(a) constructing or maintaining a structure for farm use or for a principal residence if both of the following conditions are met:

(i) the total area from which soil is removed or on which fill is placed is 1 000 m2 or less;

(ii) if the area from which the soil is removed or on which the fill is placed is in a floodplain, the resulting elevation level is consistent with the minimum elevation level established under all applicable local government enactments and first nation government laws, if any, respecting flood protection in the floodplain;

Prohibited fill

Section 36 The following must not be used as fill on agricultural land:

(a) construction or demolition waste, including masonry rubble, concrete, cement, rebar, drywall and wood waste;

(b) asphalt;

(c) glass;

(d) synthetic polymers;

(e) treated wood;

(f) unchipped lumber.

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 1.

Definitions

Section 1(1)

“agricultural land” means land that

(a) is included in the agricultural land reserve under section 15 (1.1), 17(3.1) or 45(1) of this Act, or

(b) was included under a former Act as agricultural land or land in an agricultural land reserve,

Unless the land has been excluded from the agricultural land reserve under this Act of from an agricultural land reserve under a former Act;

"fill" means any material brought onto agricultural land other than materials exempted by regulation;

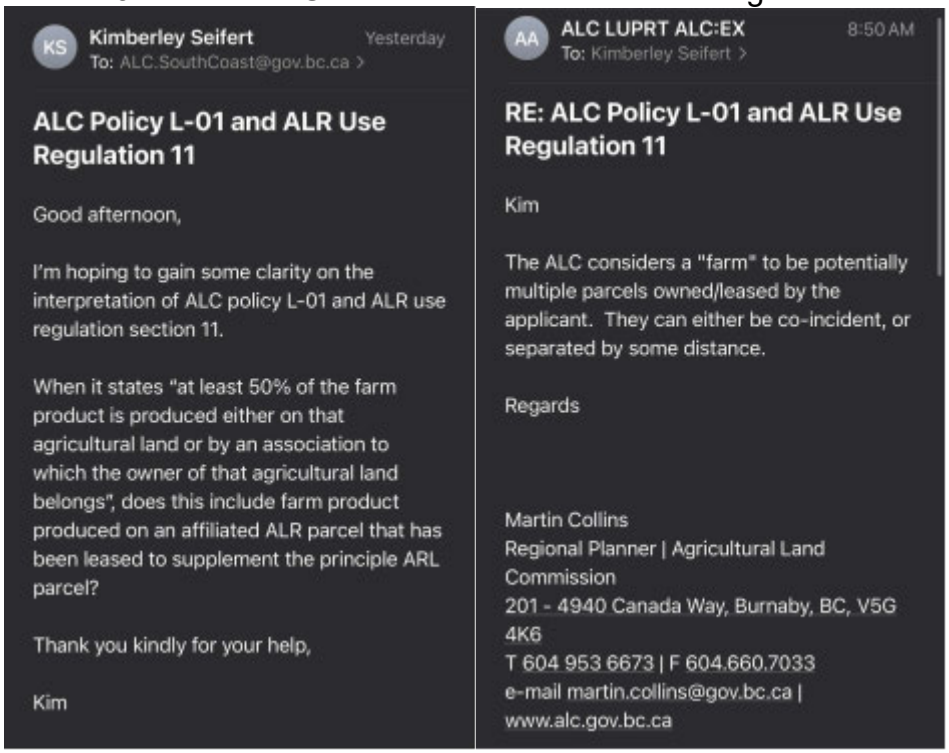
Smith and Sons

From: Smith and Sons
Sent: May 5, 2025 2:41 PM
To: rcesaretti@tol.ca; ckooner@tol.ca
Subject: The Manor Farm (23252 20 Ave, Langley): Requested Information for BP Issuance
Attachments: alc_-_policy_l-01_-_farm_product_processing.pdf

Importance: High

Hi Roberto & Chan,

It was requested that we show in writing permittance by the ALC that our farming can extend over multiple parcels to supplement the required threshold for the primary farm product; please find attached ALC policy L-01 (Activities Designated as Farm Use: Farm Product Processing in the ALR), which is intended to assist in the interpretation of the Agricultural Land Commission Act along with the Agricultural Land Reserve Use Regulations. Below emails with the ALC Regional Planner echoed this by confirming that when agricultural land is referenced the ALC understands this to be "potentially multiple parcels owned/leased by the applicant", but in fulfilling the requirements of section 3 of the ALR UR the intention across these agricultural lands must be akin.



KS Kimberley Seifert Yesterday
To: ALC.SouthCoast@gov.bc.ca >

ALC Policy L-01 and ALR Use Regulation 11

Good afternoon,

I'm hoping to gain some clarity on the interpretation of ALC policy L-01 and ALR use regulation section 11.

When it states "at least 50% of the farm product is produced either on that agricultural land or by an association to which the owner of that agricultural land belongs", does this include farm product produced on an affiliated ALR parcel that has been leased to supplement the principle ARL parcel?

Thank you kindly for your help,

Kim

AA ALC LUPRT ALC:EX 8:50 AM
To: Kimberley Seifert >

RE: ALC Policy L-01 and ALR Use Regulation 11

Kim

The ALC considers a "farm" to be potentially multiple parcels owned/leased by the applicant. They can either be co-incident, or separated by some distance.

Regards

Martin Collins
Regional Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6
T 604 953 6673 | F 604.660.7033
e-mail martin.collins@gov.bc.ca | www.alc.gov.bc.ca

The current farming at the Manor Farm was also brought into question. We understand the diligence municipalities must exercise when ensuring a processing facility is not being constructed on agricultural land in which no farming practices are taking place; however, this is not the case at the Manor Farm. Daily we tend to over 1700 high density apple trees sprawling over two acres on this small lot parcel, in addition to carrying out the farm tasks associated with our family's hobby farm and produce garden. Having a successful and establish orchard requires us to employ various farming practices before reaching the point of harvesting. These include but are not limited to cultivating the land, planting and caring for the trees, soil management, irrigation, pest and disease control, and pruning; these are no idle tasks as other farmers can attest to. As we move forward, it is our intention

is to continue to farm this property to its greatest extent and expand our farms footprint through our land lease to meet our operational and consumer requirements.





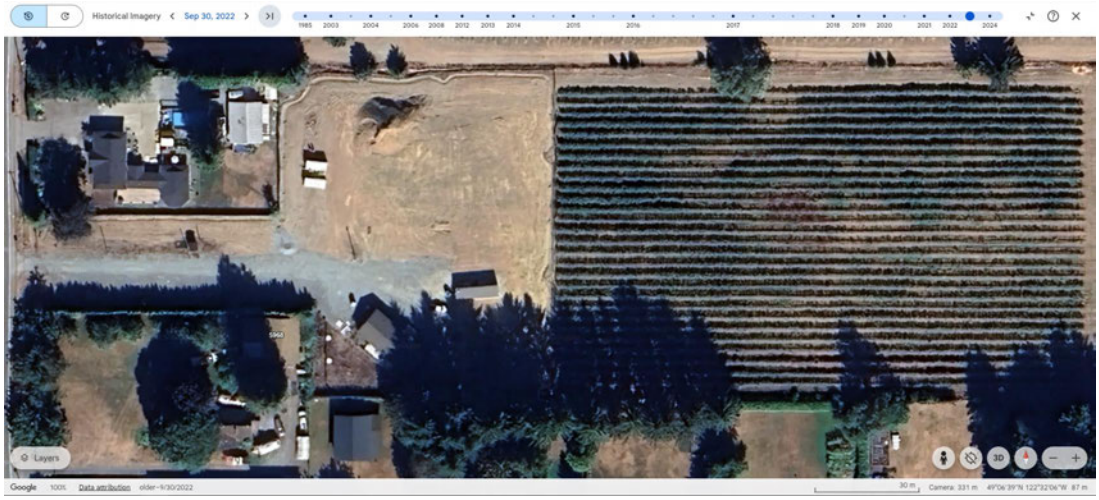






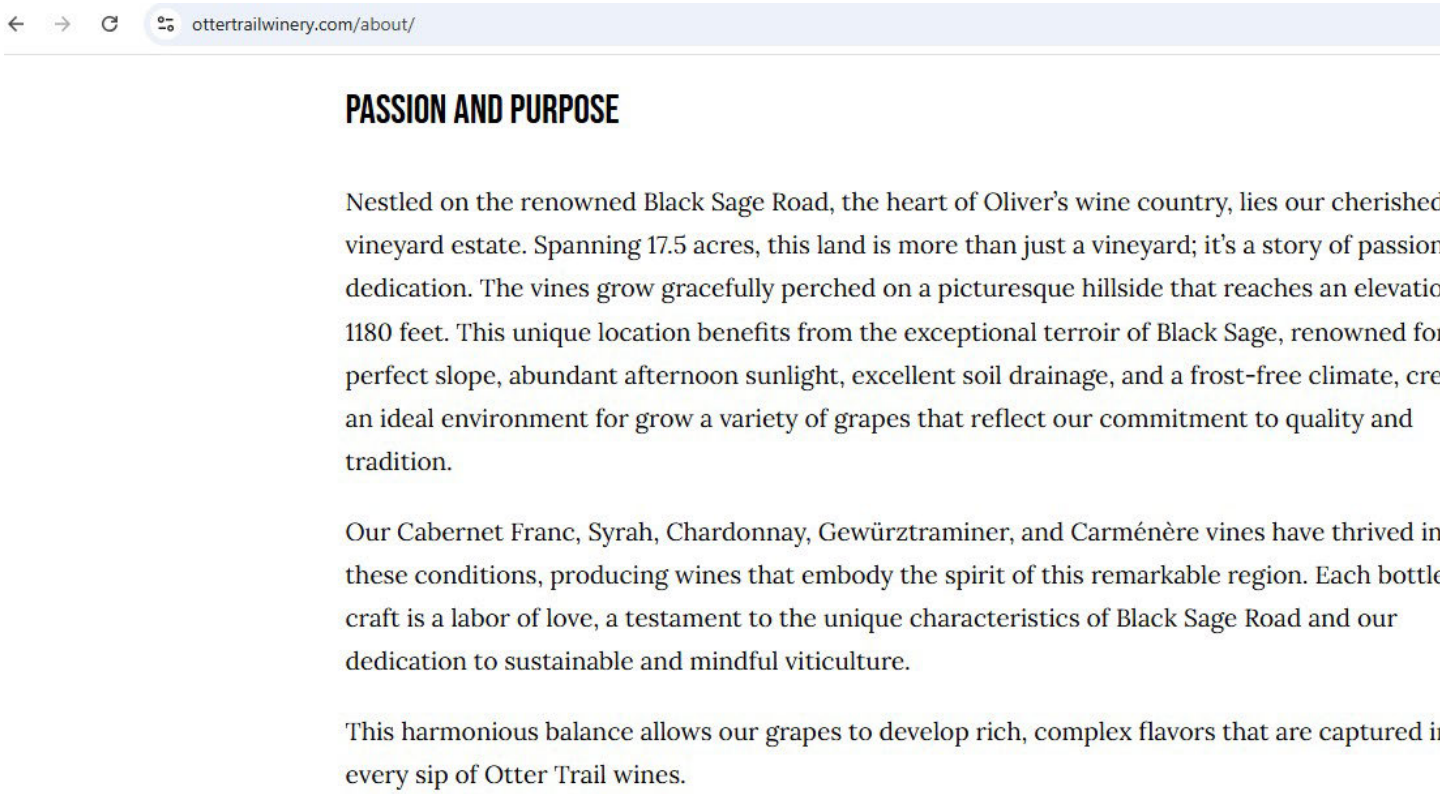
Similarly, the below images show a neighbouring ALR winery located within the Township of Langley completing construction of their winery's restaurant and processing facility without the primary farm product being available for harvest. The red markup indicates the vacant 2-acre space where the future vineyard would be situated beside the farm structure which was nearing construction completion in late 2023/ early 2024. Historical imagery below on the left dated September 30, 2023, indicates blueberry fields occupying what would be their future 2-acre vineyard, and that construction on the facility had not begun. Imagery on the right dated March 30, 2024, shows the structure had reached substantial completion and the addition of the newly planted vineyard that is not yet producing a harvest.







This property has 2 acres of grapes (their primary farm product), which is needed to qualify as a land-based winery within the ALR; but in order to achieve their minimum 50% threshold, they supplement their processing requirements through their 17.5-acre Oliver based vineyard as described below, and in compliance with section 3 of the ALR Use Regulations.



We hope that upon review of attached policy L-01 and prior Township of Langley decisions, appropriate clarification has been received in order to advance with BP issuance. Can you please provide an update by noon tomorrow (Tuesday May 5, 2025) whether this is sufficient to proceed with processing our building permit application for issuance, and advise where our file stands in this process? If satisfaction has not been achieved by providing the information the building department has requested, we intend to make a delegation request to bring this matter before council at the next meeting. Thank you both for your time, consideration, and assistance.

Regards,

Kim Seifert
Office Manager
Smith and Sons Developments Inc.
Office: (604) 532-2188
23252 20 Ave
Langley, BC
V2Z 2Z7

KS **Kimberley Seifert** Yesterday
To: ALC.SouthCoast@gov.bc.ca >

ALC Policy L-01 and ALR Use Regulation 11

Good afternoon,

I'm hoping to gain some clarity on the interpretation of ALC policy L-01 and ALR use regulation section 11.

When it states "at least 50% of the farm product is produced either on that agricultural land or by an association to which the owner of that agricultural land belongs", does this include farm product produced on an affiliated ALR parcel that has been leased to supplement the principle ARL parcel?

Thank you kindly for your help,

Kim

AA **ALC LUPRT ALC:EX** 8:50 AM
To: Kimberley Seifert >

RE: ALC Policy L-01 and ALR Use Regulation 11

Kim

The ALC considers a "farm" to be potentially multiple parcels owned/leased by the applicant. They can either be co-incident, or separated by some distance.

Regards

Martin Collins
Regional Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6
T 604 953 6673 | F 604.660.7033
e-mail martin.collins@gov.bc.ca | www.alc.gov.bc.ca

fraserhealth

May 7, 2025

Cloudera Holdings Inc
23252 20 Ave,
Langley, BC V2Z 2Z7

Re: FLOOR PLANS FOR The Manor Cidery
LOCATED AT 23252 20 Ave Langley, BC V2Z 2Z7

Thank you for submitting floor plans for the above noted premise for health approval. This office has reviewed and approved these plans and specifications as per the Food Premises Regulation. This approval does not exempt you from obtaining approvals from any other agency and is void upon any changes to the floor plan. Changes to the floor plan are required to be reviewed and approved by Fraser Health. Changes to the proposed menu may void this approval.

General Premise Design and Construction Specifications:

- Food preparation surfaces must be constructed to provide an impervious, durable, smooth, non-absorbent, and easy to clean finish. The material used must not impart colour, odour, or taste to food. The material must not allow leaching of unsafe substances into food.
- Floors in food preparation and storage areas must be constructed to provide an impervious, durable, smooth, non-slip and easy to clean finish. Floors subject to moisture must be sloped to allow for drainage to adequately sized and constructed floor drains.
- Walls in food preparation and storage areas must be constructed to provide an impervious, durable, smooth, non-absorbent, and easy to clean finish. Concrete, porous blocks, bricks, and wood should be sealed to meet this requirement.
- Ceilings in food preparation, processing and storage areas must be smooth, non-absorbent, easily cleanable and light in colour. Ceilings in these areas should be designed to protect food from contamination. It is recommended that exposed pipes be covered with either a solid ceiling, or a drop ceiling.
- Adequate food preparation workspace (i.e. counter space for preparing food) must be provided relative to the quantity of food items being prepared onsite. The extent of the menu must be based on the capacity of this workspace.
- All shelving units must be constructed to provide a minimum separation of 6 inches from the floor to facilitate cleaning. Alternatively, the shelving units should be sealed to the floor to prevent entry of food and debris.
- Lighting fixtures must be capable of providing 540 lux (50 foot-candles) illumination and must be shielded with shatterproof coverings in food preparation and storage areas.
- Plumbing is to be properly sized, installed, maintained and in accordance with the local Plumbing Code. Ensure no cross-connections are present (e.g., Sinks with a hose attached to the faucet are to be air-gapped or fitted with a backflow prevention device).

Fraser Health Authority
Environmental Health Services
Health Protection

Unit 110 - 6470 201 Street
Langley BC
V2Y 2X4 Canada

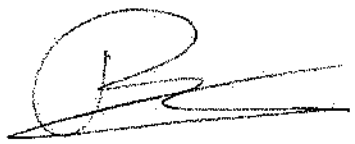
Tel (604) 514-6121
Fax (604) 514-6122
www.fraserhealth.ca

- All hand washing stations must be equipped with hot and cold running water, soap dispensers, paper towel dispensers, and a sign posted to remind employees to wash their hands.
- Dishwashing sink compartments must be sized such that all pots, pans, dishes, utensils, and other equipment can be fully submerged.

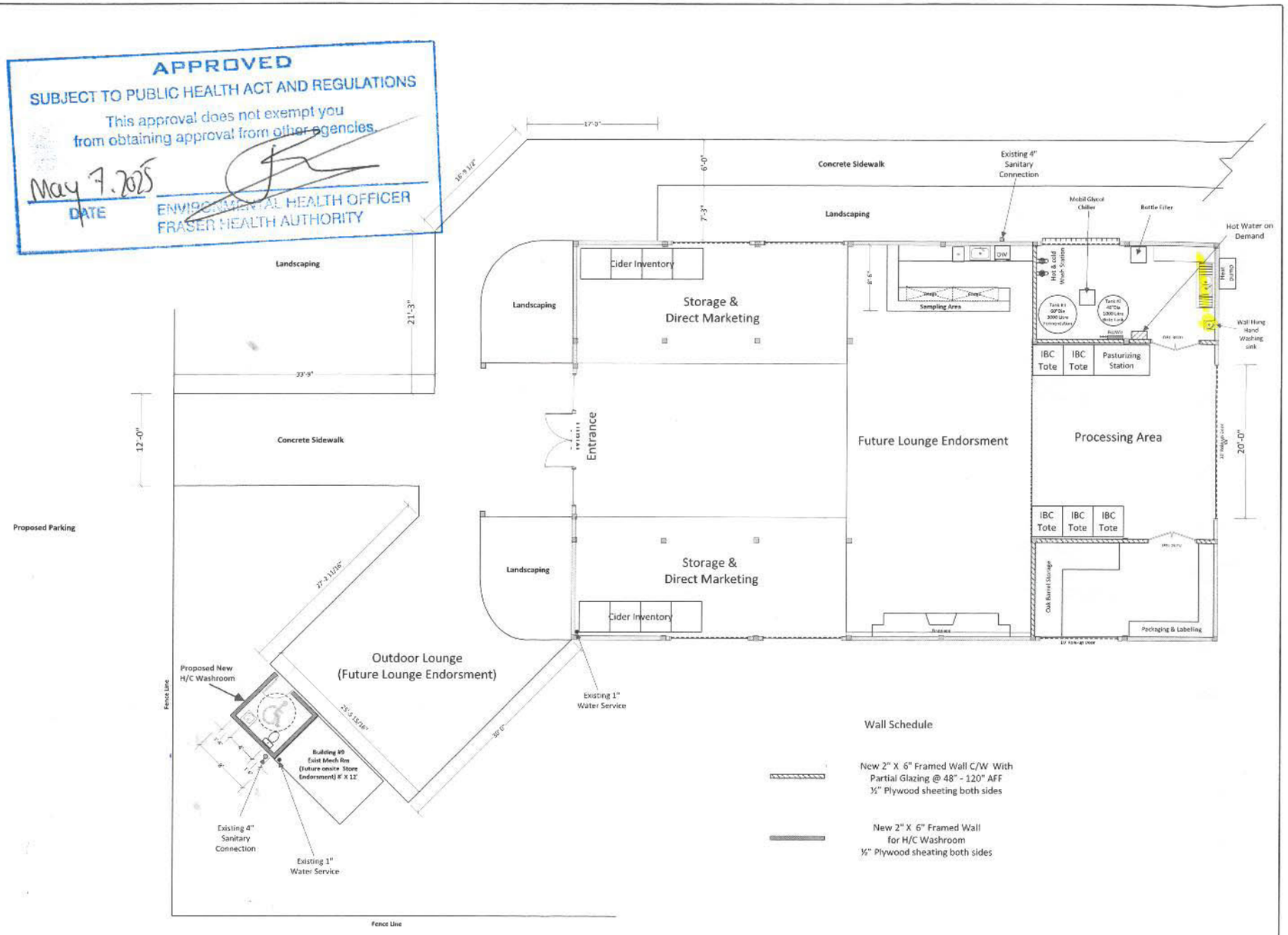
Please contact the undersigned after construction to arrange for an *Initial Health Inspection* prior to opening. An *Approval to Operate* will be issued at that time, subject to the premise being constructed as per the approved plans, and in compliance with the *British Columbia Food Premises Regulation*.

Should you have any questions, feel free to contact the undersigned at 604-514-6114 or by email at Rujun.zhou@fraserhealth.ca.

Sincerely,



Robert Zhou, BSc, BTech, CPHI(C)
Environmental Health Officer
Langley Health Protection Services
RZ/kb



SAS
Smith and Sons Developments Inc.
23252 – 20th Avenue
Langley, B.C. V2Z 2Z6
P. (604) 536-5684 F. (604)536-5694

Project Name
The Manor Cidery
23252 – 20th Avenue
Langley, BC

Revisions

No.	Description	Date

Job No.
Drawn By GG
Date 08/04/2025
Scale 1/8" = 1'
Description Alterations Layout
Page 1 of 1

Job #: 117987

February 14, 2025

Cloudera Holdings Inc.
9-8880 202 St
Langley, BC
V1M 4E7

Email: themanorcidery@gmail.com

Dear Jamie Smith:

Re: Approval in Principle (AIP) – Winery Licence
Applicant Name: Cloudera Holdings Inc.
Proposed Establishment Name: The Manor Cidery
Proposed Location: 23252 20 Ave, Langley
AIP Expiry Date: February 14, 2026

This letter is to acknowledge receipt of application and supporting documents by the Liquor and Cannabis Regulation Branch (the LCRB) for a winery licence proposed to be located at the above-noted address.

I have had the opportunity to review your application and supporting material for criteria including business intent, eligibility and applicant suitability, as well as preliminary review of your manufacturing site and building floor plans.

Based on my review, your application is deemed complete as of today and Approval in Principle (AIP) for the manufacturing facility is granted, and the plans have been signed and dated as such. This AIP allows you to proceed with construction/renovations of the manufacturing facility; this AIP does not allow you to begin manufacturing.

I have enclosed a copy of the AIP plan which includes the manufacturing facility, the secured storage area, and the tasting room lined in yellow. You may construct or renovate the manufacturing area in accordance with the approved plan. If this is not an accurate assessment of the plan, or the plan changes significantly during construction, please contact the writer as new plans may be required to be submitted to determine if a new application is required.

Licensees are responsible for ensuring their establishment is compliant with all local fire and building, zoning, jurisdictional bylaws, ALC, and health authority approvals. You will also need to contact Canada Revenue Agency – Excise Duty Pacific Region to inquire about the federal winery licence requirements if you have not done so already.

Terms and Conditions

Terms and Conditions for the operation of the manufacturing facility and endorsement area(s) are detailed in the Manufacturer Terms and Conditions Handbook, which is available on our website. Please ensure you review the handbook prior to scheduling a final inspection as it will also be an opportunity to discuss any questions that you may have regarding the operation of your manufacturing business in accordance with the *Liquor Control and Licensing Act* (the Act) and *Regulation* (the Regulations). **Note:** the guide is updated periodically – it is your responsibility to keep apprised of any changes that may occur.

Winery Minimum Production and Facility Requirements

Under the Regulation of the Act, a winery must meet minimum production and facility requirements.

This and other regulatory requirements are established variously in the Liquor Control and Licensing Act, Liquor Control and Licensing Regulation, and relevant Terms & Conditions handbook.

As a part of this application, you are required:

- Produce a minimum of 4500 litres of their own wine on-site each year (at the licensed winery establishment) and they must meet this on-site production requirement in order to renew their annual licence;
- Production for this purpose is defined as "fermentation and at least one other significant winemaking step from the following list: blending, crushing, filtering, aging the wine for at least three months, secondary fermentation or carbonation (sparkling), packaging."
- Licensee must own or lease the equipment used to produce the wine on-site.

Liquor Distribution Branch Manufacturer's Agreement

The applicant is required to enter into a Manufacturer's Agreement with the Liquor Distribution Branch (LDB), which provides the authority for the applicant to make sales in the province and ensures the applicant understands the appropriate policies, procedures and reporting requirements associated with these sales. The LCRB has provided the LDB with a copy of your Manufacturers application, floor and site plans, and business proposal documents. LDB staff will be in contact with you to arrange for your signing of the LDB Manufacturer's Agreement. If you have questions relative to the LDB agreement and your obligations, contact regemail@bcldb.com or 604-252-2877.

Signage

LCRB has reviewed and approved a sample of your signage denoting the name The Manor Cidery. Off-site directional signs are permitted provided the appropriate municipal or provincial approvals have been obtained. Drawings of directional signs must also be submitted to the LCRB for approval.

Serving It Right

Serving It Right is a self-study course that educates licensees, managers and servers about their legal responsibilities when serving liquor, and provides effective techniques to prevent problems related to over service. The course packages, exams and certificate numbers can be found online at www.responsibleservicebc.gov.bc.ca, or by phoning 1-888-461-9080.

Serving It Right must be completed by all sales staff, servers, managers and licensees, before opening for business, and the certificates must be available at all times.

Final Inspection Requirements

When construction of the manufacturing facility is complete and ready to operate, with the manufacturing equipment in place, please contact Liquor and Cannabis Inspector Yuriy Bolgak by phone at 604-398-6139 or by email at Yuriy.Bolgak@gov.bc.ca to arrange for a final inspection.

It is recommended that an authorized signatory attend the final inspection; however, you may ask someone to attend on your behalf. Please ensure that the person attending the final inspection can make a decision or answer questions with respect to any compliance concerns on behalf of the licensee.

At the final inspection:

- Provide the Inspector with a colour copy of the stamped AIP floor and site plans and a copy of this letter,
- The Inspector will verify that the establishment matches the approved floor plans,
- The Inspector will take photographs of the manufacturing facility, manufacturing equipment and on-site store endorsement area; and
- The Inspector will advise you of anything else that may be required to complete the final inspection

The final inspection report, photographs and confirmed floor plan will then be forwarded to me for review and if all is in order, I can proceed with final approval.

Licensing fee: Upon completing the final review phase of the application, you will receive a notice on your portal dashboard allowing you to pay the first-year licensing fee pro-rated to March 31st.

This AIP expires on February 14, 2026. An extension to this approval will only be considered where a written request is received by the LCRB no less than 30 days prior to the expiry of the AIP. The request should be accompanied by evidence demonstrating that the delay is beyond the control of the applicant. Where another authority is responsible for the delay, a letter from that authority outlining current status and schedule for completion should accompany the request for extension. Failure to request an extension will result in the application being considered abandoned and therefore, terminated on the expiry date noted. No further notice will be given.

Should you have any questions please contact me by email at Anna.Smith@gov.bc.ca or by phone at 250-952-2789.

Sincerely,

Anna Smith

Anna Smith
Senior Licensing Analyst
Liquor and Cannabis Regulation Branch

cc: Yuriy Bolgak, Liquor and Cannabis Inspector
Liquor Distribution Branch regemail@bcldb.com
Excise Duty Pacific Region 94ANP270G2@cra-arc.gc.ca
BC Assessment building.permit@bcassessment.ca

LIQUOR DISTRIBUTION BRANCH

April 9, 2025

Sent by email to:
themanorcidery@gmail.com

James Smith
Cloudera Holdings Inc dba The Manor Cidery
9-8880 202 Street
Langley, BC V1M 4E7

Dear James Smith:

Re: Approval in Principle: The Manor Cidery
Establishment Address: 23252 20 Avenue, Langley, BC, V2Z 2Z7

This letter is further to advice received from the Liquor and Cannabis Regulation Branch ("LCRB") that Approval in Principle has been granted to Cloudera Holdings Inc for the establishment of a Winery manufacturing facility located at 23252 20 Avenue, Langley, BC.

Winery Sales Agreement

Given the above, I enclose a copy of the Land Based Winery Sales Agreement that must be in place between Cloudera Holdings Inc and the BC Liquor Distribution Branch ("LDB"). Please complete the Sales Agreement as follows and then mail or email it to my attention. For your convenience, please forward only the first **eight pages** of the Agreement.

Page 1: Enter the Winery's legal entity name, establishment name, and addresses including postal code.

Page 7: Under *section 36*, enter the contact information where communications related to this Agreement should be sent.

Page 8: Under *section 39 Manufacturer*, sign beside *Authorized Signatory* and then enter the Winery's name, the authorized signatory's title, and the date. Do not complete the first part of *section 39*, which must be completed by the LDB's Chief Financial Officer.

Please note that the signing of the LDB Land Based Winery Sales Agreement is a prerequisite to obtaining a manufacturer license from the LCRB. Therefore, I request that you complete, sign, and return the Agreement to my attention in a timely manner.

The LDB is responsible for sales reporting and the terms and conditions related to direct sales to Retail and Wholesale customers. Once your Winery is licensed and your products have been registered and approved by the LDB, a financial reporting number will be assigned to your Winery by the LDB's Finance Department. An LDB representative will also contact you to provide instructions on how to complete the financial reporting documents.

3383 Gilmore Way, Burnaby, British Columbia, V5G 4SI t 604.252.7400 w www.bcldb.com

BCeID

Please apply for a Business BCeID by following the instructions in the enclosed *BCeID Information* document. All sales reporting is completed using Direct Sales Web Reporting ("DSWR") and a BCeID is one of the prerequisites to begin reporting.

GST Number

To advance the product registration process, please send your GST Number via email to regemail@bcldb.com.

If you have any questions regarding the Sales Agreement, please don't hesitate to contact me by phone or email using the details noted below.

Kind regards,

Kimmi Leonard

Kimmi Leonard
Industry Programs Coordinator
Finance – Regulatory & Compliance
Phone: 604-252-6233
Email: regemail@bcldb.com

Attachments: LDB Land Based Winery Sales Agreement
BCeID Information

Cc: Anna Smith, Senior Licensing Analyst, LCRB
Yuriy Bolgak, Liquor and Cannabis Inspector, LCRB

Okanagan Beverage Co.

February 13, 2025

Agricultural Land Commission
201- 4940 Canada Way
Burnaby, BC, Canada
V5G 4K6

Re: Sarah Newman/ James Smith of 23252 20 Ave, Langley BC, Canada

I, Kristen Trovato, am writing this letter of support for The Manor Cidery's in regards to their use of their agriculture land and land-based cidery in Langley, BC

Our company, Okanagan Mobile Juicing Inc. (doing business as Okanagan Beverage Co.) was established in 2012 and works closely with farmers across the province. In this time, we have seen more orchards removed than established. We have seen the struggles growers face, be it the weather, the market conditions, or the most recent loss of BC Tree Fruits, a 150-year old processing co-operative.

The Manor Cider is taking the initiative to plant a new orchard; this should be celebrated.

Our mission to support agriculture through processing is supported by our ability to match buyers directly to growers. In the case of The Manor Cidery, we are working to securing a land lease with an established orchard which will expand their farming operation and footprint in the reserve, and provide necessary fruti for cider production. This match will also provide a necessary income to the farm during a particularly difficult time.

We hope this letter of confirmation and support helps The Manor Cidery advance with their farming operation as it is great to see a small lot farm with big farm goals. Projects such as this are vital to our economy and ensuring agricultural activities are available to be carried forward by future generations.

If you have any questions or would like to discuss the contents of this letter further, please contact me, Kristen Trovato at info@okbevco.com or at (250) 550-8885.

Sincerely,



Kristen Trovato

SIMILKAMEEN NURSERIES LTD

February 13, 2025

To:

Agricultural Land Commission
201- 4940 Canada Way
Burnaby, BC, Canada
V5G 4K6

Re: The Manor Farm/ Sarah Newman & James Smith

To Whom It May Concern,

Please see below confirmation of varietal, yield range, and tree count purchased by Sarah Newman and James Smith to be delivered to 23252 20 Ave, Langley BC, in March 2025.

Varietal:	**Yield Range:**	**Tree Count**	**Total Yield Range:**
Wickson Crab	30-50lbs/ tree	100	3,000 - 5,000 lbs
Frequin Rouge	30-50lbs/ tree	300	9,000 -15,000 lbs
Porter's Perfection	30-50lbs/ tree	700	21,000 - 35,000 lbs
Airlie Red Flesh/ Hidden Rose	30-50lbs/ tree	160	4,800 – 8,000 lbs
Cap of Liberty	30-50lbs/ tree	340	10,200 - 17,000 lbs
Bulmer's Norman	30-50lbs/ tree	130	3,900 - 6,500 lbs
	Total:	**1,730**	**51,900 – 86,500 lbs**

If you have any questions or would like to discuss the contents of this letter further, please contact Corey Brown at corey.brown@similkameennurseries.ca or at (250)499-9044.

Sincerely,

Similkameen Nurseries Ltd.

186 Beecroft River Rd.

Cawston, BC

V0X 1C1

The Manor Farm On-farm Processing and Direct Marketing Initiative

Introduction: The owners of the Manor Farm have initiated an ambitious agricultural project by converting their 4.9-acre property, located at 23252-20th avenue, Langley into an on-farm processing and direct marketing operation based upon growing and processing apples into apple cider and marketing the final product on-farm. Because of the small size of the property along with topographical and soils limitations, traditional agricultural options are not practical, therefore after careful investigation and based upon professional advise, the owners have decided to proceed with establishing an apple cidery.
One of the motivating factors for The Manor Farm has been the growing interest in and demand for locally produced agricultural products not only in the Township of Langley but also through out the many diverse agricultural areas in British Columbia.

Benefits of on-farm processing and marketing:

On farm processing and marketing allow farmers to sell products directly to consumers, passing traditional retailers and intermediaries, generating several agricultural benefits, including:

- Farmers can capture a larger share of the consumer dollar by cutting out intermediaries
- Farmers have more control over what they produce, how they sell, and the size of their business
- On-farm processing and increased local food production can off-set imported food products from United States
- Direct marketing can help diversify farm income and reduce reliance on wholesale markets
- Consumers may be willing to pay a premium for locally sourced fresh or processed products
- Direct marketing fosters a direct connection between farmers and consumers.
- Direct marketing provides an opportunity for urban consumers to be educated on farming and food production practices

Critical steps in establishing on-farm processing and direct marketing

On-farm processing and marketing operations tend to be more successful if the following considerations are addressed:
Step 1: preparation of sound farm business, financial and marketing plans
Step 2: establishing an ALR land-lease to supplement quality apple trees from a certified orchard in the Okanagan to meet on farm processing requirements.
Step 3: Complete the necessary land preparation work including drainage, irrigation and fertilization, based upon preliminary soils investigation and professional recommendations
Step 4: Establish effective weed and plant disease protection protocols, along with regular monitoring of the health of the apple trees.

Step 5: Establish appropriate facilities for the apple storage, processing equipment, bottling equipment, tasting area, public viewing and purchasing. These facilities need to be sufficient in size to handle consumer tasting, viewing and circulation. The existing multi-purpose building located in the southeast corner of the property is well located and is adequate to provide these functions, although some minor interior modifications are required to support the cider processing equipment. The facilities should be well presented, clean, tidy with sanitary services.

Step 6: Parking is an essential requirement for on-farm marketing. We are very mobile society dependent upon the car. To accommodate customers, through out the year, ample all-weather vehicle parking must be provided. This is particularly important on the Manor Farm, because of the dense heavy clay soils which are poorly drained and can easily deteriorate into mud holes and ruts during

winter rains, unless appropriate structural material (gravel or asphalt) is placed on the parking area. Customers who get their car stuck in a mud hole, will never return to the farm. If adequate parking is not provided, the on-farm direct marking business will eventually fail. An area with a sturdy gravel base already exists in the southwest corner of the property and is suitable for parking. This area has been used by the owner's daughter for training and exercising her ponies during the winter when the pasture fields are too wet for use by animals.

Step 7. The quality and price of the apple cider and apples should be of a high quality and priced within the existing market range.

Step 8. Operator skills and personal abilities: Farmers need to be friendly and welcoming, and operators of the on-farm marketing facility should be knowledgeable about apple production, apple varieties, cider making process and many other facets of farming. There is growing interest by consumers about a wide range of topics about farming and food production. Farmers have a wonderful opportunity to establish repeat customers by how they treat and interact with customers.

Step 9: The operation should be maintained in a clean and uncluttered condition. The Manor Farm has excelled in this category by maintaining their buildings, fields and animals in immaculate condition.

Step 10: Regulations. Farmers are required to meet numerous provincial and local government rules and regulations, when it comes to on-farm processing and direct marketing, which is a daunting and challenge task. At times the communication between the ALC and the Township has been blurred and the messages back to the Manor Farm have been confusing and at times contradictory. Manor Farm as well as many other enterprising farmers would welcome a clearer and more supportive process. In view of the province's recent directive which focuses on increasing local food production through diversification and on-farm processing, perhaps the creation of a streamlined process would improve the connection between farmers and approving agencies.

Final Comments on establishing the apple cidery:

Over the last couple of years, the Manor Farm has worked diligently on addressing the first 9 steps outlined above but is presently bogged down and challenged with navigating through the regulations as indicated in the final step 10.

Conclusion

On January 16/25, Premier Eby sent a mandate letter to Minister Popham and on page 3, the third bullet reads as follows, "*Ensure that ALR land use restrictions are consistent with the potential and available uses of the actual land in the reserve and that provision is made to expand food processing in the province to grow our food processing sector"*

In view of this directive from the province, now may be an opportune time for provincial agencies and local government to review their rules, regulations and administrative procedures regarding on farm processing and marketing and establish a stream-lined process that can assist farmers in producing more food for the citizens of British Columbia.

It takes a lot of effort, energy and financial resources, on the part of a farmer to establish a capital-intensive agricultural venture such as an Apple cidery, therefore, encouragement, support and cooperation from provincial agencies and local government is all farmers are asking for.

Respectfully submitted,

David Melnychuk, P.Ag
davidmelnychuk@telus.net

The Manor Cidery (Cloudera Holdings Inc.)
Jamie Smith & Sarah Newman
23252 20 Ave
Langley, BC, V2Z2Z7
Tel: (604)992-3132
Email: themanorcidery@gmail.com

May 2, 2025

Eric Woodward
Township of Langley Civic Facility
20338 65 Avenue
Langley, BC, V2Y 3J1

Re: Urgent need for Issuance of Building Permit to facilitate ten (10) weddings

Dear Mayor Woodward,

We write to request a meeting to discuss our file and to request the issuance of a building permit related to the property located at 23252 20 Ave, Langley, B.C.

Summary:
The Manor Farm has always prioritized compliance by exercising procedure outlined by both the local municipal and provincial agencies. The Manor Farm remains in compliance as outlined in section 13 (2)(a) of the Agricultural Land Use Regulations (ALRUR) and in consideration of section 3 of the ALRUR, given that farming extends over multiple parcels. Township of Langley staff, on behalf of their respective departments previously met with the ALC director of operations and regional ALC compliance and enforcement officer at the Township civic office, and confirmed that all buildings, bylaws, and soils are compliant, that all necessary requirements had been met, and that there are no outstanding issues with the subject property. The principle issue The Manor Farm is facing with the Township of Langley is that the building department will not issue a building permit for the required minor interior alterations to a previously approved and constructed farm structure. It is important to note that the BP being sought is not to construct a new agricultural building, but rather to alter an existing in-use farm structure.

Issue Details:
In December 2024, building department manager Ms. Bieberstein returned our December 2, 2024, stamped building permit application package, relaying that it could not be accepted at that time; stating that they had spoken and confirmed the requirements with the ALC and that “planting on the subject property must be established and producing at least 50% of the required yield before a building permit can be issued”. It was additionally noted by township staff that “If [we] have documentation from the ALC allowing the use of materials from other properties to manufacture products on the subject property prior to achieving this production threshold” to provide it for their staff to review. In response to this request and in support of what we had previously relayed, the ALC South Coast Regional Planner (Martin Collins) reconfirmed in writing via email correspondence that a farm or agricultural land can be comprised of

The Manor Cidery (Cloudera Holdings Inc.)
Jamie Smith & Sarah Newman
23252 20 Ave
Langley, BC, V2Z2Z7
Tel: (604)992-3132
Email: themanorcidery@gmail.com

multiple parcels and separated by some distance; therefore, our 50% requirement can be satisfied through a land lease so long as an akin intention appears in consideration of section 3 and section 13(2)(a) of the ALR use regulations.

If farming extends over multiple parcels

3 unless a contrary intention appears, a reference to a use of agricultural land includes all of the agricultural land on which a single farming operation is conducted, regardless of

a) Whether activities are conducted over one parcel or multiple parcels, or

b) Whether, in the case of multiple parcels, the parcels are adjacent.

Alcohol Production

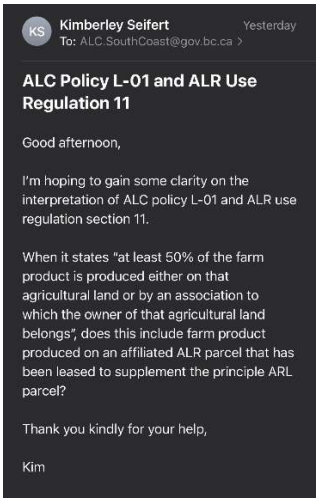
13 (2) The use of agricultural land for constructing, maintaining and operating an alcohol production facility and the use of the facility for ancillary uses are designated as farm uses and may not be prohibited as described in section 4 if

(a)at least 50% of the primary farm product used to make the alcohol product produced each year is harvested from the agricultural land on which the alcohol production facility is located, or

(b)the agricultural land on which the alcohol production facility is located is more than 2 ha in area and at least 50% of the primary farm product used to make the alcohol product produced each year is

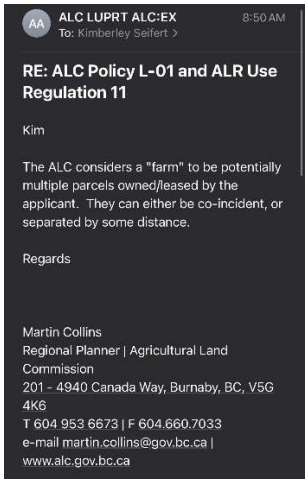
(i)harvested from that agricultural land, or

(ii)both harvested from that agricultural land and received from a farm operation located in British Columbia that provides that primary farm product to the alcohol production facility under a contract having a term of at least 3 years.



Left image: Manor Farm's Office manger to ALC regional planner.

Right image: ALC regional planner, Martin Collin's reply to Manor Farm's Office manger.



Please note, given the 1.98-hectare size of the Manor Farm, section 13 (2) (a) is the applicable provision in the use regulations and is permitted as outlined in section 3 of the Agricultural Land Use Regulations. Despite Township staff being advised as such, this clarification did not change their stance and instead building department director, Mr. Cesaretti, stated that he had spoken at length with an alternate ALC regional planner, Mike Bandy, a subordinate of Mr. Collins, who argued otherwise. We do not understand why staff went to great lengths to review a matter already resolved. Mr. Cesaretti reiterated that "historically [the Township has] not issued permits for alcohol production facilities unless there is product being harvested from the property where the facilities going", and that the Township has never

The Manor Cidery (Cloudera Holdings Inc.)
Jamie Smith & Sarah Newman
23252 20 Ave
Langley, BC, V2Z2Z7
Tel: (604)992-3132
Email: themanorcidery@gmail.com

acknowledged section 3 of the ALR use regulations wherein collective and akin parcels are viewed as a farm unit. We a find no policy, resolution or bylaw passed by Council and do not understand why staff would take such a position which appears contrary to the legislative scheme and without Council direction. Furthermore, it may be that such a position is not uniform in the Township as can be seen below at a neighbouring winery.



Above Image: Neighbouring ALR winery located within the Township of Langley. Red markup indicating vacant 2-acre vineyard beside restaurant and processing facility nearing construction completion in late 2023 or early 2024.



Above Images: Historical imagery on the left indicates blueberry fields occupying the red marked area above, and that construction on the facility had not begun as of September 30, 2023. Whereas imagery on the right dated March 30, 2024, shows the structure had reached substantial completion and the addition of a newly planted vineyard.

Again, this is troublesome as it opposes what is clearly outlined in the ALR Use Regulations and prevents the Manor Farm from receiving building sign off and in turn licensing for our farming operation. This obstruction is having an increasingly detrimental effect on the financial security of our family and businesses along with our health and quality of life; the obstructive measures imposed directly threaten and compromise the future of our farm and infringes on our “Right to Farm” as outlined in the Farm Practices Protection Act. Lastly, it is jeopardizing ten (10) weddings this summer that at this late date have no where else to go.

Request:

We hope that the Township of Langley reconsiders their position and proceeds to issue our building permit in consideration of the above and adhering to municipal roles and reach, and we remain hopeful that the building department will not continue to impede issuance of the building permit.

Sincerely,

James Smith
(604) 992-3132










Similkameen Nurseries Ltd.
186 Beecroft River Rd.
Cawston BC V0X 1C1
2508990498
sales@similkameennurseries.ca
GST/HST Registration No.:
705422319RT0001

Sales Order

ADDRESS
Jamie/Sarah Smith/Newman
The Manor Farm
23252 20th Ave
Langley BC V2Z2Z7

SHIP TO
Jamie/Sarah Smith/Newman
The Manor Farm
23252 20th Ave
Langley BC V2Z2Z7

SALES ORDER # 1456
DATE 11/09/2024

ITEM	DESCRIPTION	TAX	QTY	RATE	AMOUNT
Apple Tree (2-year old) - B9 - Varietal Category B	FOIPPA s.22(1)				
Bin Fee (Deposit)	5 Bin @ $70 SPRING 2025	GST	1	350.00	350.00

SUBTOTAL	31,490.00
GST @ 5%	1,574.50
TOTAL	**$33,064.50**

GST #:70542 2319 RT0001
All our stock is guaranteed
All deposits are non-refundable.
Organic Certification by NOOA #: 02-543

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 - REGULAR MEETING	**REPORT:**	25-73
FROM:	ENGINEERING DIVISION	**FILE:**	5460-06-001
SUBJECT:	PEDESTRIAN AND ACTIVE TRANSPORTATION SAFETY WITHIN THE SALMON RIVER UPLANDS		

RECOMMENDATION:

That Council direct staff to include $475,000 in the 2026–2030 financial plan for consideration, with $450,000 for long-term active transportation design, including geotechnical, bridge, environmental, and civil design, and $25,000 for short-term road safety improvements, including rumble strips on 56 Avenue curves and a pedestrian interval at the 248 Street and 56 Avenue traffic signal.

EXECUTIVE SUMMARY:

Following Council's direction on September 23, 2024, and February 24, 2025, staff reviewed pedestrian and cyclist safety in the Salmon River Uplands, identifying significant constraints along 56 Avenue due to winding alignment, steep gradients, and narrow sidewalks.

Short-Term Improvements Proposed:

- Installation of center line and edge line rumble strips along curves on 56 Avenue.
- Implementation of a leading pedestrian interval at the traffic signal at 248 Street and 56 Avenue.
- Estimated installation cost: $25,000.

Long-Term Improvements Proposed:

- Design and upgrade of active transportation infrastructure along 56 Avenue, including geotechnical investigation, bridge structural assessment, environmental impact study, and civil design.
- Estimated design cost: $450,000.

Crosswalk Evaluation:

- A pedestrian crosswalk at 56 Avenue and 250 Street is not justified based on the technical evaluation.
- Estimated installation cost: $235,000 (for information only).

Staff recommend that the short-term improvements and the design phase of the long-term improvements be included in the 2026 Capital Budget for Council’s consideration. These measures aim to enhance road safety, improve accessibility and comfort for pedestrians and cyclists, and strengthen connectivity within the Township’s transportation network.

PURPOSE:

To present findings on pedestrian and cyclist safety in the Salmon River Uplands, recommend road safety and active transportation improvements, and seek Council’s direction.

BACKGROUND/HISTORY:

At its Regular Meeting on September 23, 2024, Council passed the following resolution:

> *"Therefore be it resolved that Council directs staff to report to Council with reviews of existing state of the pedestrian and active transportation infrastructure within the Salmon River Uplands linking applicable residential areas to Brown Park, DW Poppy Secondary School, Peterson Road and North Otter Elementary schools; ICBC collision data to identify areas within a higher frequency of collisions and potential improvements that may be possible; and the increasing use of and vehicle speeds along 56 Avenue from 256 Avenue to 232 Avenue with potential options to address resident concerns to reduce vehicle speed and improve pedestrian and active transportation safety."*

At its Regular Meeting on February 24, 2025, Council passed the following resolution:

> *"That staff report to Council on potential options and costs for a crosswalk at 56 Avenue and 250 Street."*

Over the years, several initiatives and improvements have been implemented in the Salmon River Uplands area.

In 2015, as directed by Council, staff prepared a traffic calming plan for the route from 62A Crescent at 64 Avenue to the intersection of 56 Avenue at 56 Avenue in the Salmon River Uplands area. A ballot was subsequently sent to affected residents, receiving 54% support from respondents. However, since this did not meet the required level of support, staff did not proceed with the traffic calming plan at that time.

In 2021, in response to schools' and parents' concerns regarding the challenges of walking and cycling to school, staff explored options to improve connectivity and safety along 56 Avenue and enhancements at school bus stops. However, these proposed improvements were not pursued due to high costs and fluctuations in school enrollment, making it difficult to predict future school bus routes and stop locations.

Several improvements have since been implemented, including:

- installation of a traffic signal at 56 Avenue and 240 Street
- upgrade of the intersection at Robertson Crescent and 248 Street to four-way stop control
- installation of speed humps on 52 Avenue in front of DW Poppy Secondary School
- installation of speed humps on 54 Avenue in front of North Otter Elementary School
- installation of Rectangular Rapid Flashing Beacons (RRFB) at 54 Avenue and 248 Street.

DISCUSSION/ANALYSIS

Walking and Cycling Routes:

The Salmon River Uplands area is a rural residential and agricultural community where walking and cycling are primarily accommodated through road shoulders without dedicated walking and cycling facilities. In accordance with the Township's Subdivision and Development Servicing Bylaw and 2009 Master Transportation Plan, roads in this area adhere to rural standards. According to Langley School District's Transportation Policy, school bus service is not provided within 4.8 km for secondary school students and 3.2 km for elementary school students unless they qualify as courtesy riders.

Accordingly, the study area boundary was defined to include residential areas in the Salmon River Uplands area that fall within walking distance of DW Poppy Secondary School, Peterson Road Elementary, and North Otter Elementary School.

Within this boundary, the most direct and practical connections between residential areas and schools/parks were identified as the key walking and cycling routes. These routes were then validated using Strava's activity heatmap, a third-party tool that tracks the walking and cycling activity of its users. While Strava data primarily reflects trips made by experienced active transportation users and may not fully represent all age and ability groups, it provided valuable insights by confirming active usage along the identified routes in the absence of other available data. The heatmap also indicated generally low levels of walking and cycling activity within the area during a seven-day week period, which aligns with the surrounding land use, low population density, and site observations.

The identified walking and cycling routes consist of asphalt sidewalks, multiple-use pathways, paved shoulders, and gravel shoulders, as illustrated in Attachment A. However, as these roads were constructed under older design standards, some of them do not fully meet the Township's current rural road cross-section standard. This situation is common across many of the Township's rural roads.

56 Avenue Review:

56 Avenue is the most direct route and the only major crossing over the Salmon River in the Salmon River Uplands area between Highway 1 and Fraser Highway. It is classified as a Major Arterial Road with a posted speed limit of 50 km/h between 232 Street and 248 Street and is also designated as a Truck Route, carrying an average daily traffic volume of approximately 14,200 vehicles. A spot speed survey conducted in March 2025 near 246 Street measured an 85^{th} percentile speed of 60 km/h.

Walking and cycling on this route are accommodated by sidewalks and shoulders. However, between the 24200 block and 246 Street, these facilities become narrower approaching and on the Salmon River bridge, with minimal to no separation from vehicle traffic. The limited space for pedestrians and cyclists, combined with winding road geometry, steep gradients through the ravine, high traffic volumes, and truck traffic, poses significant challenges to safe and comfortable walking and cycling.

In March 2025, a peak 8-hour turning movement count was conducted on a sunny day at the intersection of 56 Avenue and 56 Avenue to collect data on vehicle, pedestrian, and cyclist movement. The data indicated minimal pedestrian and cyclist activity along 56 Avenue between 240 Street and 246 Street, with only one pedestrian recorded crossing the northwest leg toward 240 Street.

A turning movement count, including vehicles, pedestrians, and cyclists, was also conducted at the intersection of 56 Avenue and 250 Street. The count indicated that a total of ten (10) pedestrians crossed 56 Avenue during a peak 8-hour counting period: four (4) during the morning 2-hour count, four (4) during the mid-day 2-hour count, and two (2) during the afternoon 4-hour count. The observed pedestrian volume (10 pedestrians in 8 hours) is well below the Transportation Association of Canada (TAC) Pedestrian Crossing Control Guide threshold of 100 pedestrians over 8 hours. Therefore, a pedestrian crosswalk is not justified at this location.

Therefore, a pedestrian crosswalk is not warranted at this location. The observation of peak hour traffic volumes also confirmed the presence of sufficient gaps in traffic for pedestrians to cross 56 Avenue. However, if a special crosswalk were to be installed at this location, the estimated cost would be $235,000.

ICBC Collision History Review:

Staff reviewed the most recent ICBC collision data from 2019 to 2023 for all locations, including mid-blocks and intersections along these identified routes. Locations with an average of two (2) or more collisions per year, as well as those involving pedestrian or cyclist collisions, underwent an in-depth review. It is important to note that intersection collision frequencies are generally related to vehicular exposure. Signalized intersections, which typically experience higher traffic volumes, tend to have relatively higher collision frequencies.

Based on the criteria above, the locations that underwent an in-depth review are:

- 56 Avenue and 240 Street
- 56 Avenue and 248 Street
- Robertson Crescent and 240 Street
- Robertson Crescent and 248 Street
- 46 Avenue and 232 Street
- 48 Avenue and 248 Street
- 56 Avenue and 56 Avenue
- 5000 Block of 236 Street

Traffic control devices at the intersection of 56 Avenue and 240 Street, as well as Robertson Crescent and 248 Street, were upgraded between 2019 and 2023. As a result, the collision data may not accurately reflect the current conditions at these locations, and ongoing monitoring is needed. Collision patterns at the reviewed locations align with expected trends based on the intersection control type. No locations were identified with an overrepresented collision type or significant safety concerns warranting immediate improvements.

56 Avenue Improvements:

Staff developed a series of short-term road safety measures and long-term active transportation improvements along 56 Avenue, between the 24200 block and 248 Street, as illustrated in Attachment B. These improvements aim to enhance road safety for all users, improve accessibility and comfort for pedestrians and cyclists, and strengthen connectivity within the transportation network. While pedestrian and cyclist activity on 56 Avenue is currently low, enhancements in this key corridor of the Salmon River Uplands may support the Township's long-term sustainable transportation goals.

The short-term road safety improvements aim to reduce vehicle lane departures, enhance visibility, and improve pedestrian crossing safety. Measures include installing milled rumble strips along the centerline and raised-profile thermoplastic pavement markings along the edge lines. Additionally, a proposed leading pedestrian interval for the traffic signal at 248 Street and 56 Avenue is expected to improve pedestrian safety, with an estimated cost of $25,000.

Long-term active transportation improvements focus on upgrading infrastructure along 56 Avenue between the 24200 block and 246 Street. Proposed enhancements include expanding the Salmon River Bridge to accommodate sidewalks, installing street lighting, widening the shoulder, adding crosswalks, and incorporating safety features such as handrails and improved separation from vehicle traffic.

Due to past slope stability issues along 56 Avenue, uncertainties about the existing bridge structure, and potential environmental impacts, the estimated cost of these long-term active transportation improvements cannot be determined at this stage; however, it is expected to be in the multiple-million-dollar range. Staff will be able to provide a detailed cost estimate upon completion of the required design work, including geotechnical investigation, bridge structural assessment, environmental impact study, and civil design. The estimated cost for the required design work is $450,000.

Additionally, staff evaluated an alternative off-street pedestrian crossing over Salmon River on 54 Avenue between 242 Street and 245A Street. The span between the existing road at the 24200 and 24400 block of 54 Avenue is approximately 430 meters, with an elevation drop of over 30 meters to the Salmon River. Constructing a pedestrian crossing to connect both ends of the road would require either a multi-span bridge over 400 meters long or shorter-span bridges with extensive switchback walkways, crossing multiple, red-coded watercourses. Due to significant private property and environmental impacts, along with the construction challenges posed by the ravine, this option is deemed impractical to pursue.

In the future, staff will continue collaborating with Langley School District to identify and implement safety improvements along the walking, cycling, and school bus routes within the Salmon River Uplands area.

Financial Implications:

The cost of the initiatives noted in the report are outlined in the following table.

Item	Estimated Cost
Short-term road safety improvements: including the installation of both center line and edge line rumble strips along the curves on 56 Avenue and a leading pedestrian interval for the traffic signal at 248 Street and 56 Avenue.	$25,000
Design of long-term active transportation improvements: including geotechnical investigation, a bridge structural assessment, an environmental impact study, and civil design.	$450,000
Crosswalk at 56 Avenue and 250 Street (not recommended): provided for information only; includes overhead signs with downlighting, flashers, and pedestrian activation buttons.	$235,000

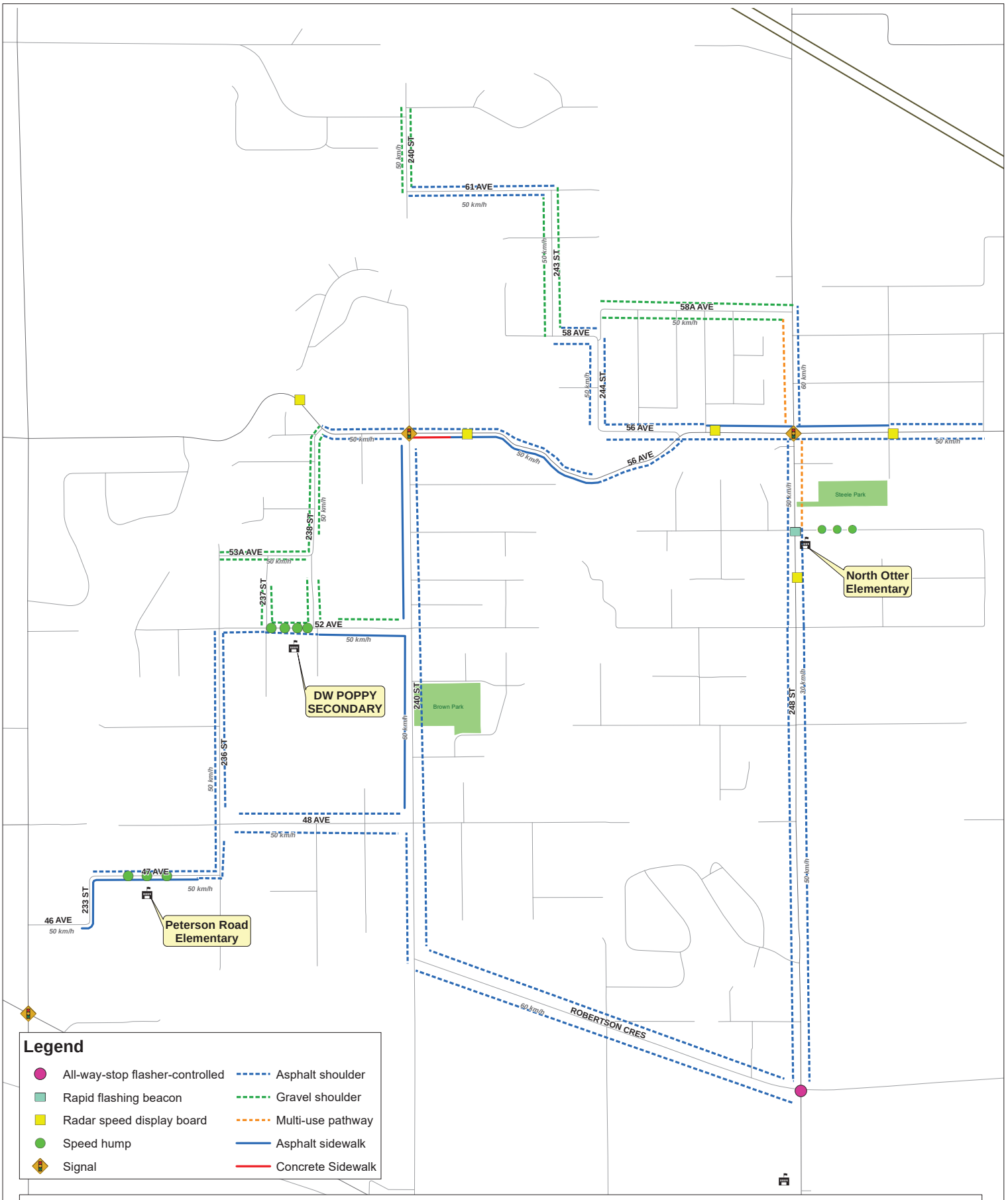
Staff recommend submitting a capital project request for $475,000 in the 2026–2030 financial plan to fund both the short-term and long-term improvements noted in this report.

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION
for
ENGINEERING DIVISION

ATTACHMENT A Salmon River Uplands Walking and Cycling Routes

ATTACHMENT B Proposed Improvements



Legend

- All-way-stop flasher-controlled
- Rapid flashing beacon
- Radar speed display board
- Speed hump
- Signal
- Asphalt shoulder
- Gravel shoulder
- Multi-use pathway
- Asphalt sidewalk
- Concrete Sidewalk

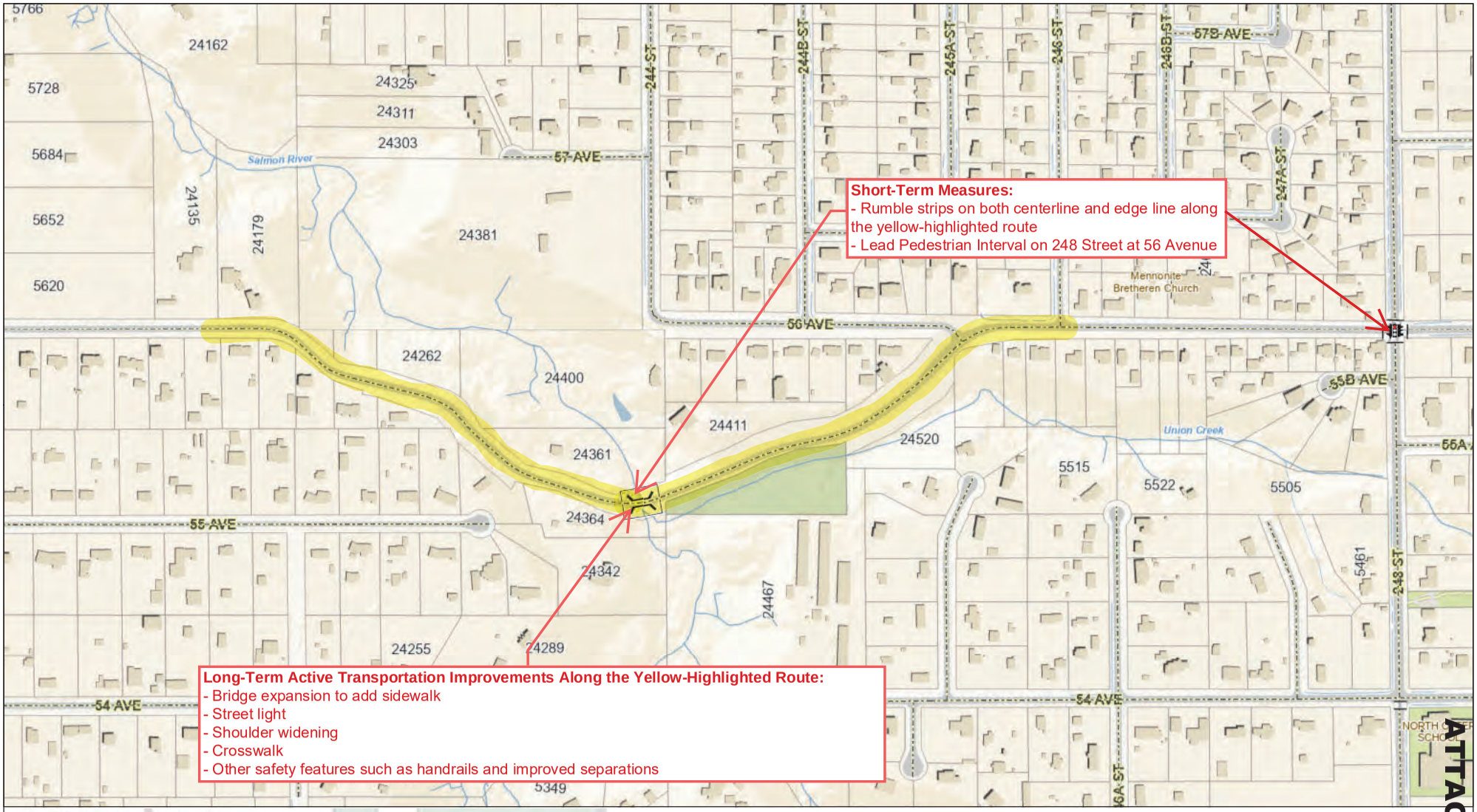
Township of Langley: Walking and Cycling Routes in Salmon River Uplands

Printed Date: Tuesday, March 11, 2025

Disclaimer: The data provided had 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 and sufficiency.

0 150 300 600 Meters

N



Township of Langley BC
Est. 1873

56 Avenue Improvement

Map printed on: Monday, March 10, 2025

Township of Langley

0 100 200 400 Meters

1:4,000

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

ATTACHMENT B

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 - REGULAR MEETING	**REPORT:**	25-68
FROM:	PUBLIC WORKS DIVISION	**FILE:**	5330-20-003
SUBJECT:	CAPITAL REQUEST – 6700 BLOCK 248 STREET COGHLAN CREEK BRIDGE REHABILITATION		

RECOMMENDATION:

That Council authorize the use of $575,000 from the Capital Projects Reserve for rehabilitation work on the Coghlan Creek Bridge in the 6700 Block of 248 Street to facilitate a full reopening of 248 Street. Of the $575,000, $440,000 is returned funding that is not required from the Mufford Overpass Rehabilitation Project (RDS1378).

ANALYSIS:

The existing Coghlan Creek Bridge, constructed in the early 1950s, is an integral-style structure oriented along a north-south axis. It consists of precast reinforced concrete U-girders supported by tall cast-in-place reinforced concrete retaining walls at each abutment. Rehabilitation work completed in 2016 addressed a vertical crack in the northeast wing wall and included concrete infill at the bridge's northeast corner. In addition to carrying vehicular traffic, the bridge also supports a Fortis gas main.

As part of the Township's ongoing bridge inspection and maintenance program, significant undermining was identified at the north abutment retaining wall and both the northwest and northeast wing walls. Based on these findings and in consultation with the Township's external bridge engineering consultant, the bridge was closed to all traffic effective April 23, 2025, to ensure public safety. A detour route has been implemented to maintain traffic flow (Attachment A), along with public notifications and onsite signage.

A rehabilitation project, intended as an interim measure to facilitate the reopening of the structure, is planned at an estimated cost of approximately $575,000.

In addition to the interim solution, the engineer has also recommended full replacement of the bridge as the long-term solution. A further budget request for design funding will be submitted for Council's consideration as part of the 2026 budget process.

Environmental Implications:

Coghlan Creek is a recognized fish-bearing stream, and the surrounding area includes sensitive habitats that support a range of native wildlife and species at risk. Given these environmental sensitivities, the proposed bridge rehabilitation work will require regulatory reviews under both the Water Sustainability Act and the Fisheries Act.

A Water Sustainability Act Change Approval application will be submitted to the Ministry of Water, Land and Resource Stewardship. Although the standard review period is typically 12 to 18 months, the urgency of the structural repairs and associated public safety concerns supports an expedited review request.

In addition, a Fisheries Act Request for Project Review will also be submitted to Fisheries and Oceans Canada (DFO), also under an expedited review request as detailed above.

Subject to the required approvals, the rehabilitation is planned to take place during the 2025 window of least risk to fish and fish habitat, currently identified as August 1 to September 15.

Any future bridge replacement will follow non-expedited regulatory pathways under the Water Sustainability Act and Fisheries Act as above.

Scheduled Bridge Inspections:

The Township retains a qualified professional to complete a comprehensive inspection of all transportation bridges every five (5) years. The last full inspection was completed in 2020, and the next inspection cycle is scheduled to begin in Q3 of 2025.

In addition to these professional inspections, Township staff also carry out visual inspections of all bridges at least once per year during years when a third-party engineering inspection is not performed. These regular assessments help ensure early identification of maintenance needs and support ongoing public safety.

Financial Implications:

The total cost of the interim rehabilitation work is estimated at $575,000 and is proposed to be funded from the Capital Projects Reserve. Of this figure, $440,000 is proposed to be reallocated from the Mufford Overpass Rehabilitation Project (RDS1378), which was completed under budget as less work was required than originally anticipated. Further details are provided in the tables below for Council's consideration.

Optional - Temporary Bridge:

To facilitate the reopening of 248 Street on an expedited basis, Council may consider the installation of a temporary bailey bridge in advance of the planned rehabilitation work. This approach would allow the road to reopen for vehicle traffic from approximately June through August while design and planning efforts are underway.

The existing road geometry can accommodate a 7.3-metre-wide bailey bridge, allowing for two-way traffic with some modifications. Installation and removal are each expected to take approximately one (1) week. The total estimated cost for installation, use, and removal of the structure over a two-month period is $382,000. Any extension beyond two months would be subject to an additional monthly rental fee of approximately $24,000.

To meet the proposed schedule, staff recommend a direct award of the contract for the installation, removal, and supply of the temporary bridge. Once the interim structure is removed, 248 Street will be closed again to complete the rehabilitation work.

Recommendation (should Council choose to proceed):

That Council authorize the use of $382,000 from the Capital Projects Reserve for the installation of a temporary bailey bridge, enabling 248 Street to reopen to vehicle traffic while rehabilitation works are planned and designed, and direct staff to proceed with a direct award for the installation, removal, and supply of the structure to meet the required timelines. Of the $382,000, $128,000 is funding that is not required from the 204 Street Storm Sewer Project (STW1206).

Township of Langley Capital Project Description						
Project Title:	Bridge Rehabilitation: 6700 Block of 248 Street					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$575,000				
Budget Remaining						
Total Projected Cost		$575,000				

Project Description *(Phased Project)	Repair the undermined north abutment and wingwalls.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The abutment walls serve as primary load-bearing elements, providing critical support for the concrete girders spanning the watercourse. At present, the abutment is fully undermined and no longer provides adequate support, rendering it structurally unsafe to carry loads.

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):	1	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	Bridge Rehabilitation: 6700 Block of 248 Street					
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						
Reserve: Capital Projects		$135,000				
Reserve: Capital Projects (Transfer from RDS1378)		$440,000				
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$575,000**				
Total Currently Unfunded						

Respectfully submitted,

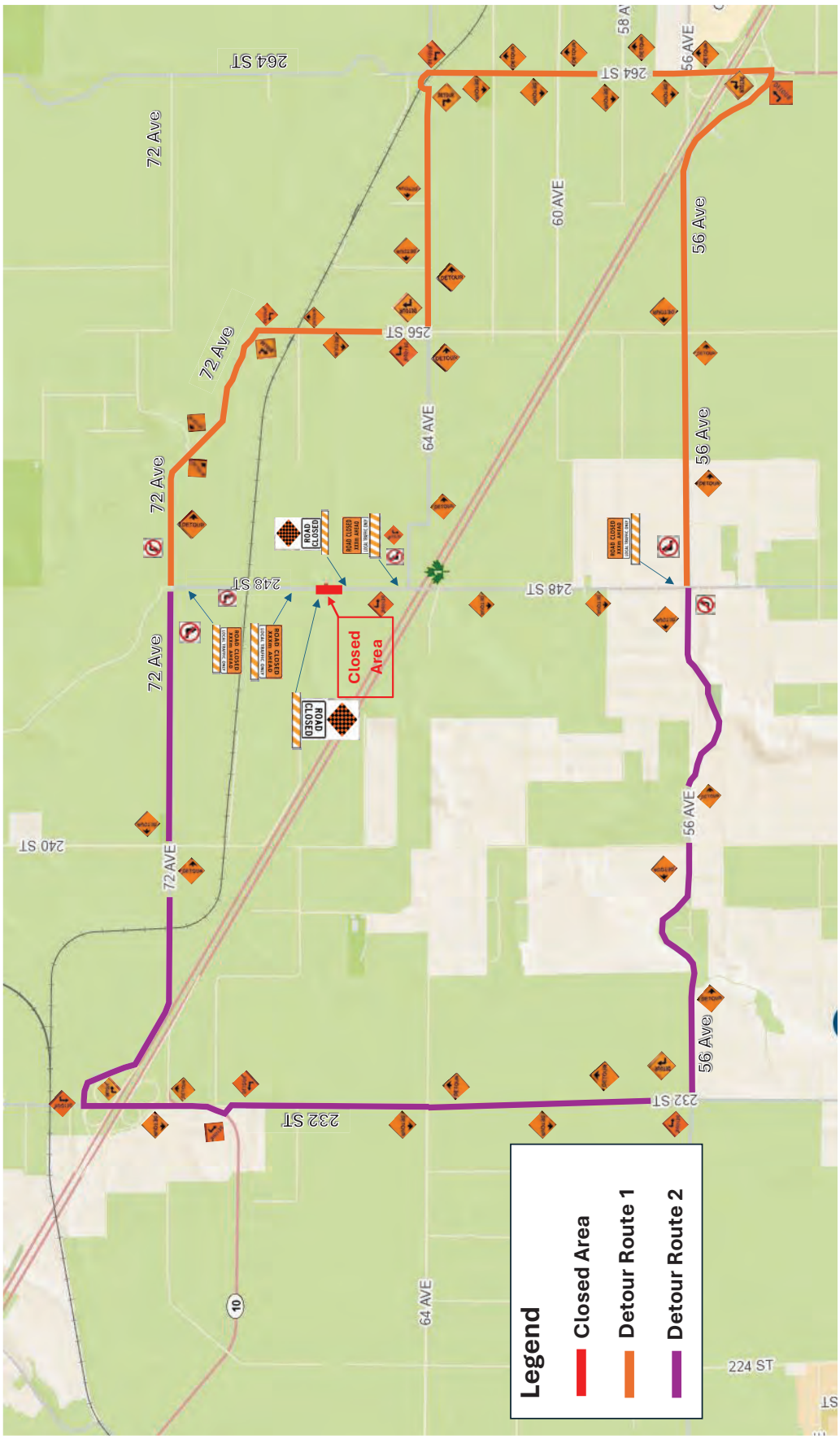
Michael Stang
ENGINEERING TECHNOLOGIST III
for
PUBLIC WORKS DIVISION

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

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

ATTACHMENT A Detour Route

ATTACHMENT A



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 - REGULAR MEETING	**REPORT:**	25-67
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-33-0142
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101484 (TOWNSHIP OF LANGLEY / 9272 GLOVER ROAD)		

PROPOSAL:

Heritage Alteration Permit application to facilitate demolition of portions of the existing building and relocation and restoration of the Haldi House at 9272 Glover Road.

RECOMMENDATION SUMMARY:

That Council consider issuance of Heritage Alteration Permit No. 101484 subject to eight (8) conditions, noting six (6) conditions to be completed prior to issuance of a Building Permit.

RATIONALE:

The proposed development is located in the Fort Langley Heritage Conservation Area subject to the applicable guidelines and complies with the Community Commercial C-2 Zone.

RECOMMENDATION:

That Council authorize issuance of Heritage Alteration Permit No. 101484 to the Township of Langley for property located at 9272 Glover Road subject to the following conditions being satisfied to the acceptance of the Township of Langley:

a. Demolition of portions of the existing structure.
b. Building plans being in substantial compliance with Schedule “A”.
c. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.
d. Sections 104.5(2) and 602.6 of Township of Langley Zoning Bylaw No. 2500 being varied to increase the maximum permitted height and number of storeys as indicated in Schedule “A”.
e. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
f. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines.
g. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
h. All refuse areas to be located within buildings and/or enclosures and screened.

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

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
f. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

EXECUTIVE SUMMARY:

The Township of Langley has applied for a Heritage Alteration Permit to facilitate the demolition of portions of an existing building as well as relocation and restoration of the "Haldi House." Staff recommend Council authorize issuance of Heritage Alteration Permit No. 101484 subject to eight (8) conditions, noting six (6) conditions to be completed prior to issuance of a Building Permit.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101484.

REFERENCE:

Owner	Township of Langley 20338 – 65 Avenue Langley, BC V2Y 3J1
Legal Description:	Lot 1 District Lot 19 Group 2 New Westminster District Plan BCP7975
Civic Address:	9272 Glover Road
Area:	3,990 m² (0.99 ac)
Fort Langley Community Plan:	Commercial Fort Langley Heritage Conservation Area
Existing Zoning:	Community Commercial Zone C-2

BACKGROUND/HISTORY:

- The subject site is zoned Community Commercial Zone C-2 and designated Commercial in the Fort Langley Community Plan (Attachment B).
- The site is located in the Fort Langley Heritage Conservation Area. The Fort Langley Community Plan states that "the purpose of the heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area."
- The Conservation Plan included with the application indicates that the original house was constructed in 1908 with subsequent additions in 1965 and 2003 to facilitate conversion of the house to restaurant / commercial uses.

DISCUSSION/ANALYSIS:

- The Township of Langley has applied for a Heritage Alteration Permit to facilitate demolition of the additions to the building and relocation and restoration of the original Haldi House in the Fort Langley Heritage Conservation Area.
- According to the applicant, preservation and rehabilitation of this heritage feature is a key first step in the Fort Langley Public Waterfront Redevelopment. The next stages of the Fort Langley Waterfront Redevelopment project will require consideration of a future Heritage Alteration Permit by Council.
- As part of the relocation and restoration of the house, a new basement will be constructed that will serve as temporary storage and be converted to parkade when integrated into the overall waterfront redevelopment plan.
- The applicant indicates that the proposed works also include rehabilitating the existing interior layout of the Haldi House for public, multi-purpose uses.

Adjacent Uses:

	Existing Use	Fort Langley Community Plan Designation	Existing Zoning
North:	Bedford Channel and Brae Island	N/A	Fraser River Zone RU-7

South:	CN Railway track, beyond which are commercial properties	Commercial	Community Commercial Zone C-2
East:	Church Street, beyond which is Marina Park	Park	Civic Institutional Zone P-1
West:	Glover Road, beyond which are commercial properties	Commercial	Community Commercial Zone C-2

Heritage Alteration Permit:

- The site is located in the Fort Langley Heritage Conservation Area. The following general guidelines from the Fort Langley Community Plan are applicable to the proposed development:
    - *5.1(a) historic buildings should be renovated and restored in a manner appropriate to their individual period and style and, whenever possible, original forms, materials and details should be uncovered or left in place and preserved;*
    - *5.1(b) new construction and infill projects should be designed to blend harmoniously with historic elements of the streetscape*
- The subject proposal was reviewed by the Heritage Review Panel on January 17, 2024 with the comments subsequently endorsed by the Heritage Advisory Committee on March 5, 2025.
- Heritage Alteration Permit No. 101484 (Attachment A) includes renderings, site plans, building elevations and landscaping plans.

Proposed Variance:

- The site is located in the Fort Langley Building Height Area identified in Section 104.5(3) of the Zoning Bylaw.
- Section 104.5(2) of the Zoning Bylaw indicates that “Within the Fort Langley area as indicated more particularly on the map in Section 104.5 3), the height of buildings shall not exceed 9m. No building shall exceed two (2) storeys, nor shall any room be allowed above the second storey. For the purpose of this section, a basement is not included as a storey provided the surface of the first floor is less than 800mm above the average grade around the building.”
- According to the applicant, “The objective is to retain all existing floors of the house and place the building on a new basement foundation to set the main floor above the new flood plain. The final building height will depend on the construction details of how the existing house rests (and gets moved) onto the new foundation. The current foundation design has yet to be finalized. The over-height measurement conditions are considered temporary, with future Fort Langley Waterfront Park development changing grade to approximately 900[mm] below the Main Floor elevation, to create a parkade and podium. Once the future plaza is completed the building height will be similar to the west side.”
- Staff do not object to the proposed height variance given the proposal restores the original scale of the heritage house, improves the relationship of the house to Glover Road and will be a component in the future redevelopment of the waterfront.

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
6	5	3	3	0	8

The landscape plans propose plantings of trees, shrubs, and groundcovers within the site as well as benches and reconstructed pavers to enhance the entrance of the building from Glover Road. Finalization of landscaping details has been included as a condition of the heritage alteration permit.

Policy Considerations:

The proposed Heritage Alteration Permit facilitates demolition of a portion of an existing building as well as relocation and restoration of the Haldi House at 9272 Glover Road. As the site is located in the Fort Langley Heritage Conservation Area, it addresses the relevant guidelines included in the Fort Langley Community Plan. Staff recommend Heritage Alteration Permit No. 101484 be issued as attached.

Respectfully submitted,

Joel Nagtegaal
MAJOR PROJECT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Heritage Alteration Permit No. 101484

ATTACHMENT B Maps and Graphics

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101484

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 District Lot 19 Group 2 New Westminster District Plan BCP7975

   CIVIC ADDRESS: 9272 Glover Road

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

   a. Demolition of portions of the existing structure.
   b. Building plans being in substantial compliance with Schedule “A”.
   c. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.
   d. Sections 104.5(2) and 602.6 of Township of Langley Zoning Bylaw No. 2500 being varied to increase the maximum permitted height and number of storeys as indicated in Schedule “A”.
   e. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   f. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines.
   g. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   h. All refuse areas to be located within buildings and/or enclosures and screened.

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

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

e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
f. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

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

   This Permit is not a Building Permit.

   All developments forming part of this Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration 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

ABBREVIATIONS

AB	AIR BARRIER	EA	EXHAUST AIR	LB	POUND	SA	SUPPLY AIR
ABC	AL BERTA BUILDING CODE	EF	EXHAUST FAN	LF	LINEAR FOOT	SAM	SELF-ADHERED MEMBRANE
ABV	ABOVE	EJ	EXPANSION JOINT	LH	LEFT HAND	SAN	SANITARY
AD	AREA DRAIN	ELEC	ELECTRICAL	LHR	LEFT HAND REVERSE	SD	SOAP DISPENSER
AFF	ABOVE FINISHED FLOOR	ELEV	ELEVATION	L/L	LAMINATED VENEER LUMBER	SF	SQUARE FOOT
AHU	AIR HANDLING UNIT	EPS	EXPANDED POLYSTYRENE			SND	SANITARY NAPKIN DISPENSER
ALUM	ALUMINUM	ERV	ENERGY RECOVERY VENTILATOR	M / m	METERS	SNW	SANITARY NAPKIN WASTE (BIN)
ANN	ANNUNCIATOR	EXTG	EXISTING	MAX	MAXIMUM	SPF	SPRAY-APPLIED POLYURETHANE FOAM
ARCH	ARCHITECTURAL	EXT	EXTERIOR	MECH	MECHANICAL	SST	STAINLESS STEEL
AW	ARCHITECTURAL WOOD WORK			MEZZ	MEZZANINE	STC	SOUND TRANSMISSION CLASS
AWP	ACOUSTIC WALL PANEL	FCP	FIBER CEMENT PANEL	MDF	MEDIUM DENSITY FIBERBOARD	STL	STEEL
		FE	FIRE EXTINGUISHER	MIL	THOUSANDTHS OF AN INCH (0.001")	STRC	STRUCTURAL
BB	BULLETIN BOARD	FFE	FINISH FLOOR ELEVATION	MIN	MINIMUM		
BBH	BASEBOARD HEATER	FNDN	FOUNDATION	MIR	MIRROR	T&G	TONGUE & GROOVE
BCBC	BC BUILDING CODE	FOC	FACE OF CONCRETE	MM / mm	MILLIMETERS	TBC	TO BE CONFIRMED
BLDG	BUILDING	FOF	FACE OF FINISH	MTL	METAL	TBD	TO BE DETERMINED
BLW	BELOW	FR	FRIDGE / REFRIGERATOR	MW	MICROWAVE	TEL	TELEPHONE
BOC	BOTTOM OF CURB	FRR	FIRE RESISTANCE RATING	MWP	METAL WALL PANEL	TOC	TOP OF CONCRETE / TOP OF CURB
BOS	BOTTOM OF STEEL	FT	FOOT / FEET			TOS	TOP OF STEEL
BOW	BOTTOM OF WALL	FTG	FOOTING	NA / N/A	NOT APPLICABLE	TOW	TOP OF WALL
BSMT	BASEMENT	FURN	FURNITURE	NIC	NOT IN CONTRACT	TPD	TOILET PAPER DISPENSER
BTWN	BETWEEN			NOM	NOMINAL	TR	TREAD
		GALV	GALVANIZED	NTS	NOT TO SCALE	TRR	TRIM TYPE NUMBER R
CG	CORNER GUARD	GC	GENERAL CONTRACTOR			TYP	TYPICAL
CIP	CAST-IN-PLACE	GFI	GROUND FAULT INTERRUPTER	O/A	OUTDOOR AIR		
CJ	CONTROL JOINT	GL	GLASS / GLAZING / GLAZED	OC / O.C.	ON CENTER	UNO	UNLESS NOTED OTHERWISE
CL	CENTERLINE	GND	GROUND	OD	OUTSIDE DIAMETER	UR	URINAL
CLG	CEILING	GWB	GYPSUM (WALL) BOARD	OPNG	OPENING	UTIL	UTILITY
CLR	CLEAR			OSB	ORIENTED STRAND BOARD		
CM	CONSTRUCTION MANAGER	HB	HOSE BIB (WALL HYDRANT)			VB	VAPOUR BARRIER
CO	CLEANOUT	HM	HOLLOW METAL	PL	PROPERTY LINE	VCT	VINYL COMPOSITION TILE
CONC	CONCRETE	HORIZ	HORIZONTAL	PL	PLATE (STEEL)	VERT	VERTICAL
CONT	CONTINUOUS	HRV	HEAT RECOVERY VENTILATOR	PLAM	PLASTIC LAMINATE	VIF	VERIFY IN FIELD
CPT	CARPET	HSS	HOLLOW STEEL SECTION	PNT	PAINT	VR	VAPOUR RETARDER
CT	CERAMIC TILE	HW	HOT WATER	PREFAB	PREFABRICATED		
CUST	CUSTODIAL	HWH	HOT WATER HEATER	PTD	PAPER TOWEL DISPENSER	W	WITH
CW	COLD WATER	HWR	HOT WATER RETURN			WO	WITHOUT
CW	COMPLETE WITH	HWS	HOT WATER SUPPLY	R	RISER	WB	WHITEBOARD
		HWT	HOT WATER TANK	RA	RETURN AIR	WC	WATER CLOSET
DB	DECIBEL			RB	RUBBER BASE	WD	WOOD
DIA	DIAMETER	ID	INSIDE DIAMETER	RB	ROLLER BLIND	WF	WIDE FLANGE
DIM	DIMENSION(S)	IN	INCHES	RCP	REFLECTED CEILING PLAN	WP	WORK POINT
DCW	DOMESTIC COLD WATER	INT	INTERIOR	REF	REFER TO		
DHW	DOMESTIC HOT WATER	INFO	INFORMATION	REQD	REQUIRED	XPS	EXTRUDED POLYSTYRENE
DHWT	DOMESTIC HOT WATER TANK	INSUL	INSULATE / INSULATED	REV	REVISION		
DN	DOWN	INV	INVERT	RD	ROOF DRAIN	&	AND
DS	DOWNSPOUT			RM	ROOM	@	AT
DW	DISHWASHER	JAN	JANITOR / JANITORIAL	RO	ROUGH OPENING	±	PLUS/MINUS
DWG	DRAWING			ROW	RIGHT OF WAY		
		L	"L" ANGLE	RWL	RAINWATER LEADER		
		LAM	LAMINATED				
		LAV	LAVATORY				

GENERAL NOTES

1. ALL WORK TO COMPLY WITH BRITISH COLUMBIA BUILDING CODE 2024, AND OTHER APPLICABLE CODES AND ORDINANCES.
2. VERIFY AND COORDINATE SITE CONDITIONS AND DIMENSIONS. BRING INCONSISTENCIES TO ATTENTION OF ARCHITECT BEFORE PROCEEDING WITH WORK.
3. PERFORM EXCAVATION AND FOUNDATION WORK IN CONFORMANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL ASSESSMENT AND CONSTRUCTION DOCUMENTS.
4. PROVIDE BUILDING SUBSURFACE DRAINAGE SYSTEM IN ACCORDANCE WITH THE GEOTECHNICAL ASSESSMENT.
5. IMMEDIATELY BRING ERRORS AND OMISSIONS FOUND IN THESE DRAWINGS TO ATTENTION OF ARCHITECT.
6. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY ARCHITECT OF DISCREPANCIES.
7. ALL DIMENSIONS ARE TO FINISH FACE OF PARTITION OR CEILING, FACE OF CONCRETE OR MASONRY, AND CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE. DIMENSIONS IN ALTERNATE UNITS (E.G. METRIC VS IMPERIAL) ARE IN BRACKETS). ADJUST LOCATION OF GYPSUM BOARD ASSEMBLY TYPES TO ALLOW FOR SCHEDULED APPLICATION OF SKIM AND FEATHER COATS, TAPE AND SPACKLE, VENEER PLASTERS, AND TRIM SHAPES AS REQUIRED IN ORDER TO MAINTAIN DIMENSIONS AND CRITICAL ALIGNMENT'S INDICATED AT DRAWINGS.
8. DRAWINGS AND SPECIFICATIONS: EXAMINE AND BRING ANY DISCREPANCIES BETWEEN ARCHITECT AND CONSULTANT WORK TO THE ATTENTION OF THE ARCHITECT BY WRITTEN NOTICE FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH CONSTRUCTION DOCUMENTS WILL BE CONSIDERED IN NON-CONFORMANCE AND CORRECTED AT NO EXPENSE TO OWNER.
9. COORDINATION: COORDINATE WORK TO COMPLY WITH DRAWINGS AND SPECIFICATIONS AND TO ACCURATELY LOCATE OPENINGS FOR MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT SO AS TO NOT INTERFERE WITH STRUCTURAL FRAMING.
10. FOLLOW MANUFACTURER'S INSTRUCTIONS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED OR REQUIRED BY CODE.
11. PROVIDE AND INSTALL SOLID BLOCKING AND BACKING FOR WALL- AND CEILING MOUNTED ITEMS.
12. INSTALL GYPSUM BOARD ON BOTH SIDES OF WALL FRAMING, UNINTERRUPTED FROM FLOOR TO UNDERSIDE OF ROOF DECK, UNLESS NOTED OTHERWISE.
13. ATTACH PIPING IN ACOUSTICALLY SEPARATED WALLS WITH VIBRATION ISOLATORS. ISOLATE PIPING IN CONTACT WITH CONSTRUCTION.
14. COORDINATE SIZES AND LOCATIONS OF OPENINGS AND ROUGH-INS FOR MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR, AND SHOP DRAWINGS REVIEWED BY ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
15. VERIFY SIZES AND LOCATIONS OF MECHANICAL EQUIPMENT PADS, BASES, POWER, WATER AND DRAIN INSTALLATION WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. PROVIDE AND INSTALL SEISMIC BRACING AND FASTENING IN ACCORDANCE WITH CODE REQUIREMENTS.
16. COORDINATE EXACT LOCATION OF PLUMBING AND PIPING WORK INTERFACING OTHER BUILDING SYSTEMS AND ASSEMBLIES WITH PLUMBING SUBCONTRACTOR.
17. FINISHES: IN FINISHED INTERIOR AREAS, NO EXPOSED PIPE, CONDUITS, DUCTS, ETC. CONCEAL UTILITY LINES BEHIND FINISHED CONSTRUCTION UNLESS NOTED AS EXPOSED TO VIEW. CONSTRUCTION OR DRAWINGS OR APPROVED BY ARCHITECT. IF WORK CANNOT BE CONCEALED WITH FINISHED CONSTRUCTION OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE & INSTALL FURRED & FINISHED HORIZONTAL & VERTICAL CHASES TO MATCH ADJACENT FINISH TO CONCEAL WORK. COORDINATE WITH ARCHITECT.
18. OFFSET AND ADJUST FRAMING TO MAKE FINISHED SURFACES FLUSH AND TRUE TO LINE.
19. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
20. LOCATE FIRE EXTINGUISHER CABINETS AS SHOWN ON PLANS. PROVIDE EXTINGUISHER TYPE AND ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY BUILDING CODE AND NFPA 10. STANDARD FOR PORTABLE FIRE EXTINGUISHERS. COORDINATE EXACT LOCATION OF SURFACE MOUNTED FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS WITH ARCHITECT.
21. COORDINATE INSTALLATION OF FIRE PROTECTION SYSTEM WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK TO ENSURE NO CONFLICT AS A RESULT OF FIRE PROTECTION SYSTEM INSTALLATION.
22. REFER TO FINISH SYMBOLS LEGEND WHERE APPLICABLE FOR ADDITIONAL ABBREVIATIONS AND FINISH MATERIAL ACRONYMS INDICATED AT DRAWINGS AND SPECIFICATIONS.
23. REFER TO ENLARGED TOILET ROOM PLANS AND ELEVATIONS FOR TOILET ROOM ACCESSORIES ABBREVIATIONS AND ACRONYMS.
24. PROMPTLY BRING CONFLICTS AND OMISSIONS IN FINISH MATERIALS LIST AND OTHER GRAPHIC INDICATORS TO ARCHITECT'S ATTENTION FOR INTERPRETATION AND DIRECTION.
25. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL EXPOSED TO VIEW DEVICES AND EQUIPMENT PROVIDED UNDER WORK OF OTHER DISCIPLINES INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, SECURITY, AND AUDIO VISUAL.
26. ALL EXISTING AND NEW SERVICE PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES TO BE FIRESTOPPED, INCLUDING BUT NOT LIMITED TO CUSTODIAL ROOMS, MECHANICAL ROOMS, AND FIRE-RATED FLOOR ASSEMBLIES.

DEMOLITION NOTES

1. WHERE ITEMS ARE REMOVED FROM EXISTING WALLS, CEILINGS, OR FLOORS THAT ARE TO REMAIN, ANY HOLES OR SCARS ARE TO BE PATCHED AND MADE GOOD TO MATCH ADJACENT FINISH UNLESS OTHERWISE NOTED.
2. ANY HAZARDOUS MATERIALS OR ITEMS SUSPECTED TO CONTAIN HAZARDOUS MATERIALS, ARE TO BE DISTURBED AND REMOVED ONLY BY THOSE QUALIFIED TO DO SO.
3. DIMENSIONS OF EXISTING ELEMENTS ARE PROVIDED FOR REFERENCE ONLY. THIS IS AN EXISTING BUILDING AND ALL DIMENSIONS MUST BE SITE VERIFIED.
4. REFER TO ARCHITECTURAL DRAWINGS AS REQUIRED FOR DEMOLITION. ALL DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL DOCUMENTS.
5. DO NOT REMOVE ANY MECHANICAL COMPONENTS WITHOUT EXPLICIT CONSENT FROM MECHANICAL CONSULTANT. REFER TO MECHANICAL DOCUMENTS FOR SCOPE OF MECHANICAL DEMOLITION.
6. DO NOT REMOVE ANY ELECTRICAL COMPONENT'S WITHOUT EXPLICIT CONSENT FROM ELECTRICAL CONSULTANT. REFER TO ELECTRICAL DOCUMENTS FOR SCOPE OF ELECTRICAL DEMOLITION.

ARCHITECTURAL GRAPHIC SYMBOL LEGEND

22 DRAWING NAME
1:2000
VIEW TITLE
DRAWING NUMBER
DRAWING SCALE

3 / A2.22 — BUILDING SECTION
DRAWING NUMBER
SHEET NUMBER

1 / A2.22 — WALL SECTION
DRAWING NUMBER
SHEET NUMBER

25 / A2.22 — DETAIL REFERENCE
DRAWING NUMBER
SHEET NUMBER

OR

25 / A2.22 — DRAWING NUMBER
SHEET NUMBER

22 — GRID LINE

2 / A2.22 — BUILDING ELEVATION
DRAWING NUMBER
SHEET NUMBER

1 / A2.22 — INTERIOR ELEVATION
DRAWING NUMBER
SHEET NUMBER

A2.22 — MATCH LINE
ADJACENT SHEET NUMBER

F2 / W2/3 / R1 — ASSEMBLY TAG
FLOOR WALL ROOF

D222b — DOOR TAG

W1 — GLAZING OPENING
WINDOW NUMBER

AW222 — CASEWORK/MILLWORK TAG

CON1 — MATERIAL KEYNOTE

07.1 — KEYNOTE

2.2 — SIGNAGE INDICATOR

2.1 TYP @ 12" TYP
3.11 @ 7" TYP — STAIR TAG
NUMBER OF TREADS AND SIZE
NUMBER OF RISERS AND SIZE

Name / Elevation [Elevation] — LEVEL DATUM
LEVEL NAME
PRIMARY UNITS [ALTUNITS]

ROOM NAME / 2222 / 2222 SF — ROOM TAG
ROOM NAME
ROOM NUMBER
ROOM AREA

WP — WORK POINT

SPOT ELEVATION (PROPOSED)

SPOT ELEVATION (EXISTING)

PROJECT NORTH — NORTH ARROW
PROJECT NORTH

1 / A2.22 — REVISION INDICATOR
CLOUD AROUND REVISION
REVISION NUMBER

CENTER LINE

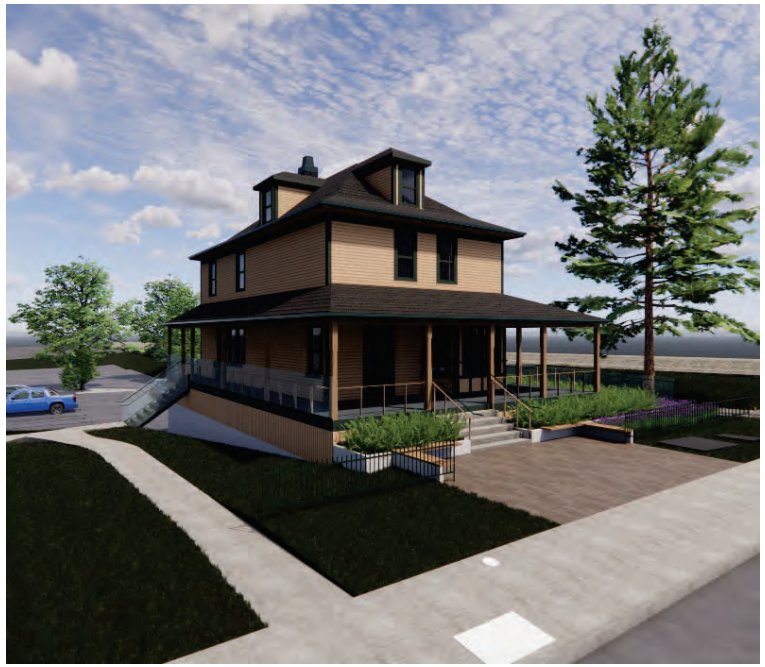
PROPERTY LINE

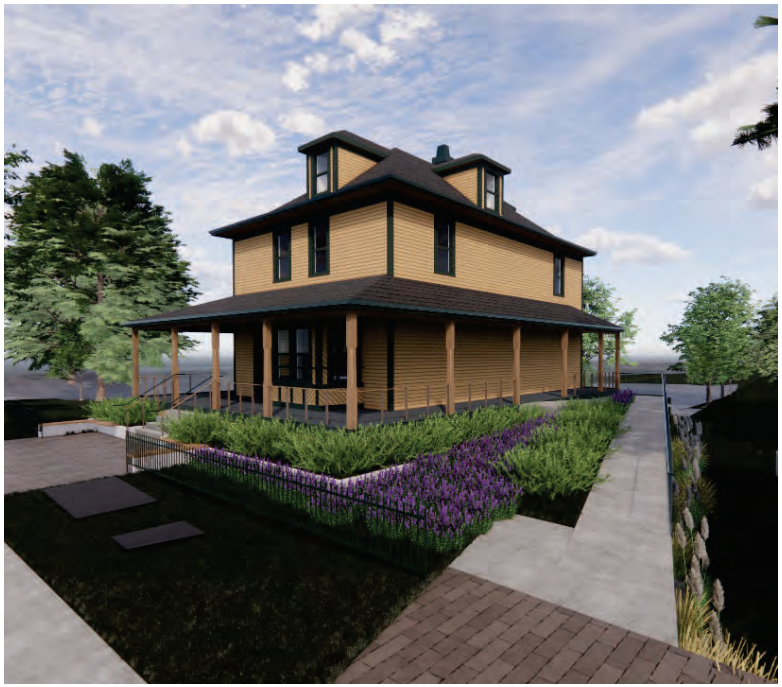
FIRE-RATED PARTITION
1 HOUR
2 HOURS

EXISTING CONSTRUCTION

NEW CONSTRUCTION

TO BE DEMOLISHED





PROJECT NOTES

REFER TO SURVEY PLAN PREPARED BY *BIRWEST LAND SURVEYING* FOR PROPERTY LINES AND NATURAL GRADE TOPOGRAPHY

TOWNSHIP OF LANGLEY TO CONFIRM LOCATIONS OF SITE SERVICES

STATEMENT OF INTENT: THE HALDI HOUSE IS A TWO AND ONE HALF-STOREY, EDWARDIAN/ERA FOURSQUARE - STYLE RESIDENCE, BUILT BY WILLIAM HARVEY BROWN FOR JACOB HALDI IN 1908. THE INTENT IS TO PRESERVE/RESTORE AND RELOCATE THE ORIGINAL STRUCTURE TO REVIVE THE ROLE OF THE HALDI HOUSE FOR THE FORT LANGLEY COMMUNITY.

RELOCATE: WITH IN THE CURRENT PROPERTY THE HALDI HOUSE WILL BE LIFTED ABOVE THE FLOOD PLANE AND LOCATED CLOSER TO GLOVER ROAD FOR A MORE PROMINENT LOCATION ALONG THE STREET. THIS IS INLINE WITH THE ORIGINAL RELATIONSHIP OF THE HOUSE TO GLOVER ROAD BEFORE THE BRIDGE WAS BUILT.

PRESERVE: KEEP ALL EXTERIOR AND INTERIOR ELEMENTS THAT ARE IN GOOD CONDITION PROVIDE MINIMAL ALTERATION TO PROTECT AND EXTEND THE LIFE OF THE BUILDING.

RESTORE: REMOVE PREVIOUS ADDITIONS OR ALTERATIONS AND REINSTATE CHARACTER DEFINING ELEMENTS. BUILDING MATERIALS AND COMPONENTS THAT ARE IN GOOD CONDITION WILL REMAIN. ANY COMPONENTS THAT ARE SIGNIFICANTLY DAMAGED OR MISSING WILL BE REBUILT WITH NEW COMPONENTS TO MATCH THE EXISTING.

ADAPT: MINOR ADAPTATIONS WILL BE ADDED TO ALLOW THE TOWNSHIP TO USE THE BUILDING WITH ACCESSIBLE ACCESS ON THE MAIN FLOOR. THIS INCLUDES ADDING AN ACCESSIBLE RAMP TO THE SOUTH SIDE OF THE HOUSE, AND ADDING CODE COMPLIANT ACCESSIBLE WASHROOMS TO THE MAIN FLOOR OF THE BUILDING. NO REMOVAL OF HERITAGE COMPONENTS ARE ANTICIPATED FOR THIS ADAPTATION. THE NEW WASHROOMS WILL BE LOCATED IN THE REAR OF THE HOUSE WHERE SIGNIFICANT ALTERATION HAS OCCURED OVER THE YEARS.

LEGAL DESCRIPTION

LOT 1, DISTRICT LOT 19, NEW WEST DISTRICT, PLAN BCP7975

ZONING SUMMARY

ZONING: C2
EXISTING USE: COMMERCIAL
PROPOSED USE: ASSEMBLY

	PERMITTED	EXISTING
SITE WIDTH	—	57m [187.0ft]
SITE DEPTH	—	60.7m [205.7]
SITE AREA	—	3669.8sm [42,046 SF]

HEIGHT	MAX 12m [39.4]	9' 2.5 ST ONEYS	NO CHANGE

	PERMITTED	EXISTING	PROPOSED
FRONT YARD [602.5]	0m	1.65m [5.32']	1.71m [5.6']
SIDE YARDS [602.5]	0m	WEST: 0.41m [1'4"] EAST: 1.65m [7-5.5"]	2.31m [7.6']
REAR YARD [602.5]	3.0m MIN	20.42m [67'-0.5"]	63.7M [209']

LOT COVERAGE [602.4]			
	1596m² [17,178 SF] 40% SITE AREA UP TO 60% PARKING INCL IN BLDG	BEDFORDHOUSE: 672m² [7234SF] 42.1%	HOUSE: 943m² [10215SF] 5.9%





PROJECT DIRECTORY

ARCHITECT
MIZA ARCHITECTS INC
303 - 2425 QUEBEC ST, VANCOUVER BC V5T 4L6
T: 604-800-4147
MICHAEL WARTMAN, ARCHITECT AIBC LEED AP
E: MWARTMAN@MIZAARCHITECTS.COM
D. 604-790-1688

STRUCTURAL
WICKE HEIRFST MAHER CONSULTING INC.
215 – 2500 BOUNDARY RD KD, BURNABY, BC V5M 3Z3
BRIAN MAHER, P. ENG., LEED AP
T: (604) 48-4289.9
E

MECHANICAL
AWE GROUP
200 – 638 SMITHE STREET, VANCOUVER, BC V6B 1E3
PATRICK STEWART, P. ENG., CPHD, LEED GREEN
ASSOC., LEAV YELLOW BILT
T: 604-684-5995 X107
E: PATRICK.STEWART@AWEGROUP.CA

ELECTRICAL
ARCHONS ENGINEERING CONSULTANTS
#300 - 311 W PENDER STREET, VANCOUVER, BC V6B 1T3
CAMERON BALLARD
T: (778) 60 2-3716
E: CAMERON@ARCHONSENGINEERING.COM

CIVIL
WEBSTER ENGINEERING LTD
#212 -939 HARBOURSIDE DRIVE, NORTH VANCOUVER BC V7P 3R9
JOHN TYVAN, P.ENG.
T: (604) 98 3-3458
E:
MICHELLE FISHER
T: (604) 98 3-3458
E:

LANDSCAPE
PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC.
5TH FLOOR, EAST ASIATIC HOUSE, 1201 WEST PENDER STREET,
VANCOUVER, BC V6E 2V2
DEREK LEE, PRINCIPAL, MBCSLA, CSLA LEED A.P.
T: 604.688.61.11
E: DLEE@PWLPARTNERSHIP.COM

CODE CONSULTANT
LEI-LU CONSULTING ARCHITECTURAL DESIGN
2-1229 W 11TH AVE, VANCOUVER, BC, V6H 1K5
ANJA SLUSAR ZIC- SIBIT, ARCHITECT AIBC, CP
T: 604.720.1774
E: ANJA@LEI-LU.CA

DRAWING INDEX

A0 GENERAL
A001 — COVER SHEET

A1 SITE
A102 — SITE PLAN PROPOSED

A2 FLOOR PLANS
A003 — MATERIAL BOARD
A200 — FLOOR PLAN BASEMENT DEMO/EXISTING
A201 — FLOOR PLAN MAIN FLOOR DEMO/EXISTING
A202 — FLOOR PLAN SECOND FLOOR DEMO/EXISTING
A203 — FLOOR PLAN THIRD FLOOR DEMO/EXISTING
A204 — ROOF PLAN DEMO/EXISTING
A210 — FLOOR PLAN BASEMENT PROPOSED
A211 — FLOOR PLAN MAIN FLOOR PROPOSED
A220 — FLOOR PLAN SECOND/THIRD FLOOR PROPOSED
A240 — ROOF PLAN

A4 ELEVATIONS
A401 — ELEVATIONS DEMO NORTH + EAST
A402 — ELEVATIONS DEMO SOUTH + WEST
A411 — ELEVATIONS NORTH + EAST
A412 — ELEVATIONS SOUTH + WEST

A5 SECTIONS
A501 — SECTIONS

LANDSCAPE ARCHITECT
REFER TO DRAWING SET - L SERIES

REGISTERED ARCHITECT — MICHAEL WARTMAN — PROVINCE OF BRITISH COLUMBIA — 2025 02 14

ISSUED FOR HERITAGE ALTERATION PERMIT

NO	DATE	DESCRIPTION
2	2025-02-13	ISSUED FOR HERITAGE ALTERATION PERMIT DRAFT
1	2025-01-30	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 – 2425 QUEBEC ST, VANCOUVER BC V5T 4L6
T 604 800 4147 | MIZAARCHITECTS.COM

Copyright reserved. This design and all drawing is the exclusive property of the Architect and cannot be used for any purpose without the written consent of the Architect. Reproduction of these drawings in whole or in part for any purpose is the property of the Architect. © Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to be utilized by persons or companies across their various disciplines between those drawings and the full Contract Documents, and bring these items to the attention of the Architect for clarification.

HALDI HOUSE
FORT LANGLEY WATERFRONT

SITE ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
24	SD
SCALE	DATE
as indicated	2025-02-04

SCHEDULE A

E.3
COVER SHEET

SHEET
A001

REBUILD CHIMNEY POT

REMOVED NON-ORIGINAL BRICK

RETAIN ORIGINAL BRICK IN GOOD CONDITION
REPLACE UNSTABLE BRICK



BR1 BRICK - CHIMNEY



CR1 CEDAR ROOF - RETAIN / REPAIR EXISTING
VERANDAH ROOF - NEW WESTERN CEDAR SHAKES TO MATCH EXISTING - PRE-WEATHERED



EP1

FINISH COLOUR: SHERWIN WILLIAMS
SW 2833 ROYCROFT VELLUM
CONFIRMED BY LUXTON & ASSOCIATES



EP2

FINISH COLOUR: SHERWIN WILLIAMS SW 2847
ROYCROFT BOTTLE GREEN
CONFIRMED BY LUXTON & ASSOCIATES
ALL TRIM AND WINDOW SASHES

EP3

FINISH COLOUR: SHERWIN WILLIAMS SW 2848
ROYCROFT PEWTER
CONFIRMED BY LUXTON & ASSOCIATES
VERANDA FLOOR





HORIZONTAL WOOD CLADDING : 6" T&G WOOD SIDING

RECONSTRUCT VERANDA POSTS AND RAILING

DIAGONAL SHIPLAP: (FIRST FLOOR DETAILS ONLY): 6" SHIPLAP INSTALLED AT 45 DEGREE DIAGONAL

NEW PLANTING IN FRONT OF VERANDAH

GG1

GLASS RAILING W/ BASE SUPPORT AND TOP PR OTECTION EDGE RAIL NO VERTICAL POSTS
GLASS GUARD INSTALLED AS REQUIRED BY BUILDING CODE ON NORTH AND EAST SIDE OF VERANDAH



TEMPORARY WOOD STAIR W/ GLASS GUARDRAIL

EXPOSED CONCRETE FINISH W/ FORMLIN ER TEXTURE

VERTICAL WOOD CLADDING (BELOW MAIN FLOOR ONLY): 4" T&G WOOD CLADDING

REGISTERED ARCHITECT
MICHAEL PAUL MIZA
BRITISH COLUMBIA
2025 02 14

NO	DATE	DESCRIPTION
1	2025-01-30	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 - 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 618 6411 EMAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This drawing and design is the exclusive property of the Architect and cannot be used for any purpose without the written consent of the Architect. Reproduction of this drawing in whole or in part for any purpose is an infringement of copyright and will be subject to legal action. Do not scale drawings. Verify all dimensions on site. Any items not to be within any one person's own business, alone item is to stop/stop notes between this drawing and the full Contract Documents, and being these items to be a item in of the Arch best for clarification.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

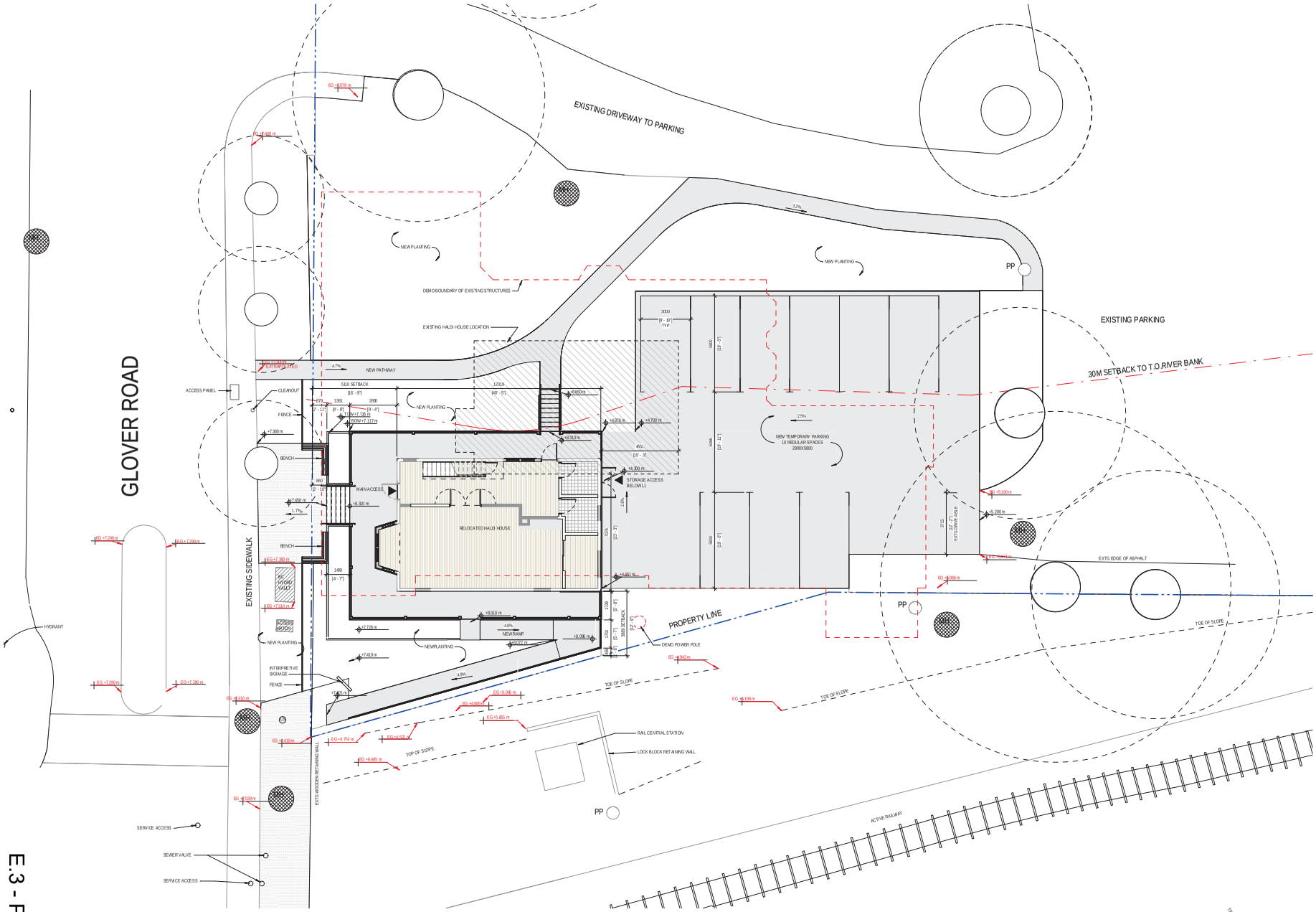
CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
	2025-02-04

E.3

MATERIAL BOARD

SHEET
A003



SITE PLAN PROPOSED
1 : 100

REGISTERED ARCHITECT
MICHAEL PAUL MIZA
BRITISH COLUMBIA
2025 02 14

NO.	DATE	DESCRIPTION
1	2025-01-10	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES / REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 - 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 618 6417 EMAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This drawing and all drawing is the exclusive property of the Architect and cannot be used for any purpose without the written consent of the Architect. Reproduction of this drawing in whole or in part for any purpose without the permission of the Architect is prohibited. The Contractor must verify all dimensions on site before commencing any work or shop drawings. Do not scale drawings. Any discrepancies must be reported immediately to the Architect. All work to be done in accordance with the British Columbia Building Code and all other applicable codes, by-laws and local authorities.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

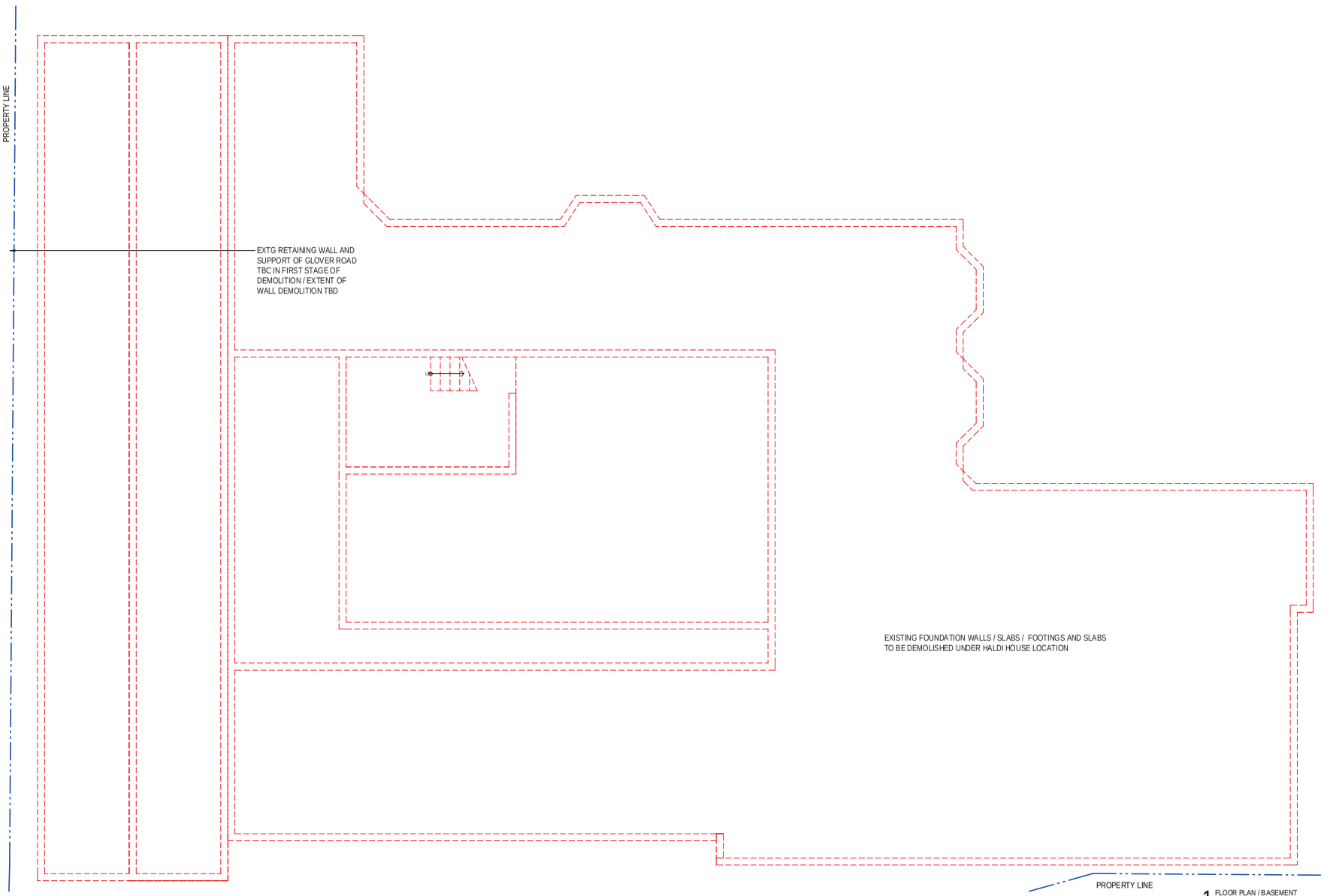
CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 100	2025-02-04

SITE PLAN
PROPOSED

SHEET
A102

E.3



1 FLOOR PLAN / BASEMENT
1 : 50

DEMO KEYNOTES

D05.1	DEMOLISH NON STRUCTURAL WALL: RETAIN ALL WOOD TRIM
D08.2	DEMOLISH PORTION OF WALL TO INSTALL NEW DOORS: RETAIN ALL WOOD TRIM
D07.1	DEMOLISH RAIN GUTTER AND RAINWATER LEADER
D07.2	DEMOLISH ROOF AND SUPPORTING STRUCTURE
D08.1	DEMOLISH DOOR, REMOVE AND RETAIN ALL TRIM
D08.2	DEMOLISH WINDOW RETAIN ALL INTERIOR TRIM
D08.3	DEMOLISH WINDOW
D08.4	DEMOLISH SHUTTERS
D09.1	DEMO EXTG FLOORING OVER ORIGINAL FLOOR / MITIGATE DAMAGE TO ORIGINAL WOOD FLOOR BELOW
D09.3	DEMOLISH CARPET
D26.1	DEMOLISH ROOFTOP MECHANICAL FANS AND UNITS
D26.2	DEMOLISH MECHANICAL DUCTWORK AND ASSOCIATED FRAMING / ROOFING - PRESERVE EXISTING CLADDING BEHIND

REGISTERED ARCHITECT MICHAEL ANTHONY ZIZA BRITISH COLUMBIA
2025 02 14

NO.	DATE	DESCRIPTION
1	2025-01-30	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 - 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 818 0247 EMAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This drawings and drawing is the exclusive property of the Architect and cannot be used for any purpose without the written consent of the Architect. Do not scale the drawing. Check and verify all dimensions on the job for any purpose by the Architect. Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to the satisfaction of the Consultants, accompanied by written notes between this drawing and the Contract Documents, and bring these items to the attention of the Architect for clarification.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

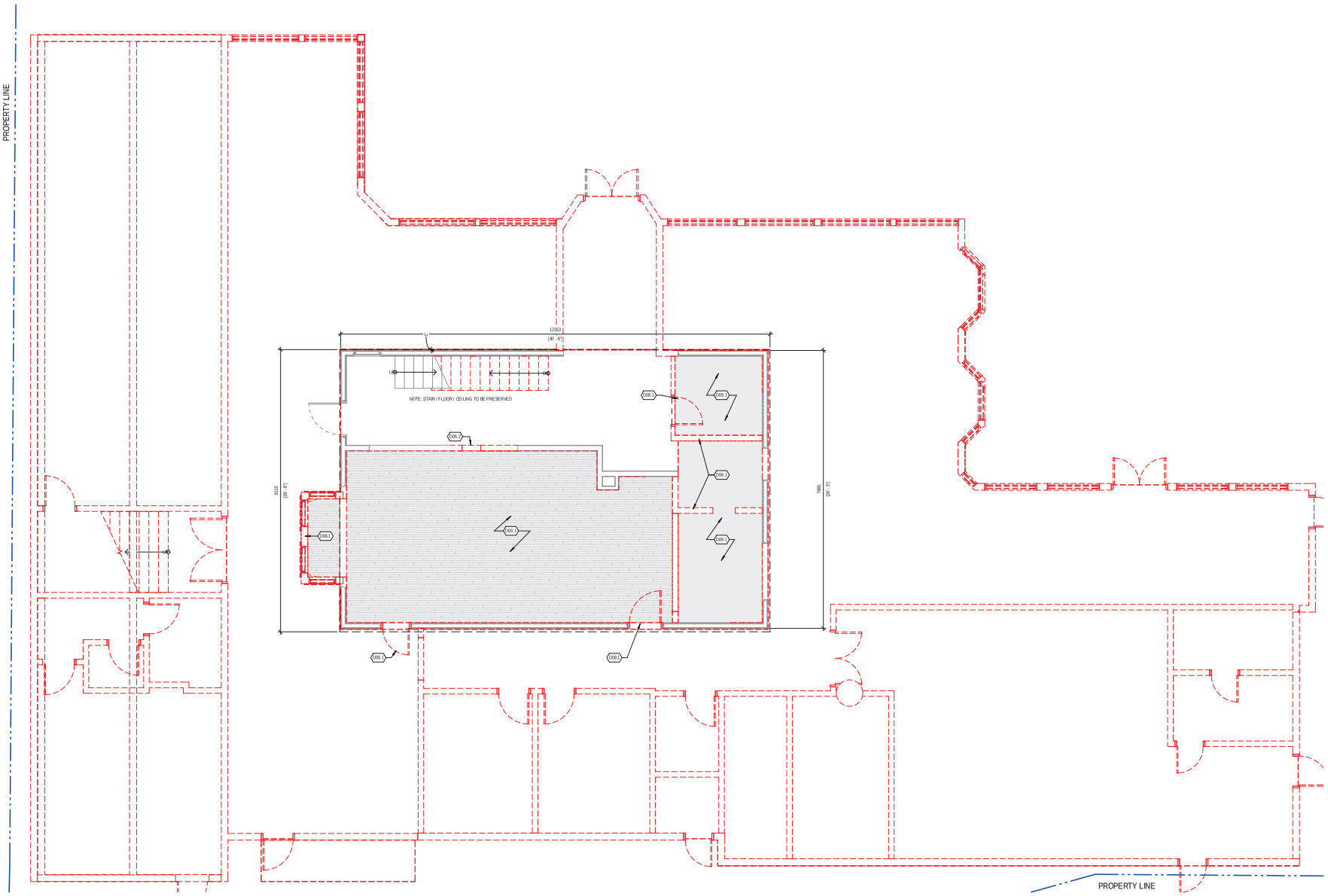
CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

FLOOR PLAN
BASEMENT
DEMO/EXISTING

E.3

SHEET
A200



1 FLOOR PLAN / MAIN FLOOR
1 : 50

DEMO KEYNOTES

D05.1	DEMOLISH NON STRUCTURAL WALL, RETAIN ALL WOOD TRIM
D08.2	DEMOLISH PORTION OF WALL TO INSTALL NEW DOORS, RETAIN ALL WOOD TRIM
D07.1	DEMOLISH RAIN GUTTER AND RAINWATER LEADER
D07.2	DEMOLISH ROOF AND SUPPORTING STRUCTURE
D08.1	DEMOLISH DOOR, REMOVE AND RETAIN ALL TRIM
D08.2	DEMOLISH WINDOW RETAIN ALL INTERIOR TRIM
D08.3	DEMOLISH WINDOW
D08.4	DEMOLISH SHUTTERS
D09.1	DEMO EXTG FLOORING OVER ORIGINAL FLOOR / WITH CARE DAMAGE TO ORIGINAL WOOD FLOOR BELOW
D09.3	DEMOLISH CARPET
D05.1	DEMOLISH ROOFTOP MECHANICAL FANS AND UNITS
D05.2	DEMOLISH MECHANICAL DUCTWORK AND ASSOCIATED FRAMING / ROOFING. PRESERVE EXISTING CLADDING BEHIND

REGISTERED ARCHITECT
MICHAEL PAUL ANDERSON
BRITISH COLUMBIA
2025 02 14

NO	DATE	DESCRIPTION
1	2025-01-30	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 – 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 818 0417 EMAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This drawing and all drawing is the exclusive property of the Architect and cannot be used for any purpose without the written consent of the Architect. Reproduction of these drawings in whole or in part, for any purpose, by the Architect or. Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to site utility services connections; advise Architect of any discrepancies between this drawing and the field Conditions; and bring these items to the attention of the Architect for clarification.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

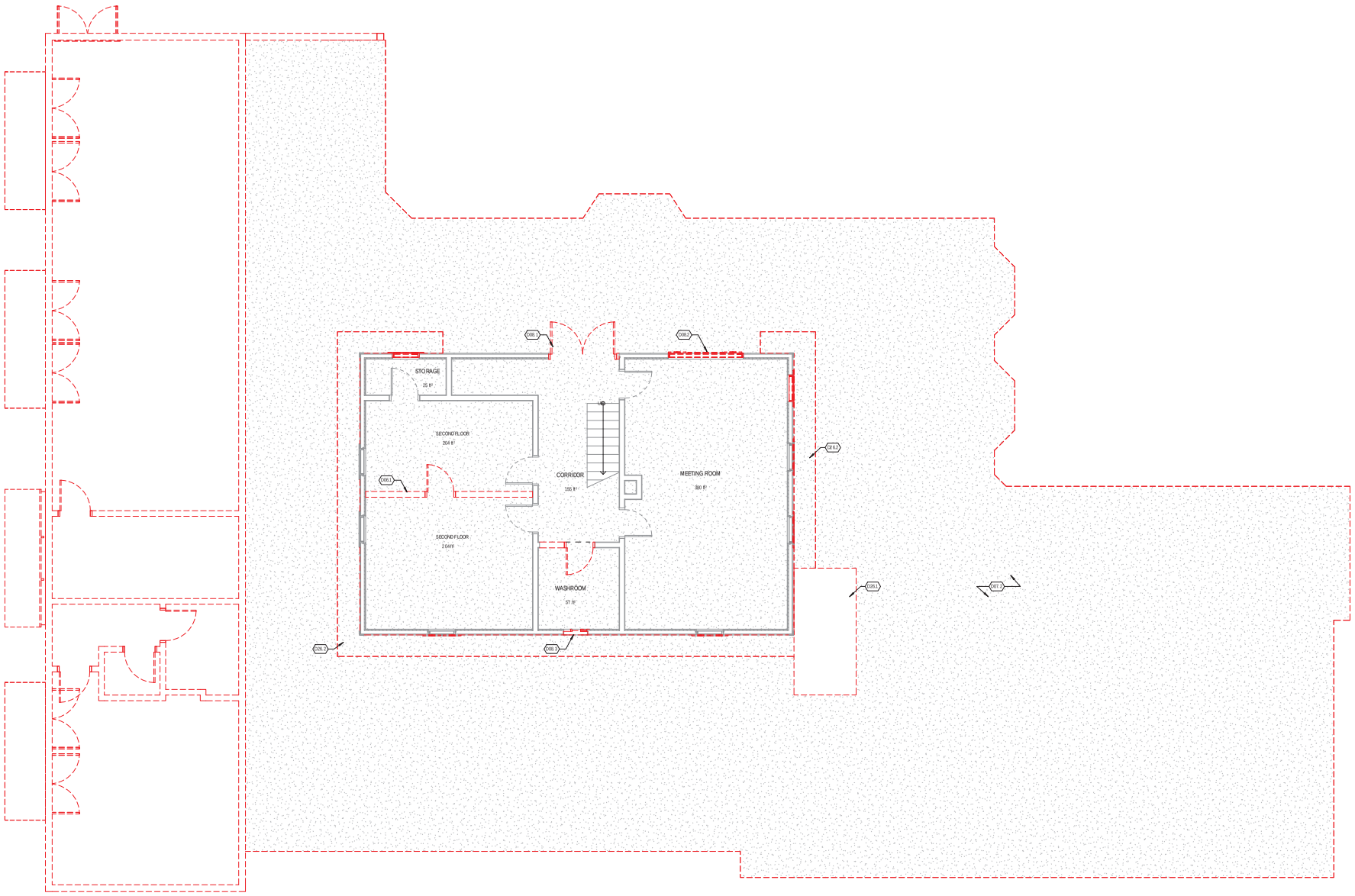
CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

FLOOR PLAN
MAIN FLOOR
DEMO/EXISTING

E3

SHEET
A201



1 FLOOR PLAN / SECOND FLOOR
1 : 50

DEMO KEYNOTES

D05.1	DEMOLISH NON STRUCTURAL WALL, RETAIN ALL WOOD TRIM
D05.2	DEMOLISH PORTION OF WALL TO INSTALL NEW DOORS, RETAIN ALL WOOD TRIM
D07.1	DEMOLISH RAIN GUTTER AND RAINWATER LEADER
D07.2	DEMOLISH ROOF AND SUPPORTING STRUCTURE
D08.1	DEMOLISH DOOR, REMOVE AND RETAIN ALL TRIM
D08.2	DEMOLISH WINDOW RETAIN ALL INTERIOR TRIM
D08.3	DEMOLISH WINDOW
D08.4	DEMOLISH SHUTTERS
D09.1	DEMO EXTG FLOORING OVER ORIGINAL FLOOR / WITH CARE DAMAGE TO ORIGINAL WOOD FLOOR BELOW
D09.3	DEMOLISH CARPET
D26.1	DEMOLISH ROOFTOP MECHANICAL FANS AND UNITS
D26.2	DEMOLISH MECHANICAL DUCTWORK AND ASSOCIATED FRAMING / ROOFING. PRESERVE EXISTING CLADDING BEHIND

REGISTERED ARCHITECT MICHAEL ANTHONY IZA BRITISH COLUMBIA
2025 12 14

NO	DATE	DESCRIPTION
1	2025-01-10	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 - 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 818 6411 MAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This drawings and drawing is the sole property of the Architect and cannot be used for any purpose without the written consent of the Architect. Reproduction of these drawings in whole or in part, for any purpose, is prohibited by the Architect. All rights reserved. The Contractor shall verify all dimensions on the job before commencing any work or preparing shop drawings. Any discrepancies must be reported to the Architect immediately. Do not scale drawings. Figured dimensions are to be taken in preference to scaled dimensions. Drawings are not to be used for construction purposes unless signed by the Architect.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

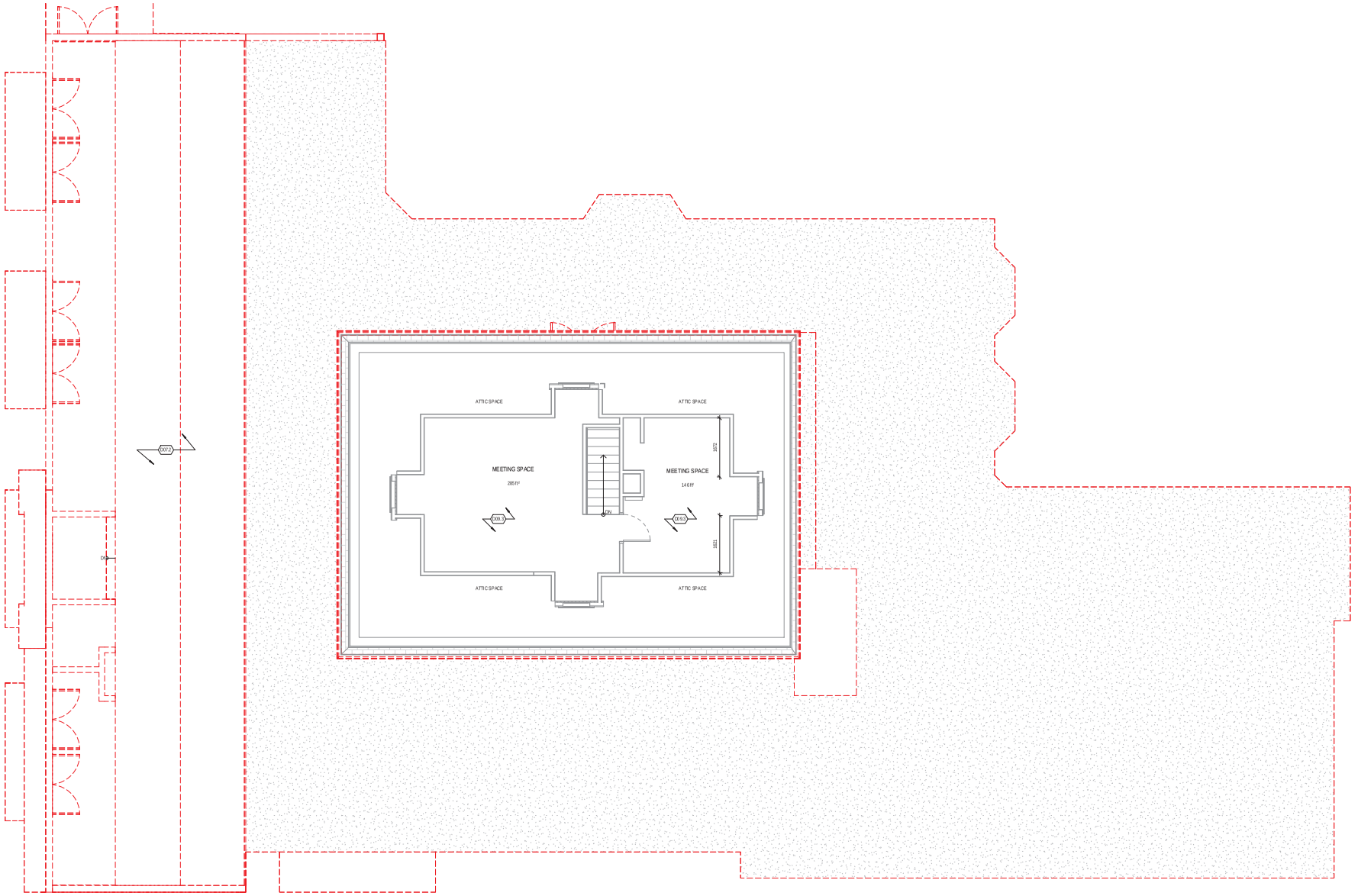
CIVIC ADDRESS
9272 GLOVER RD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

FLOOR PLAN
SECOND FLOOR
DEMO/EXISTING

SHEET
A202

E.3 - Page 13



1 FLOOR PLAN / THIRD FLOOR
1 : 50

DEMO KEYNOTES

D05.1	DEMOLISH NON STRUCTURAL WALL, RETAIN ALL WOOD TRIM
D08.2	DEMOLISH PORTION OF WALL TO INSTALL NEW DOORS, RETAIN ALL WOOD TRIM
D07.1	DEMOLISH RAIN GUTTER AND RAINWATER LEADER
D07.2	DEMOLISH ROOF AND SUPPORTING STRUCTURE
D08.1	DEMOLISH DOOR, REMOVE AND RETAIN ALL TRIM
D08.2	DEMOLISH WINDOW RETAIN ALL INTERIOR TRIM
D08.3	DEMOLISH WINDOW
D08.4	DEMOLISH SHUTTERS
D09.1	DEMO EXTG FLOORING OVER ORIGINAL FLOOR / WITH CARE DAMAGE TO ORIGINAL WOOD FLOOR BELOW
D09.3	DEMOLISH CARPET
D26.1	DEMOLISH ROOFTOP MECHANICAL FANS AND UNITS
D26.2	DEMOLISH MECHANICAL DUCTWORK AND ASSOCIATED FRAMING / ROOFING. PRESERVE EXISTING CLADDING BEHIND

REGISTERED ARCHITECT
MICHAEL ANTHONY MIZA
BRITISH COLUMBIA
2025 02 14

NO	DATE	DESCRIPTION
1	2025-01-10	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 – 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 818 6411 MAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This drawing and all drawing & the design is the property of the Architect and cannot be used for any purpose without the written consent of the Architect. Permission to use this drawing shall be applied for in writing prior to any use for any purpose by the Architect. If the Client makes changes to the plans without the Architect's written consent, or if the Client uses the plans on any other project without the Architect's written consent, or if the Client uses the plans for completion of the project by others without the Architect's written consent, the Client shall indemnify and hold harmless the Architect against all claims, demands, actions, and costs, including legal fees, arising out of or in connection with such changes or such use. Drawings are not to be scaled. Contractors must verify all dimensions on site before commencing work. Discrepancies must be reported immediately to the Architect. Drawings are to be read in conjunction with all other consultant's drawings and specifications.

HALDI HOUSE
FORT LANGLEY WATERFRONT

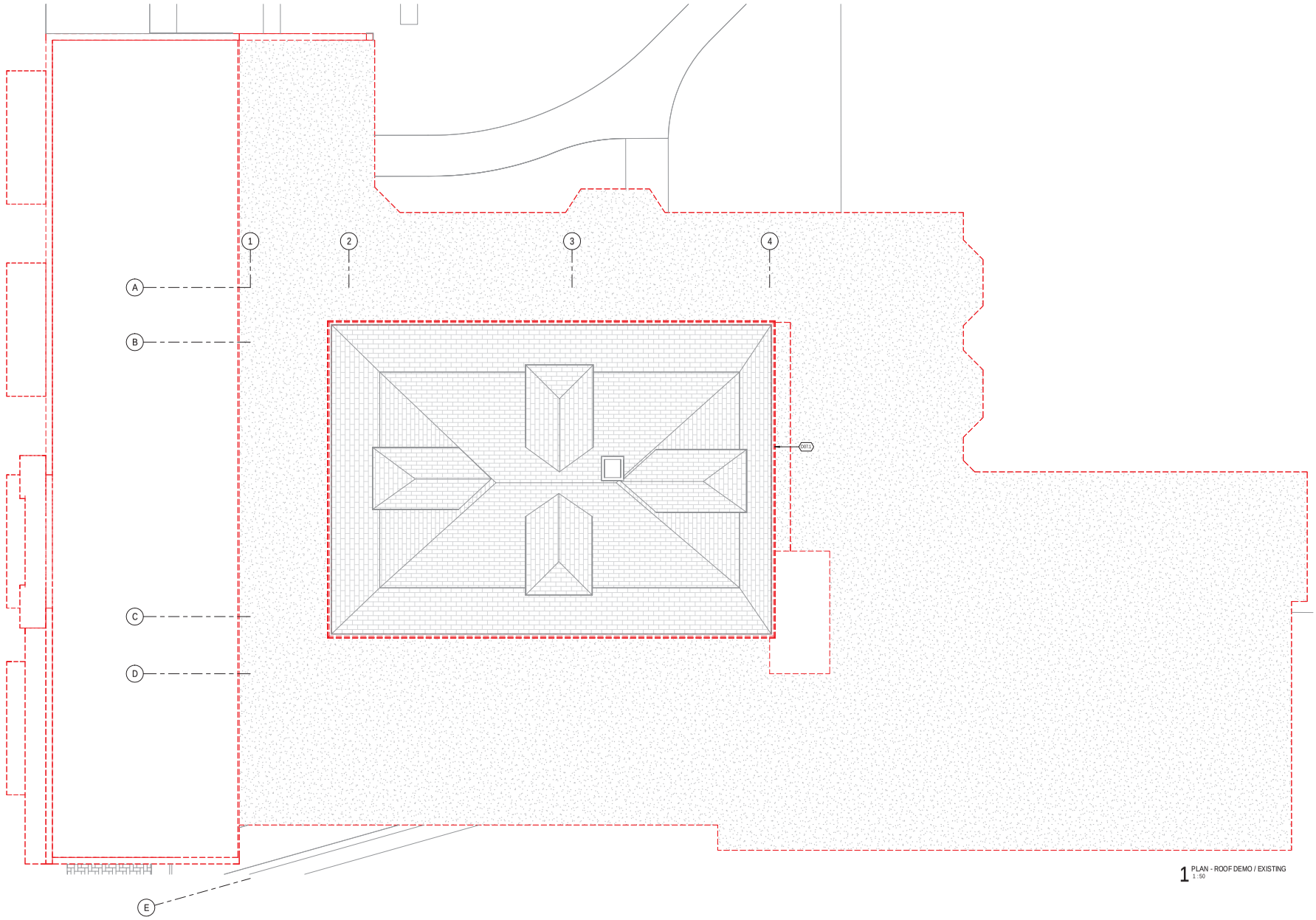
CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

FLOOR PLAN
THIRD FLOOR
DEMO/EXISTING

SHEET
A203

E.3



1 PLAN - ROOF DEMO / EXISTING
1 : 50

DEMO KEYNOTES

D05.1	DEMOLISH NON STRUCTURAL WALL, RETAIN ALL WOOD TRIM
D08.2	DEMOLISH PORTION OF WALL TO INSTALL NEW DOORS, RETAIN ALL WOOD TRIM
D07.1	DEMOLISH RAIN GUTTER AND RAINWATER LEADER
D07.2	DEMOLISH ROOF AND SUPPORTING STRUCTURE
D08.1	DEMOLISH DOOR, REMOVE AND RETAIN ALL TRIM
D08.2	DEMOLISH WINDOW RETAIN ALL INTERIOR TRIM
D08.3	DEMOLISH WINDOW
D08.4	DEMOLISH SHUTTERS
D09.1	DEMO EXTG FLOORING OVER ORIGINAL FLOOR / WITH GAT E DAMAGE TO ORIGINAL WOOD FLOOR BELOW
D09.3	DEMOLISH CARPET
D26.1	DEMOLISH RID OF TOP MECHANICAL FANS AND UNITS
D26.2	DEMOLISH MECHANICAL DUCTWORK AND ASSOCIATED FRAMING / RO OFING. PRESERVE EXISTING CLADDING BEHIND

REGISTERED ARCHITECT MICHAEL ANTHONY ZA MBRANO BRITISH COLUMBIA
2025 02 14

NO.	DATE	DESCRIPTION
1	2025-01-10	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MZA architects
303 - 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 6 04 8 08 0 0 47 | MAIL INFO@MZAARCHITECTS.COM

Copyright reserved. This drawing and design is the exclusive property of the Architect and cannot be used for any purpose without the written consent of the Architect. Permission to use this drawing shall be applied for in writing for any purpose by the Architect. Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to site utility and property services and boundaries; advise them in writing of any discrepancies before the commencement of the Work. Discrepancies, omissions, and errors in drawing, these items to be reported to the Architect for clarification before proceeding with the Work.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

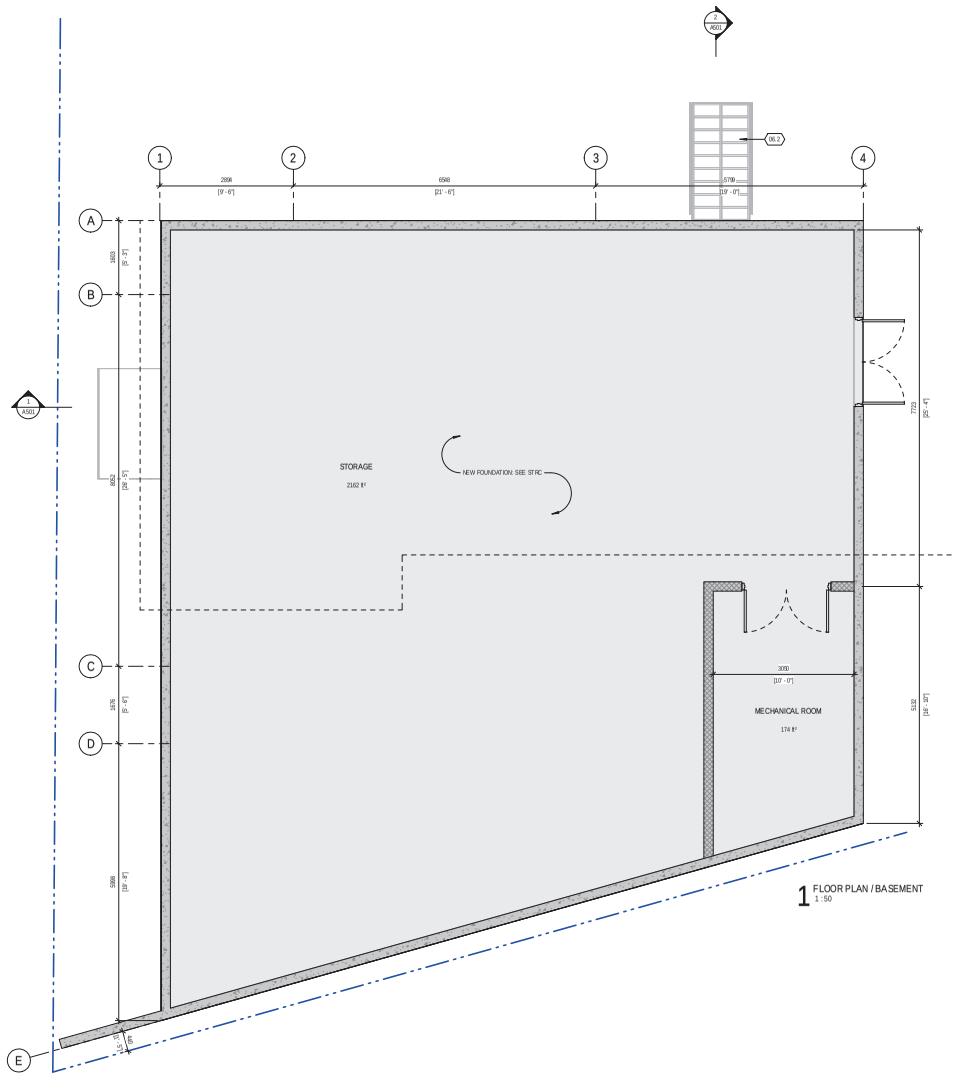
CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

ROOF PLAN -
DEMO/EXISTING

SHEET
A204

E.3



1 FLOOR PLAN / BASEMENT
1 : 50

KEYNOTES

04.1	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
06.1	NEW WOOD SIDING TO MATCH ORIGINAL FINISH (NEW AND ORIGINAL SIDING TOGETHER FOR CONTINUOUS LOOK
06.2	NEW WOOD STAIR
07.1	NEW VERANDA ROOF AND POSTS TO MATCH ORIGINAL
07.2	EXTG ROOF TO STAY IN PLACE (REPAIR WHERE DAMAGED W/ MATERIALS MATCHING EXTG
07.3	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
07.4	REFINISH EXTG CLADDING AND TRIM TO MATCH ORIGINAL COLOUR
07.5	NEW GUTTER AND RAINWATER LEADER TO MATCH ORIGINAL
07.6	EXTG CONDITION UNKNOWN. INVESTIGATION TO OCCUR DURING DEMOLITION. PRIORITY TO PRESERVING AND PROTECTING WITH MINIMAL MODIFICATION
08.1	NEW WINDOW TO MATCH ORIGINAL
09.2	GLASS RAIL
08.2	NEW DOOR TO MATCH ORIGINAL
09.3	EXTG WINDOW TO BE REPAIRED AND REFINISHED IN PLACE/ ALL REPLACEMENT COMPONENTS TO MATCH ORIGINAL

REGISTERED ARCHITECT
MICHAEL PAUL MIZA
BRITISH COLUMBIA
2025 02 14

NO.	DATE	DESCRIPTION
1	2025-01-30	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 - 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 618 0167 EMAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This drawings and all drawing & the ideas contained are property of the Architect and cannot be used for any purpose without the written consent of the Architect. Drawings are not to be scaled. Contractor must verify all dimensions on site for any purpose by the Architect. Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to be utilized by persons or companies, advise them of any discrepancies between this drawing and the Civil Consultant documents, and bring these items to the attention of the Architect for clarification.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

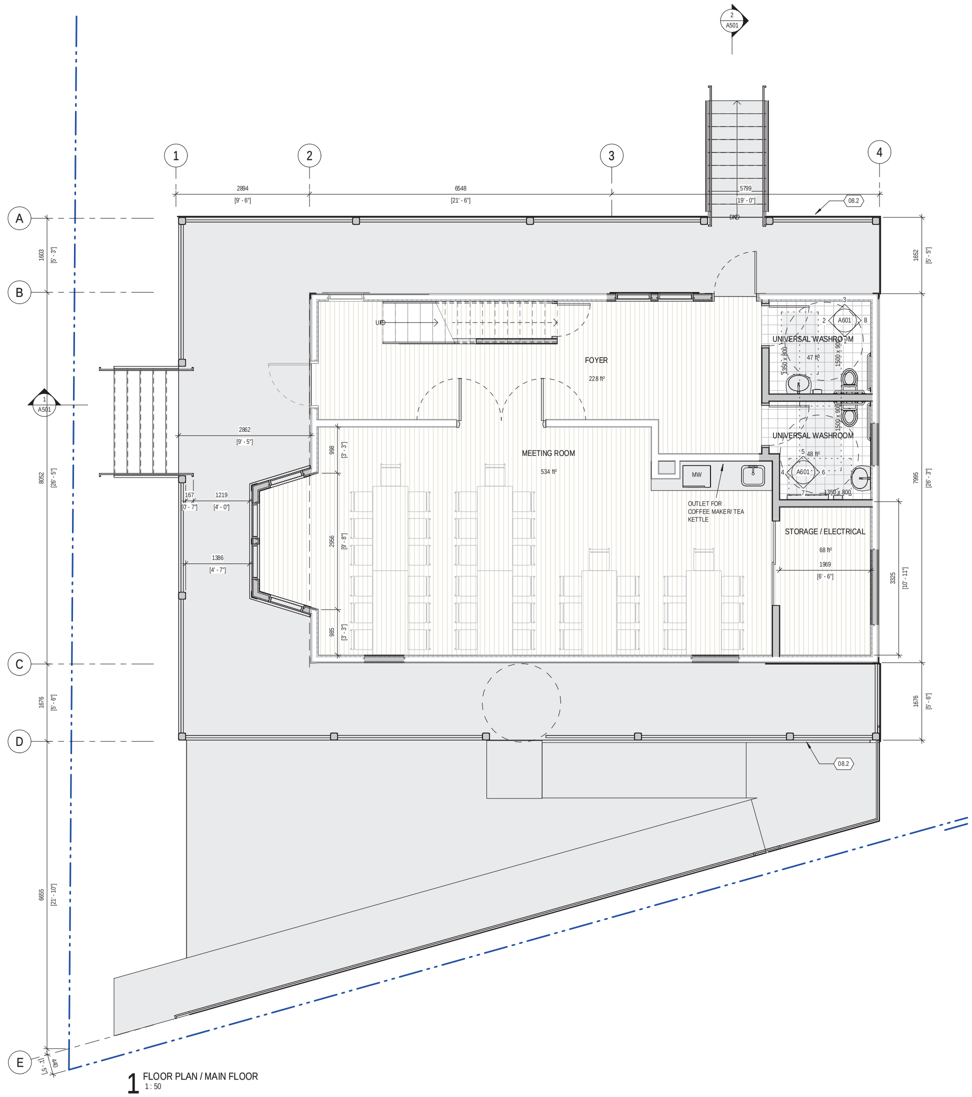
PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

FLOOR PLAN
BASEMENT
PROPOSED

SHEET
A210

E.3

TRUE NORTH



1 FLOOR PLAN / MAIN FLOOR
1 : 50

KEYNOTES

04.1	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
06.1	NEW WOOD SIDING TO MATCH ORIGINAL /FINISH NEW AND ORIGNIAL SIDING TOGETHER FOR CONTINUOUS LOOK
06.2	NEW WOOD STAIR
07.1	NEW VERANDA ROOF AND POSTS TO MATCH ORIGINAL
07.2	EXTG ROOF TO STAY IN PLACE / REPAIR WHERE DAMAGED W/ MATERIALS MATCHING EXTG
07.3	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
07.4	REFINISH EXTG CLADDING AND TRIM TO MATCH ORIGINAL COLOUR
07.5	NEW GUTTER AND RAINWATER LEADER TO MATCH ORIGINAL
07.6	EXTG CONDITION UNKNOWN. INVESTIGATION TO OCCUR DURING DEMOLITION. PRIORITY TO PRESERVING AND PROTECTING WITH MINIMAL MODIFICATION
08.1	NEW WINDOW TO MATCH ORIGINAL
08.2	GLASS RAIL
08.2	NEW DOOR TO MATCH ORIGINAL
08.3	EXTG WINDOW TO BE REPAIRED AND REFINISHED IN PLACE/ ALL REPLACEMENT COMPONENTS TO MATCH ORIGINAL

GENERAL NOTES

OPTIONAL PRICE ITEMS

REGISTERED ARCHITECT MICHAEL PAUL WAITMAN BRITISH COLUMBIA
2025 02 14

NO	DATE	DESCRIPTION
1	2025-01-10	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT

NOT FOR CONSTRUCTION

MIZA architects

303 – 2425 QUEBEC ST, VANCOUVER BC V5T 4L6
TEL 604 800-6147 EMAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This design and drawing is the exclusive property of the Architect and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect. Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to identify any errors or omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and bring these items to the attention of the Architect for clarification.

HALDI HOUSE FORT LANGLEY WATERFRONT

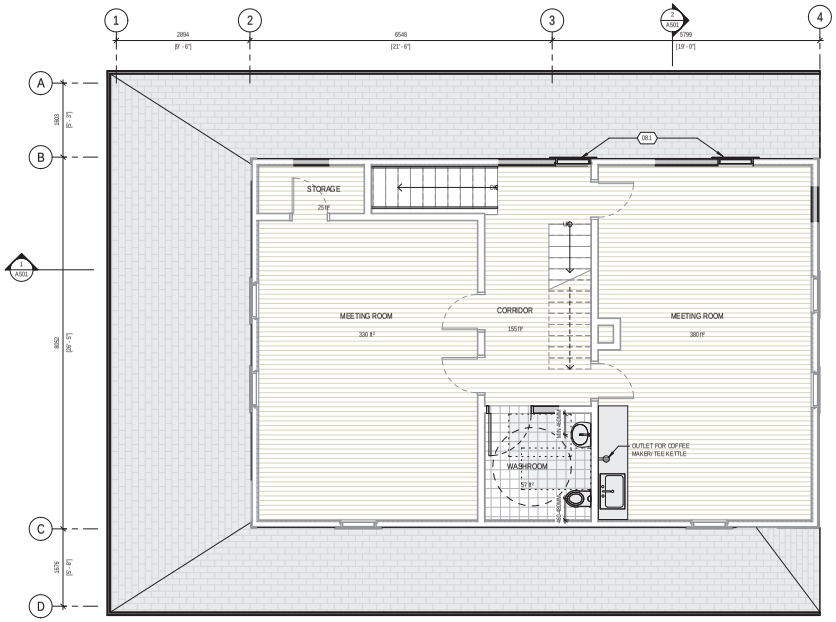
CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE 124
STATUS SD
SCALE 1 : 50
DATE 2025-02-04

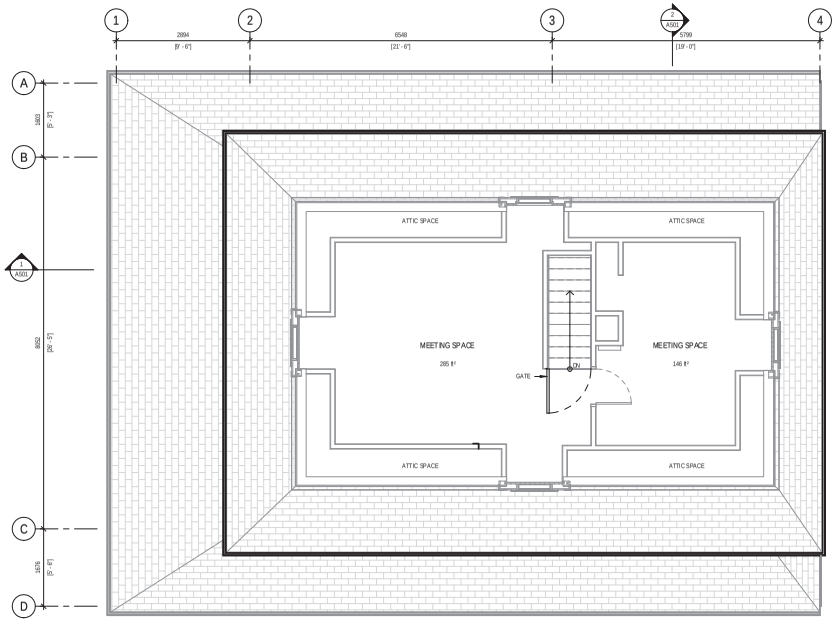
FLOOR PLAN MAIN FLOOR PROPOSED

E.3

SHEET
A211



1 FLOOR PLAN / SECOND FLOOR
1 : 50



2 FLOOR PLAN / THIRD FLOOR
1 : 50

KEYNOTES

04.1	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
06.1	NEW WOOD SIDING TO MATCH ORIGINAL. FINISH NEW AND ORIGINAL SIDING TOGETHER FOR CONTINUOUS LOOK
06.2	NEW WOOD ST AR
07.1	NEW VERANDA ROOF AND POSTS TO MATCH ORIGINAL
07.2	EXTG ROOF TO STAY IN PLACE / REPAIR WHERE DAMAGED W/ MATERIALS MATCHING EXTG
07.3	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
07.4	REFINISH EXTG CLADDING AND TRIM TO MATCH ORIGINAL COLOUR
07.5	NEW GUTTER AND DWNWATER LEADER TO MATCH ORIGINAL
07.6	EXTG CONDITION UNKNOWN. INVESTIGATION TO OCCUR DURING DEMOLITION. PRIORITY TO PRESERVING AND PROTECTING WITH MINIMAL MODIFICATION
08.1	NEW WINDOW TO MATCH ORIGINAL
08.2	GLASS RAIL
08.2	NEW DOOR TO MATCH ORIGINAL
09.2	EXTG WINDOW TO BE REPAIRED AND REFINISHED IN PLACE/ ALL REPLACEMENT COMPONENTS TO MATCH ORIGINAL

REGISTERED ARCHITECT
MICHAEL ANTHONY ZIZA
BRITISH COLUMBIA
2025 02 14

NO	DATE	DESCRIPTION
1	2025-01-10	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 - 2429 QUEBEC ST, VANCOUVER BC V5T 4L6
TEL 604 818 0167 MAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This design and drawing is the exclusive property of the Architect and cannot be used for any purpose without the written consent of the Architect. Reproduction of these drawings in whole or part, for any purpose, is prohibited by the Architect. Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to be utilized by persons or companies associated with any shop drawings. Any discrepancies between the drawings and the actual conditions encountered during the course of the Work shall be reported to the Architect before proceeding with the Work. Do not scale drawings.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD

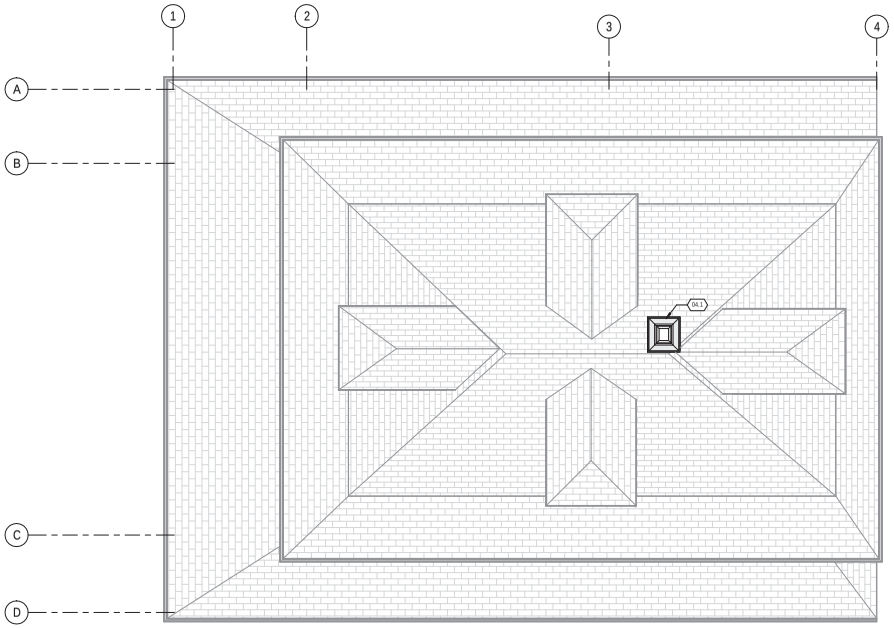
ISSUE DATE: 2025-02-04

FLOOR PLAN
SECOND/
THIRD FLOOR
PROPOSED

E.3

SHEET
A220

TRUE NORTH



1 ROOF PLAN
1 : 50

E

KEYNOTES

04.1	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
06.1	NEW WOOD SIDING TO MATCH ORIGINAL FINISH NEW AND ORIGINAL SIDING TOGETHER FOR CONTINUOUS LOOK
06.2	NEW WOOD ST AIR
07.1	NEW VERANDA ROOF AND POSTS TO MATCH ORIGINAL
07.2	EXTG ROOF TO STAY IN PLACE(REPAIR WHERE DAMAGED W/ MATERIALS MATCHING EXTG
07.3	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
07.4	REFINISH EXTG CLADDING AND TRIM TO MATCH ORIGINAL COLOUR
07.5	NEW GUTTER AND RAINWATER LEADER TO MATCH ORIGINAL
07.6	EXTG CONDITION UNKNOWN. INVESTIGATION TO OCCUR DURING DEMOLITION. PRIORITY TO PRESERVING AND PROTECTING WITH MINIMAL MODIFICATION
08.1	NEW WINDOW TO MATCH ORIGINAL
08.2	GLASS RAIL
08.2	NEW DOOR TO MATCH ORIGINAL
09.2	EXTG WINDOW TO BE REPAIRED AND REFINISHED IN PLACE/ ALL REPLACEMENT COMPONENTS TO MATCH ORIGINAL

REGISTERED ARCHITECT
MICHAEL PAUL ZA
PROVINCE OF
BRITISH COLUMBIA
2025 02 14

NO	DATE	DESCRIPTION
1	2025-01-30	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 – 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 818 0167 MAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This design and all drawing & the ideas incorporated herein are the property of the Architect and cannot be used for any purpose without the written consent of the Architect; and are not to be assigned to any third party without the written consent of the Architect for any purpose by the Architect. Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to be used by the Contractor and shall report any discrepancies, errors or omissions, and obtain clarifications before proceeding with the Work. Written dimensions shall take precedence over scaled dimensions. Do not scale drawings. These notes to be considered part of the Architectural Contract Documents, and to be read in conjunction with all other Consultant's Contract Documents.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

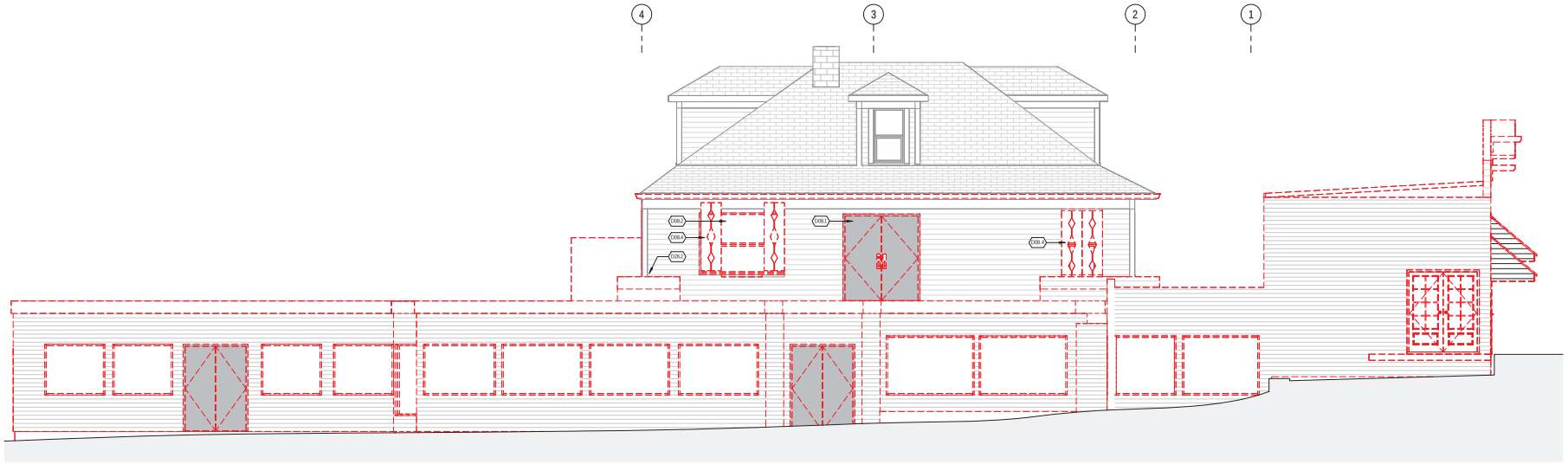
PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

E.3

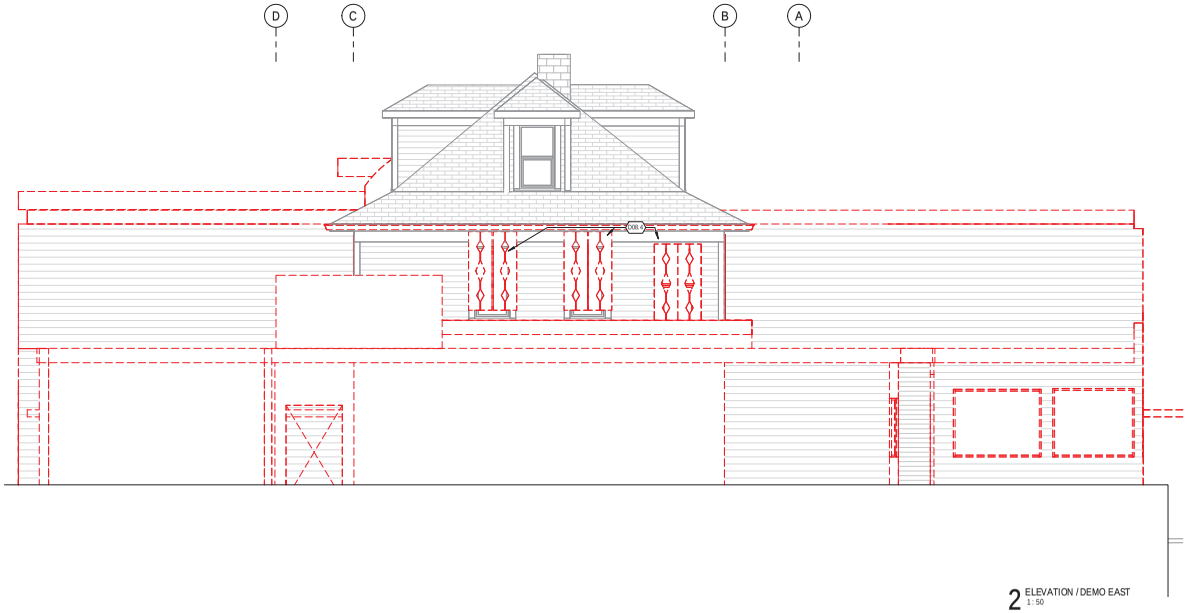
ROOF PLAN

SHEET
A240

TRUE NORTH



1 ELEVATION / DEMO NORTH
1 : 50



2 ELEVATION / DEMO EAST
1 : 50

DEMO KEYNOTES

D06.1	DEMOLISH NON STRUCTURAL WALL. RETAIN ALL WOOD TRIM
D06.2	DEMOLISH PORTION OF WALL TO INSTALL NEW DOORS. RETAIN ALL WOOD TRIM
D07.1	DEMOLISH RAIN GUTTER AND RAIN WATER LEADER
D07.2	DEMOLISH ROOF AND SUPPORTING STRUCTURE
D08.1	DEMOLISH DOOR. REMOVE AND RETAIN ALL TRIM
D08.2	DEMOLISH WINDOW RETAIN ALL INTERIOR TRIM
D08.3	DEMOLISH WINDOW
D08.4	DEMOLISH SHUTTERS
D09.1	DEMO EXTG FLOORING OVER ORIGINAL FLOOR / MITIGATE DAMAGE TO ORIGINAL WOOD FLOOR BELOW
D09.3	DEMOLISH CARPET
D26.1	DEMOLISH ROOFTOP MECHANICAL FANS AND UNITS
D26.2	DEMOLISH MECHANICAL DUCTWORK AND ASSOCIATED FRAMING / ROOFING. PRESERVE EXISTING CLADDING BEHIND

REGISTERED ARCHITECT MICHAEL PAUL ZA MIZA ARCHITECTS BRITISH COLUMBIA
2025 02 14

NO.	DATE	DESCRIPTION
1	2025-01-10	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 - 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 818 6167 EMAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This drawings and drawing is the sole property of the Architect and cannot be used for any purpose without the written consent of the Architect. Permission to use the drawings shall be applied for prior to any use or purpose by the Architect. Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to site utility and property services and boundaries, advise the Architect of any discrepancies before proceeding with the Work and be responsible for the same. Figured dimensions are to be taken in preference to scaled dimensions. Shop drawings must be submitted to the Architect for review before proceeding with the fabrication.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

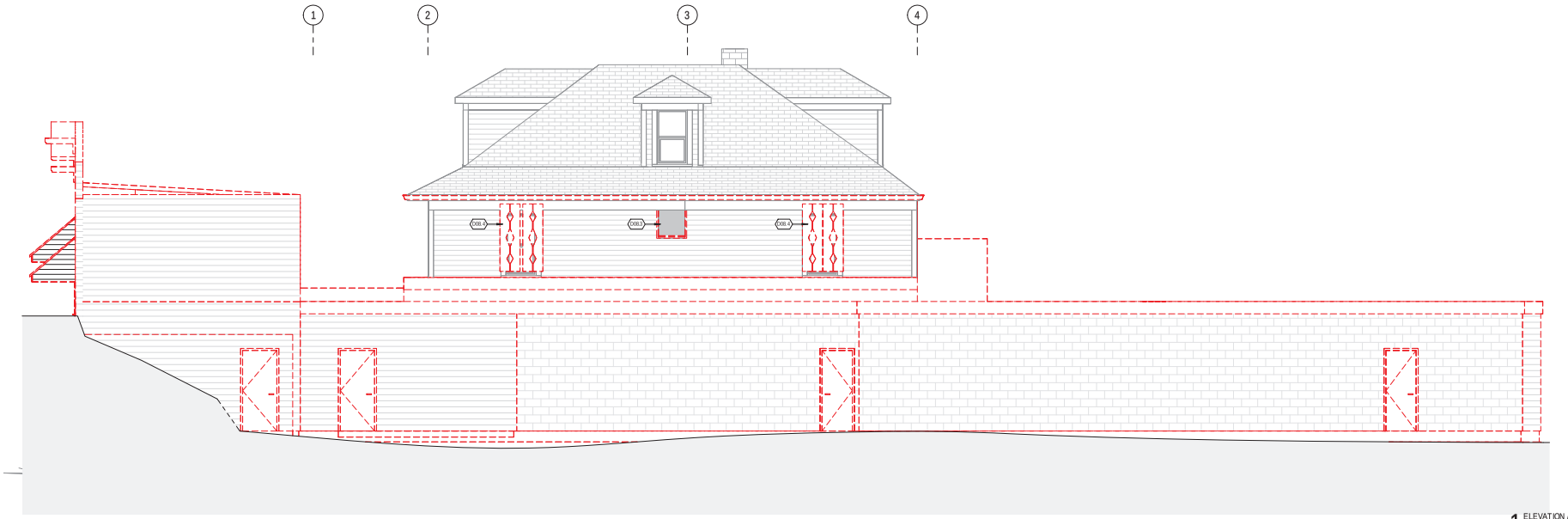
CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

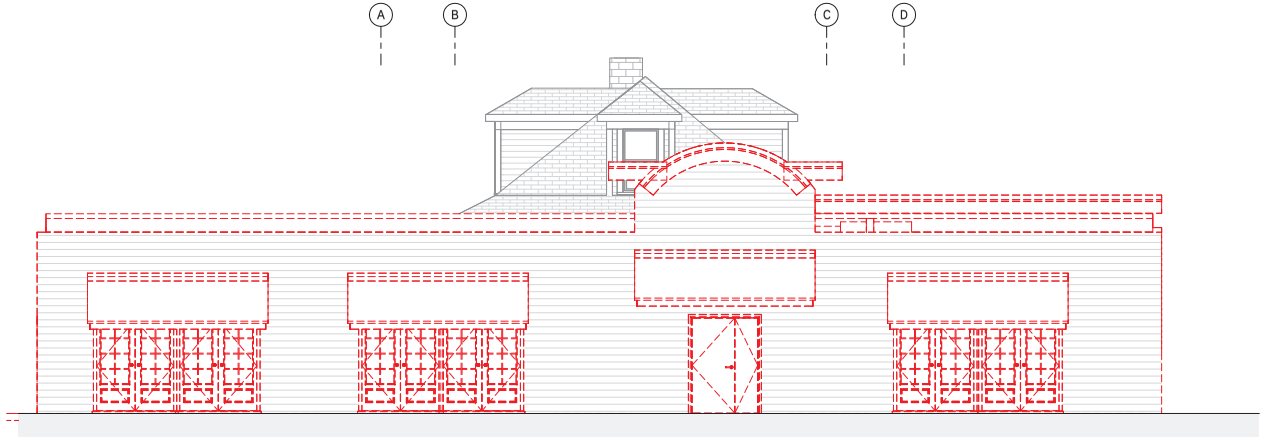
ELEVATIONS DEMO
NORTH + EAST

SHEET
A401

E.3 - Page 20



1 ELEVATION / DEMO SOUTH
1 : 50



2 ELEVATION / DEMO WEST
1 : 50

DEMO KEYNOTES

D06.1	DEMOLISH NON STRUCTURAL WALL, RETAIN ALL WOOD TRIM
D06.2	DEMOLISH PORTION OF WALL TO INSTALL NEW DOORS, RETAIN ALL WOOD TRIM
D07.1	DEMOLISH RAIN GUTTER AND RAIN WATER LEADER
D07.2	DEMOLISH ROOF AND SUPPORTING STRUCTURE
D08.1	DEMOLISH DOOR, REMOVE AND RETAIN ALL TRIM
D08.2	DEMOLISH WINDOW RETAIN ALL INTERIOR TRIM
D08.3	DEMOLISH WINDOW
D08.4	DEMOLISH SHUTTERS
D09.1	DEMO EXTG FLOORING OVER ORIGINAL FLOOR / MITIGATE DAMAGE TO ORIGINAL WOOD FLOOR BELOW
D09.3	DEMOLISH CARPET
D26.1	DEMOLISH ROOFTOP MECHANICAL FANS AND UNITS
D26.2	DEMOLISH MECHANICAL DUCTWORK AND ASSOCIATED FRAMING / ROOFING. PRESERVE EXISTING CLADDING BEHIND

REGISTERED ARCHITECT MICHAEL PAUL MIZA BRITISH COLUMBIA
2025 02 14

NO	DATE	DESCRIPTION
1	2025-01-30	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 - 2429 QUEBEC ST, VANCOUVER BC V5T 4L6
TEL 604 618 6247 EMAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This drawings and drawing is the exclusive property of the Architect and cannot be used for any purpose without the written consent of the Architect. Do not scale the drawing. Check and verify all dimensions on the job for any purpose by the Architect. Prior to commencement of the Work, the Contractor shall verify all dimensions, datums and levels to the satisfaction of the Consultants, and shall report any discrepancies between this drawing and the Contract Documents, and bring these items to the attention of the Architect for clarification.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

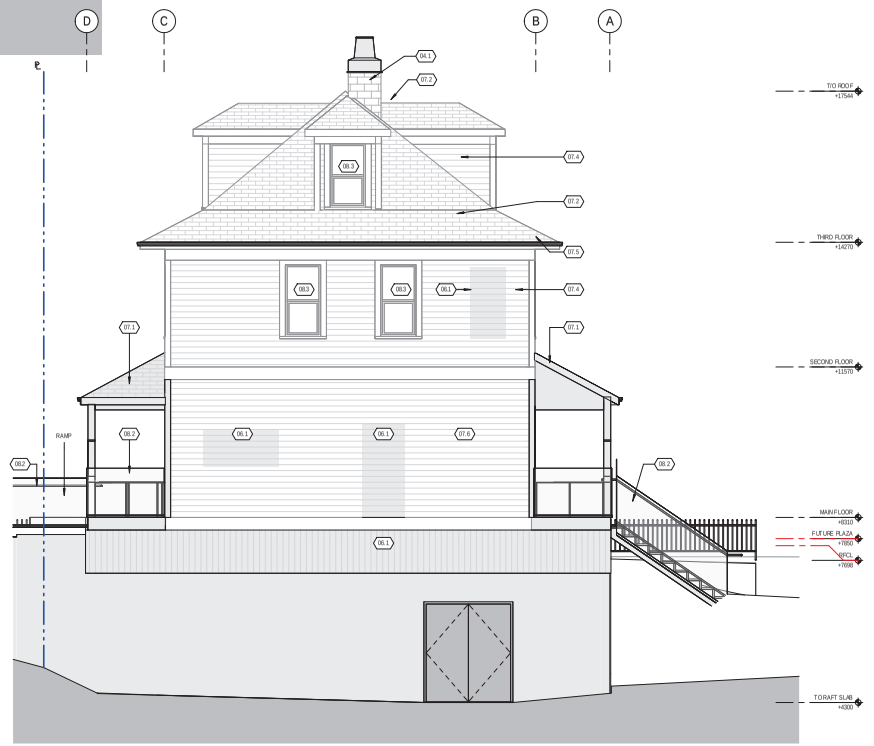
ELEVATIONS DEMO
SOUTH + WEST

SHEET
A402

E.3 - Page 21



1 BUILDING ELEVATION / NORTH
1 : 50



2 BUILDING ELEVATION / EAST
1 : 50

KEYNOTES

04.1	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
06.1	NEW WOOD SIDING TO MATCH ORIGINAL FINISH (NEW AND ORIGINAL SIDING TOGETHER FOR CONTINUOUS LOOK
06.2	NEW WOOD ST AIR
07.1	NEW VERANDA ROOF AND POSTS TO MATCH ORIGINAL
07.2	EXTG ROOF TO STAY IN PLACE (REPAIR WHERE DAMAGED W/ MATERIALS MATCHING EXTG
07.3	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
07.4	REFINISH EXTG CLADDING AND TRIM TO MATCH ORIGINAL COLOUR
07.5	NEW GUTTER AND RAINWATER LEADER TO MATCH ORIGINAL
07.6	EXTG CONDITION UNKNOWN. INVESTIGATION TO OCCUR DURING DEMOLITION. PRIORITY TO PRESERVING AND PROTECTING WITH MINIMAL MODIFICATION
08.1	NEW WINDOW TO MATCH ORIGINAL
08.2	GLASS RAIL
08.2	NEW DOOR TO MATCH ORIGINAL
08.3	EXTG WINDOW TO BE REPAIRED AND REFINISHED IN PLACE/ ALL REPLACEMENT COMPONENTS TO MATCH ORIGINAL

REGISTERED ARCHITECT MICHAEL ANTHONY MIZA BRITISH COLUMBIA
2025 02 14

NO	DATE	DESCRIPTION
1	2025-01-10	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 - 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 618 6417 EMAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This design and all drawing & the media remain property of the Architect and cannot be used for any purpose without the written consent of the Architect. Reproduction of these drawings in whole or in part for any purpose is an infringement of the Architect's copyright. Do not scale drawings. Check all dimensions on site. Any items not shown or called out clearly on the drawings are not to be considered part of the contract. Any discrepancies must be reported to the Architect immediately. Contractor is responsible for all dimensions and conditions on site and must report any variations to the Architect before proceeding with the work. The Contractor is responsible for the safety of the site and for all means and methods of construction. Drawings not to be used for construction purposes unless issued for construction.

HALDI HOUSE
FORT LANGLEY
WATERFRONT

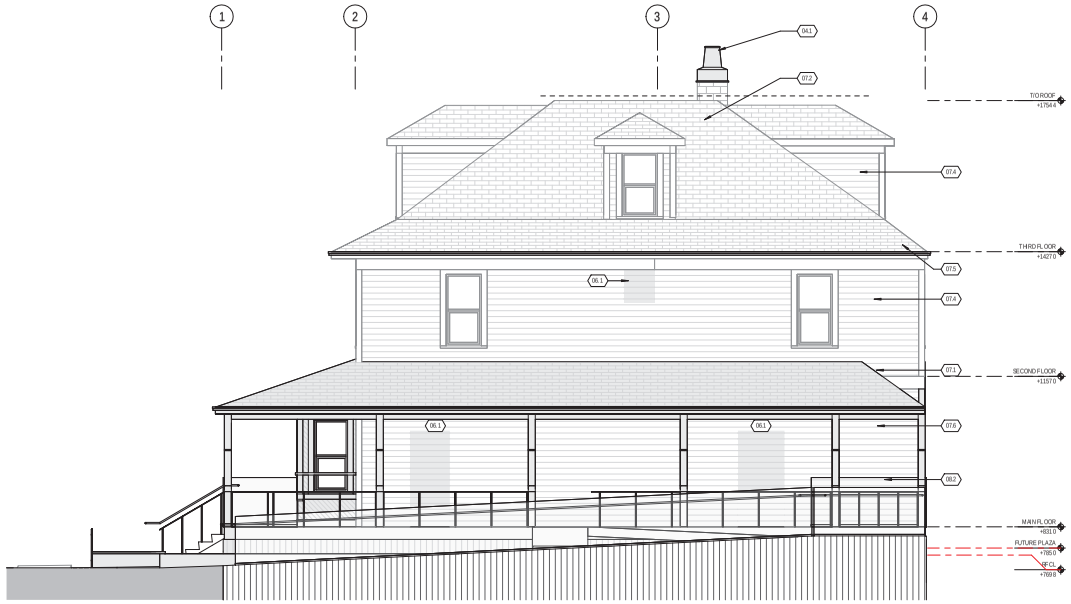
CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

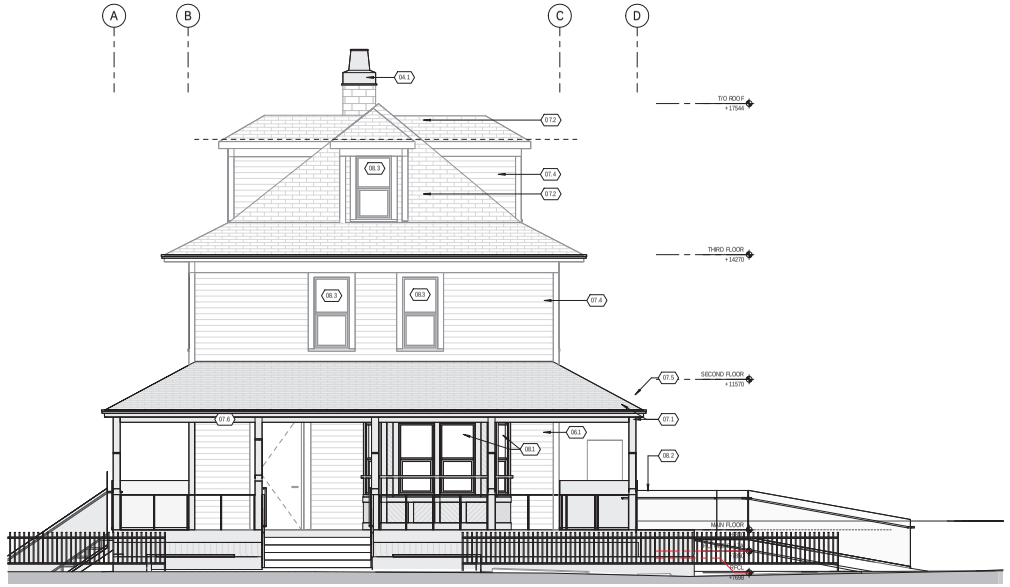
ELEVATIONS
NORTH + EAST

SHEET
A411

E.3



2 BUILDING ELEVATION / SOUTH
1 : 50



1 BUILDING ELEVATION / WEST
1 : 50

KEYNOTES

04.1	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
05.1	NEW WOOD SIDING TO MATCH ORIGINAL FINISH (NEW AND ORIGINAL SIDING TOGETHER FOR CONTINUOUS LOOK
06.2	NEW WOOD ST AIR
07.1	NEW VERANDA ROOF AND POSTS TO MATCH ORIGINAL
07.2	EXTG ROOF TO STAY IN PLACE (REPAIR WHERE DAMAGED W/ MATERIALS MATCHING EXTG
07.3	CHIMNEY TO BE RECONSTRUCTED W/ EXTG BRICK AND SUPPLIMENT W/ NEW AS REQUIRED / ADD NEW CHIMNEY POT TO MATCH ORIGINAL
07.4	REFINISH EXTG CLADDING AND TRIM TO MATCH ORIGINAL COLOUR
07.5	NEW GUTTER AND RAINWATER LEADER TO MATCH ORIGINAL
07.6	EXTG CONDITION UNKNOWN. INVESTIGATION TO OCCUR DURING DEMOLITION. PRIORITY TO PRESERVING AND PROTECTING WITH MINIMAL MODIFICATION
08.1	NEW WINDOW TO MATCH ORIGINAL
08.2	GLASS RAIL
08.2	NEW DOOR TO MATCH ORIGINAL
08.3	EXTG WINDOW TO BE REPAIRED AND REFINISHED IN PLACE/ ALL REPLACEMENT COMPONENTS TO MATCH ORIGINAL

REGISTERED ARCHITECT MICHAEL PAUL ANTONIUK PROVINCE OF BRITISH COLUMBIA
2025 02 14

NO	DATE	DESCRIPTION
1	2025-01-30	ISSUED FOR HERITAGE COMMITTEE REVIEW

ISSUES + REVISIONS

SEAL

DRAFT
NOT FOR CONSTRUCTION

MIZA architects
303 - 2429 QUEBEC ST. VANCOUVER BC V5T 4L6
TEL 604 818 0247 EMAIL INFO@MIZAARCHITECTS.COM

Copyright reserved. This drawings and drawing is the sole property of the Architect and cannot be used for any purpose without the written consent of the Architect. Reproduction of these drawings in whole or in part for any purpose is the property of the Architect. Written dimensions have precedence over scaled dimensions. Contractor shall verify all dimensions on site before commencing any work or shop drawings. Discrepancies are to be reported to the Architect immediately. Do not scale drawings.

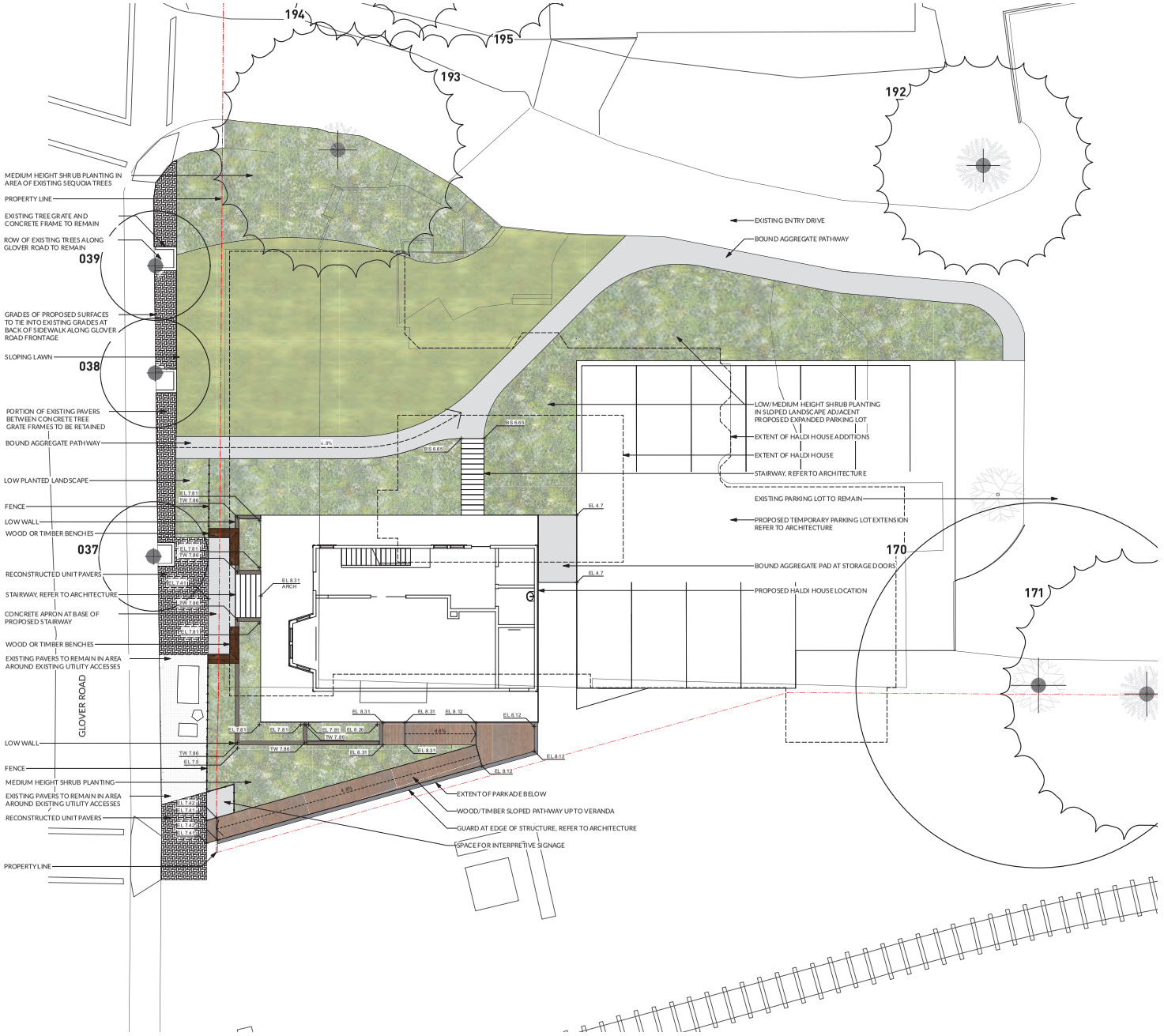
HALDI HOUSE
FORT LANGLEY
WATERFRONT

CIVIC ADDRESS
9272 GLOVER ROAD, LANGLEY, BC

PROJECT CODE	STATUS
124	SD
SCALE	DATE
1 : 50	2025-02-04

ELEVATIONS SOUTH + WEST

SHEET
A412



PWL PARTNERSHIP
5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111
www.pwlpartnership.com

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2025-02-14	ISSUED FOR HERITAGE ALTERATION PERMIT
2	2025-03-19	ISSUED FOR SCHEMATIC DESIGN

PROJECT
HALDI HOUSE RENOVATION

ADDRESS

DRAWING TITLE
LAYOUT AND MATERIALS PLAN

SCHEDULE B

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing is an instrument of service is the property of the Consultant and may not be used in any way without the written permission of this office.

NORTH
SCALE 1:100

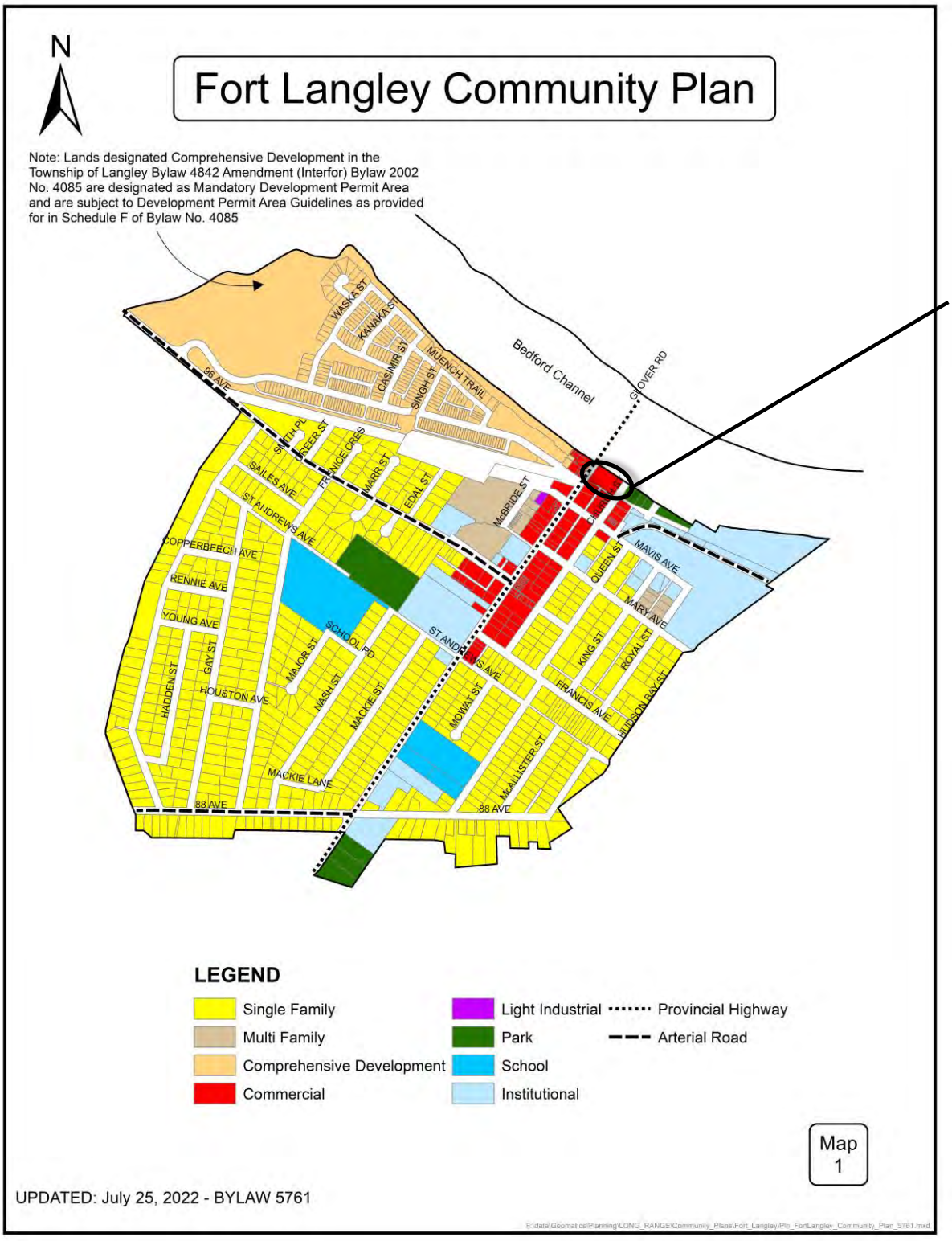
PROJECT NO.	000024110
DATE	2019-05-10
FILE NAME	24110 PLAN.vwx
PLOTTED	2025-04-16
DRAWN	SI
REVIEWED	

DRAWING
L1.01

ATTACHMENT B

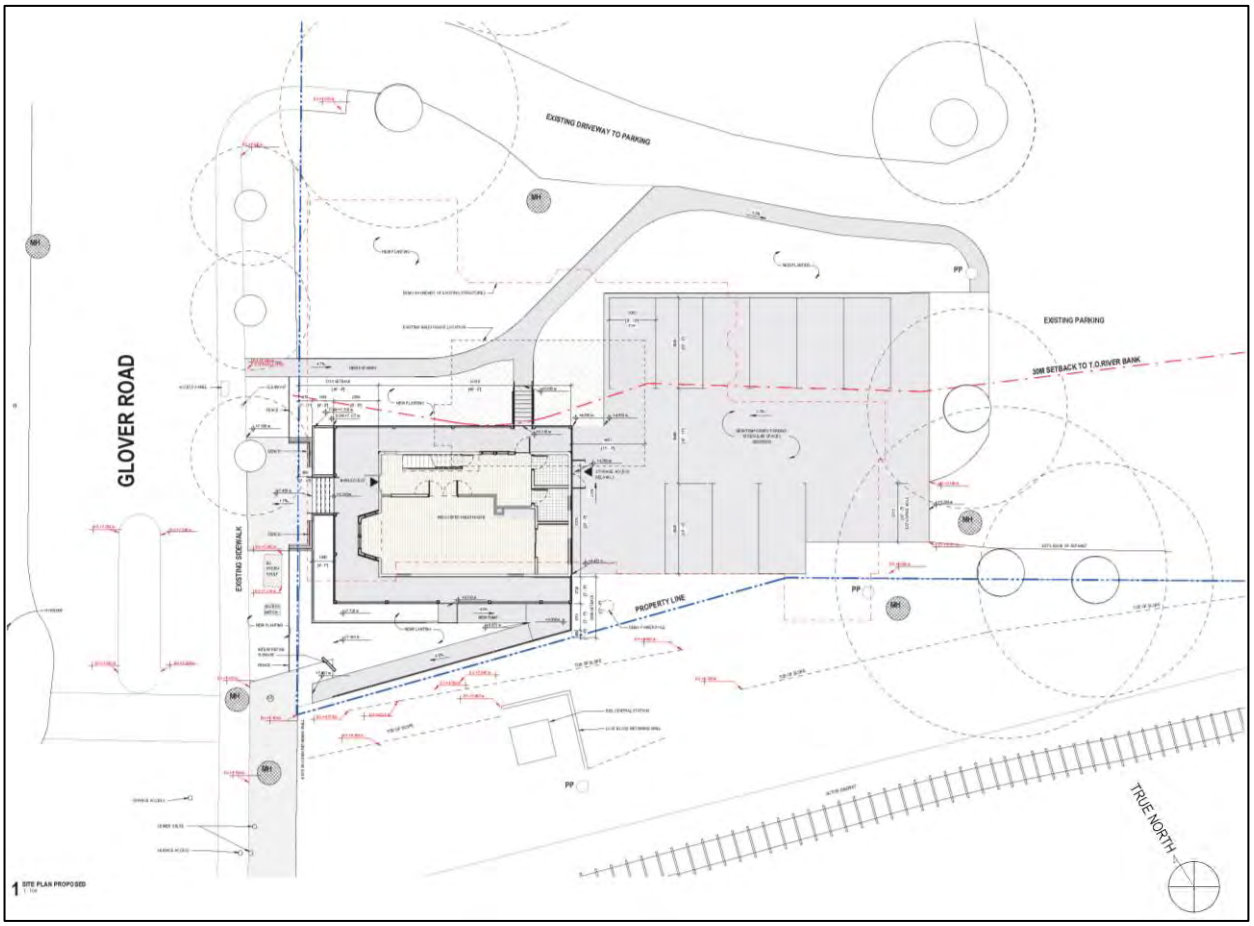


AERIAL CONTEXT MAP

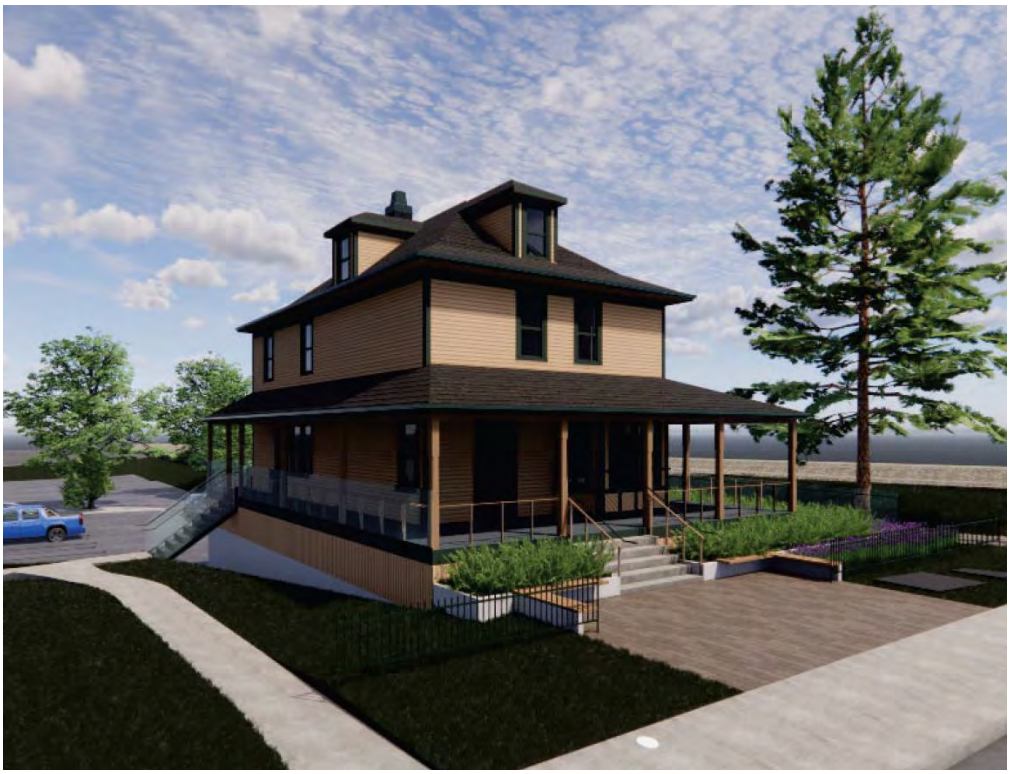

N
Fort Langley Community Plan
Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085
SUBJECT
Bedford Channel
GLOVER RD
WASKA ST
KANAKA ST
CASSIMER ST
SINGH ST
MUENCH TRAIL
96 AVE
SMITH PL
BEER ST
FRANCE CRES
MARR ST
EDAL ST
McBRIDE ST
SAILES AVE
ST ANDREWS AVE
COPPERBEECH AVE
RENNIE AVE
YOUNG AVE
HADDEN ST
GAY ST
HOUSTON AVE
MAJOR ST
SCHOOL RD
NASH ST
MACKIE ST
MACKIE LANE
88 AVE
MOWAT ST
McALLISTER ST
QUEEN ST
MAVIS AVE
MARY AVE
KING ST
ROYAL ST
FRANCIS AVE
HUDSON BAY ST
LEGEND
Single Family
Multi Family
Comprehensive Development
Commercial
Light Industrial
Park
School
Institutional
Provincial Highway
Arterial Road
Map 1
UPDATED: July 25, 2022 - BYLAW 5761



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 - REGULAR MEETING	**REPORT:**	25-65
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-32-0001
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100190 (REIMER / 8813 GLOVER ROAD)		

PROPOSAL:

Development Variance Permit application to vary condition g) of "Small-Scale Multi-Unit Housing Development" in Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 to permit vehicular access to a lot from an arterial road to facilitate a small-scale multi-unit housing development at 8813 Glover Road.

RECOMMENDATION SUMMARY

That Council issue Development Variance Permit No. 100190.

RATIONALE:

The proposed variance would permit vehicular access to a lot from an arterial road to facilitate a small-scale multi-unit housing development at 8813 Glover Road.

RECOMMENDATION:

That Council authorize issuance of Development Variance Permit No. 100190 for property located at 8813 Glover Road subject to the following:

a. That condition g) of "Small-Scale Multi-Unit Housing Development" in Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 be varied to permit vehicular access to a lot from an arterial road to facilitate a small-scale multi-unit housing development at 8813 Glover Road.
b. Registration of a joint access easement for a shared driveway with the neighbouring property (22987 – 88 Avenue) prior to Building Permit issuance.
c. Provision of a 5.0 m by 5.0 m corner truncation at the intersection of 88 Avenue and Glover Road prior to Building Permit issuance.
d. Registration of a restrictive covenant regarding left hand turn restriction and no reliance on off-site parking prior to Building Permit issuance.

EXECUTIVE SUMMARY:

The applicant is seeking approval to vary condition g) of "Small-Scale Multi-Unit Housing Development" in Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 to permit vehicular access to a lot from an arterial road to facilitate a small-scale multi-unit housing development at 8813 Glover Road. Staff recommend that Council consider issuance of Development Variance Permit No. 100190 provided as Attachment A to this report.

PURPOSE:

The purpose of this report is to provide information to Council regarding proposed Development Variance Permit No. 100190 for property at 8813 Glover Road.

REFERENCE:

Owner:	Lies and Jean Reimer PO Box 1052 Langley, BC V1M 2S4
Agent:	Lies Reimer PO Box 1052 Langley, BC V1M 2S4
Location:	8813 Glover Road
Legal Description:	Lot 3 District Lot 35 Group 2 New Westminster District Plan 69812
Area:	1,659 m^2 (17,860 ft^2)
Existing Zoning:	Residential Zone R-1E
Fort Langley Community Plan:	Single Family

BACKGROUND/HISTORY:

- The subject property is zoned Residential Zone R-1E and designated Single Family in the Fort Langley Community Plan.
- The subject property accommodates the 1912 George Towle Residence, a single family dwelling listed on the Heritage Interest Inventory considered significant for its craftsmanship, prominent location and association with a historical individual.
- Council adopted amendments to Zoning Bylaw 1987 No. 2500 on November 18, 2024 to permit small-scale multi-unit housing developments subject to eligibility outlined in the Provincial Housing Legislation and conditions defined in "Small-Scale Multi-Unit Housing Development" in Section 102 – Definitions of the Township of Langley Zoning Bylaw 1987 No. 2500.
- The site is not currently located in a Development Permit Area in the Fort Langley Community Plan, however the proposed development may be subject to a development permit once a form and character development permit area for small-scale multi-unit housing options has been adopted by Council.

DISCUSSION/ANALYSIS:

- Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 includes the following definition with conditions for "Small-Scale Multi-Unit Housing Development":

  "means up to four (4) dwelling units, which may be attached or detached, located on a single lot. The following conditions apply:
  a) The lot must be located within the urban containment boundary; and
  b) The lot area must be less than 4,050m2; and
  c) The lot must be serviced with both a municipal sanitary sewer system and a municipal water system; and
  d) The lot must not have heritage designation protection under a bylaw made on or before December 7, 2023 under Section 611 of the Local Government Act; and
  e) The lot must not be located within lands designated in the Willowbrook Transit-Oriented Area Designation Bylaw No. 6021 as a Transit Oriented Area; and
  f) If a lot area of 280m2 or less, the maximum number of dwelling units is three (3); and

g) Vehicular access to a lot must not be to an arterial road as identified in the Master Transportation Plan or Official Community Plan."

- The applicant proposes to vary condition g) of "Small-Scale Multi-Unit Housing Development" in Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 to permit vehicular access to a lot from an arterial road to facilitate a small-scale multi-unit housing development at 8813 Glover Road.
- The applicant has provided a preliminary site plan indicating the proposed small-scale multi-unit housing development would have a total of four units including the existing single family dwelling with heritage interest that would be retained and relocated on the site and a newly constructed triplex (Attachment B).
- The development proposal includes registration of a joint access easement for a shared driveway with the neighbouring property (22987 – 88 Avenue) to reduce the number of driveways on 88 Avenue.
- The development proposal also includes provision of a 5.0 m by 5.0 m corner truncation at the intersection of 88 Avenue and Glover Road and registration of a restrictive covenant regarding left hand turn restriction and no reliance on off-site parking.

Adjacent Uses:

	Existing Use:	Fort Langley Community Plan Designation:	Existing Zoning:
North:	Properties with existing single family dwellings	Single Family	Residential Zone R-1E
South:	88 Avenue, beyond which is the Fort Langley Lions Hall, Hudson Park and properties with existing single family dwellings	Institutional and Single Family	Institutional Zone P-1 and Residential Zone R-1E
East:	Seniors housing (Fort Langley Seniors Community Partnership) and properties with existing single family dwellings	Institutional and Single Family	Institutional Zone P-1 and Residential Zone R-1E
West:	Properties with existing single family dwellings	Single Family	Residential Zone R-1E

Proposed Variance:

- Driveway access to the subject property is currently provided from 88 Avenue which is an arterial road. Glover Road is also an arterial road.
- The applicant proposes to vary condition g) of "Small-Scale Multi-Unit Housing Development" in Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 to permit vehicular access to a lot from an arterial road to facilitate a small-scale multi-unit housing development at 8813 Glover Road. Conditions a) and b) are satisfied for the subject site, condition c) is to be determined through provision of a water study at time of building permit application, and conditions d), e), and f) are not applicable for the subject site.
- Proposed Development Variance Permit No. 100190 is included as Attachment A.
- The proposed variance is required to facilitate a small-scale multi-unit housing development with access to 88 Avenue as rear lane access cannot currently be achieved for this site.

Policy Considerations:

Development Variance Permit No. 100190 proposes to vary Section 102(g) of the Township of Langley Zoning Bylaw 1987 No. 2500 to permit vehicular access to a lot from an arterial road to facilitate a small-scale multi-unit housing development at 8813 Glover Road. The proposed development is consistent with the overall objectives of the Fort Langley Community Plan.

Staff recommend that Council consider issuance of Development Variance Permit No. 100190 provided as Attachment A.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Variance Permit No. 100190

ATTACHMENT B Maps and Graphics

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Variance Permit No. 100190

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

1. Name: Lies and Jean Reimer

   Address: PO Box 1052
   Langley, BC V1M 2S4

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

   LEGAL DESCRIPTION: Lot 3 District Lot 35 Group 2 New Westminster District Plan 69812

   CIVIC ADDRESS: 8813 Glover Road

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. That condition g) of "Small-Scale Multi-Unit Housing Development" in Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 be varied to permit vehicular access to a lot from an arterial road to facilitate a small-scale multi-unit housing development at 8813 Glover Road.
   b. Registration of a joint access easement for a shared driveway with the neighbouring property (22987 – 88 Avenue) prior to Building Permit issuance.
   c. Provision of a 5.0 m by 5.0 m corner truncation at the intersection of 88 Avenue and Glover Road prior to Building Permit issuance.
   d. Registration of a restrictive covenant regarding left hand turn restriction and no reliance on off-site parking prior to Building Permit issuance.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit.

   This Permit is not a Building Permit.

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

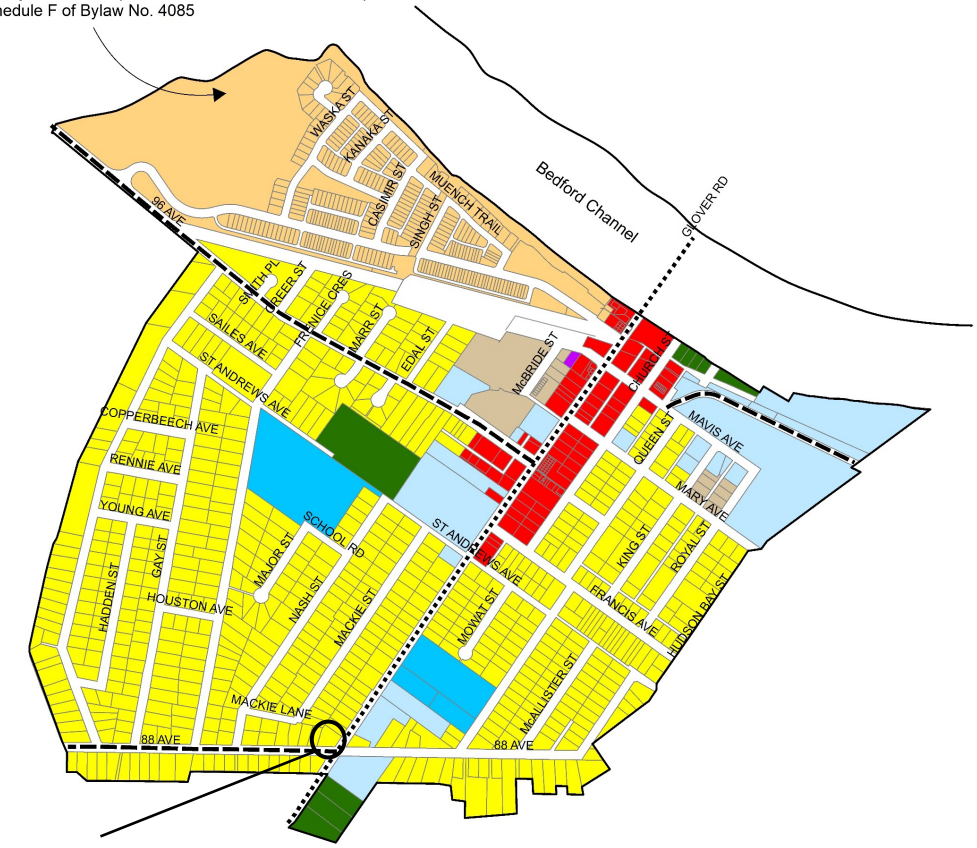
ATTACHMENT B



AERIAL CONTEXT MAP

Fort Langley Community Plan

Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085



SUBJECT

LEGEND

- Single Family
- Multi Family
- Comprehensive Development
- Commercial
- Light Industrial
- Park
- School
- Institutional
- Provincial Highway
- Arterial Road

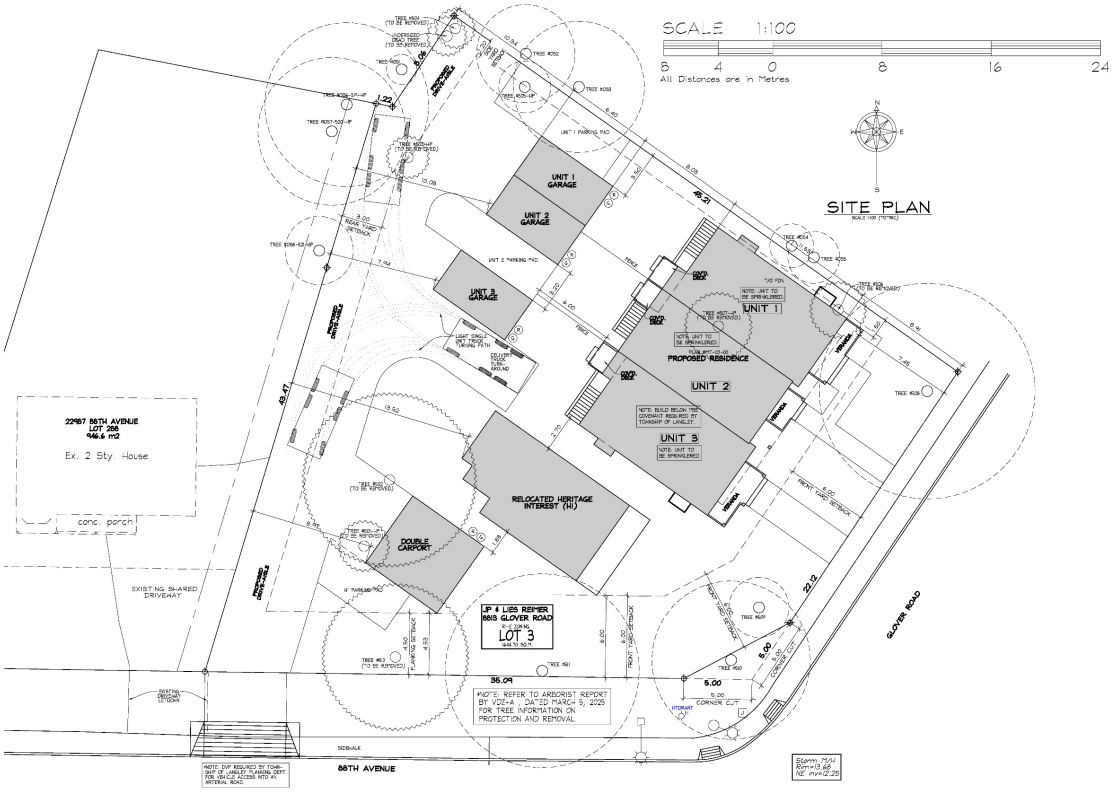
Map 1

UPDATED: July 25, 2022 - BYLAW 5761

F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Fort_Langley\Pln_FortLangley_Community_Plan_5761.mxd



ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 – REGULAR MEETING	**REPORT:**	25-66
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-32-0125
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100178 (PLETT / 8877 WRIGHT STREET)		

PROPOSAL:

Development Variance Permit application to vary Section 110.1 – Minimum Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot frontage requirement of Residential Zone R-1E from 22.0 m (72.2 ft) to 17.8 m (58.4 ft) for a two lot subdivision.

RECOMMENDATION SUMMARY:

That Council issue Development Variance Permit No. 100178.

RATIONALE:

In support of the proposed variance, the applicant has provided a Neighbourhood Character Study and committed to registering an exterior design control agreement covenant at time of subdivision.

RECOMMENDATION:

That Council authorize issuance of Development Variance Permit No. 100178 for the property located at 8877 Wright Street subject to the following:

a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement of Residential Zone R-1E from 22.0 m to 17.8 m for a two lot subdivision as indicated in Schedule A.
b. Registration of an exterior design control agreement guided by the A.J. Muir Design Ltd. Neighbourhood Character Study at the time of subdivision.

EXECUTIVE SUMMARY:

The applicant is seeking approval to vary the minimum subdivision requirements to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22.0 m (72.2 ft) to 17.8 m (58.4 ft) for a proposed two lot subdivision as shown in the preliminary subdivision plan included in this report.

In support of the proposed variance, the applicant has provided a Neighbourhood Character Study and has committed to registering an exterior design control agreement at time of subdivision. Should Council issue the variance, the resultant lots will be larger than the minimum lot size (and other lots in the area) with the narrowest frontage in the area. Staff recommend that Council issue Development Variance Permit No. 100178, provided as Attachment A to this report.

PURPOSE:

The purpose of this report is to provide information to Council regarding proposed Development Variance Permit No. 100178 for property at 8877 Wright Street.

REFERENCE:

Owner:	Kelsey and Troy Plett 8575 – 240 Street Langley, BC V1M 3R2
Location:	8877 Wright Street
Legal Description:	Lot 169 District Lot 80 Group 2 New Westminster District Plan 44610
Area:	2,260 m^2 (24,326 ft^2)
Zoning:	Residential Zone R-1E
Fort Langley Community Plan:	Single Family

BACKGROUND/HISTORY:

The subject 2,260 m^2 (24,326 ft^2) property is zoned Residential Zone R-1E and designated Single Family in the Fort Langley Community Plan. There is an existing single family dwelling on the property.

Adjacent Uses:

	Existing Use	Community Plan Designation	Zoning
North:	Single Family property	Fort Langley: Single Family	Residential Zone R-1E
South:	Single Family property	Fort Langley: Single Family	Residential Zone R-1E
East:	Wright Street, beyond which are Single Family properties	Fort Langley: Single Family	Residential Zone R-1E
West:	Rural / Fort Langley Community Plan Boundary and Metro 2040 Urban Containment Boundary. Beyond which is the Agricultural Land Reserve (ALR) and an agrigultural / residential property.	Rural: Agricultural/Countryside	Rural Floodplain Zone RU-4

DISCUSSION/ANALYSIS:

- The applicant proposes a two lot subdivision which requires a variance to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22.0 m (72.2 ft) to 17.8 m (58.4 ft).
- The proposed lots comply with the minimum lot depth (25 m (82 ft)) and minimum lot area (930 m^2 (10,010.4 ft^2)) requirements of the Residential Zone R-1E

	Residential Zone R-1E Requirements	Proposed
Minimum Lot Area:	930.0 m^2	1,130 m^2
Minimum Frontage:	22.0 m	17.8 m
Minimum Lot Depth:	25.0 m	61.1 m

- In support of the application, the proponent has provided:
  - a letter of intent outlining the rationale for the variance (Attachment C)
  - a Neighbourhood Character Study (Attachment D)
  - a commitment to register an exterior design control agreement at the time of subdivision

Proposed Variance:

The applicant has provided the attached letter (Attachment C) in support of their request to vary the minimum lot frontage including the following rationale:

> *"The subject property has more than the required area and depth. The area of each new lot to be proposed would be 1160 sq m or 24.7% over the minimum and the depth of 61 meters is over double the 25 meter minimum. A Development Variance Permit to allow frontages of 17.90 meters is requested. The following consideration support a variance of the lot frontages:*
>
> - *The legislative intent of Development Variance Permits recognizes that circumstances change over time and that some flexibility in the Zoning Bylaw is required. The changes in the community over time has put increased pressure for more housing*
> - *The local Government Act states that a DVP may vary the provisions of a zoning bylaw providing there is no variance to land use (single family residential) nor density.*
> - *The proposed lots each 1130 sq m, exceed the minimum lot size 930 sq m.*
> - *The proposed lots are each 61 m in depth, exceeding the minimum depth of 25 m.*
> - *With the exception … of lot frontage, any proposed siting provisions (coverage, front, rear and side setbacks, depth and height) will comply with the R-1E zoning requirements.*
> - *Existing trees are all near the perimeter of the lot and should not be affected…*
>
> *This applicaton is for the Development Variance Permit to allow for a reduced frontage for potential subdivision into 2 lots that are in keeping with the size and character of the neighbourhood and meeting all zoning requirements with the frontage being the only variance. This will add to the potential housing stock by infilling an existing developed area in support of the Regional Growth Strategy and the new province of British Columbia announcements."*

- The applicant's qualified professional (A.J. Muir Design Ltd.) has prepared a Neighbourhood Character Study (Attachment D) identifying key architectural features of surrounding homes.
- If the Development Variance Permit is approved by Council, the Neighbourhood Character Study will guide an exterior design control agreement registered at the time of subdivision to ensure compatible home designs along Wright Street.

- The subject lot is the largest by both area and street frontage among the nine properties on the west side of Wright Street.

Policy Considerations:

Development Variance Permit No. 100178 proposes to vary Section 110.1 – Minimum Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot frontage requirement in Residential Zone R-1E from 22.0 m to 17.8 m (19% approximate reduction). Staff note that proposed lot sizes (1,130 m^2) exceed the required minimum (930 m^2). Registration of an exterior design control agreement will ensure that the homes to be constructed, while on narrower lots, have compatible architectural elements with the existing streetscape.

Staff recommend that Council issue Development Variance Permit No. 100178 provided as Attachment A to this report.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100178
ATTACHMENT B	Maps and Graphics
ATTACHMENT C	Letter of Intent
ATTACHMENT D	Neighbourhood Character Study

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100178

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

1. NAME: Kelsey and Troy Plett
   ADDRESS: 8575 - 240 Street
   Langley, BC V1M 3R2

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 169 District Lot 80 Group 2 New Westminster District Plan 44610

   CIVIC ADDRESS: 8877 Wright 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. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement of Residential Zone R-1E from 22.0 m to 17.8 m for a two lot subdivision as indicated in Schedule A.
   b. Registration of an exterior design control agreement guided by the A.J. Muir Design Ltd. Neighbourhood Character Study at the time of subdivision.

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 variance permit shall be substantially commenced within two years after the date the development variance 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 Site Plan

SCHEDULE A

PROPOSED SUBDIVISION PLAN OF LOT 169 DISTRICT LOT 80 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 44610

PID: 005-602-581

0 5 10 25 50

SCALE 1 : 500 DISTANCES ARE IN METRES

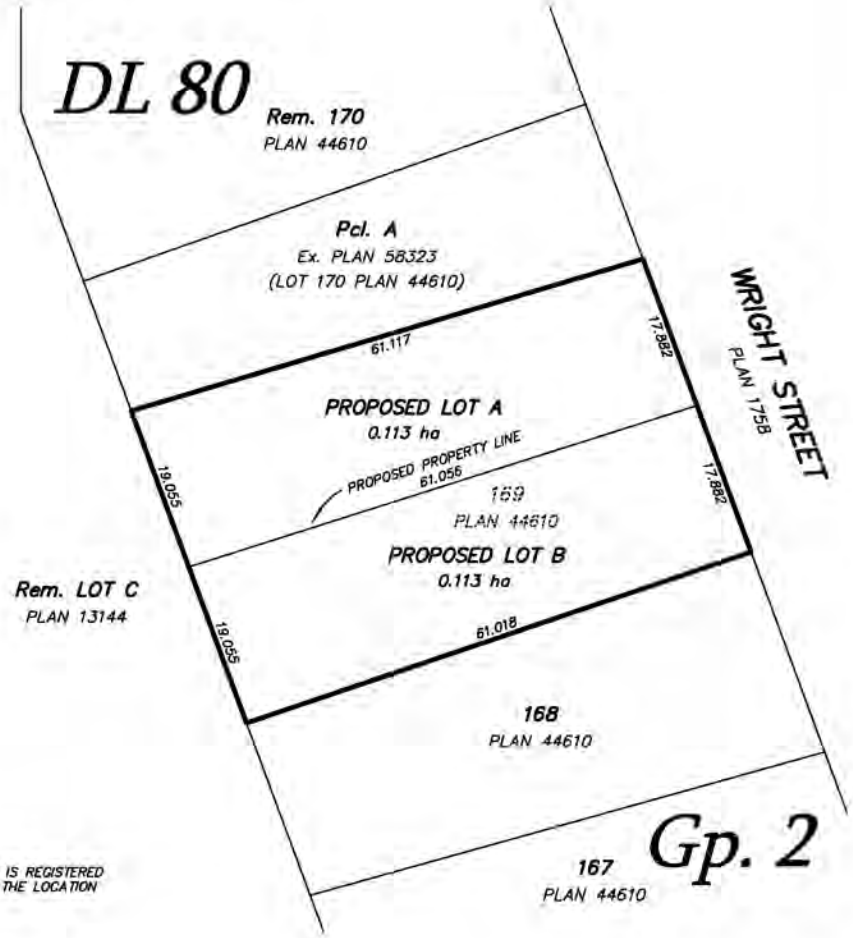
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

LOT DIMENSIONS AND CLEARANCES ARE FIELD SURVEY.

PREPARED FOR: TROY PLETT

CURRENT ZONING: R-1E
MINIMUM LOT AREA = 930.0 m2
MINIMUM FRONTAGE = 22.0 m
MINIMUM LOT DEPTH = 25.0 m

PROPOSED PROPERTY LINES SHOWN FOR DISCUSSION PURPOSES.
CONSULT WITH MUNICIPAL STAFF FOR SUBDIVISION DESIGN COMPLIANCE.



DOCUMENT NUMBER K49702 IS REGISTERED ON TITLE AND MAY AFFECT THE LOCATION OF IMPROVEMENTS.

CIVIC ADDRESS:
8877 – WRIGHT STREET
LANGLEY, BC

CERTIFIED CORRECT THIS 24th DAY OF APRIL, 2025.

Scott M. Todd B.C.L.S.

SCOTT M. TODD

© This document is not valid unless digitally signed, or originally signed and sealed.

FOR MUNICIPAL AND OR MORTGAGE PURPOSES

This plan was prepared for municipal and or mortgage purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

Isaak, Osman & Associates
B.C. Land Surveyors Since 1946
215 - 20171 92A Avenue Langley BC
t. 604-533-2411 info@isaakosman.com
FILE : 16265 DWG : 16265-02-PRO

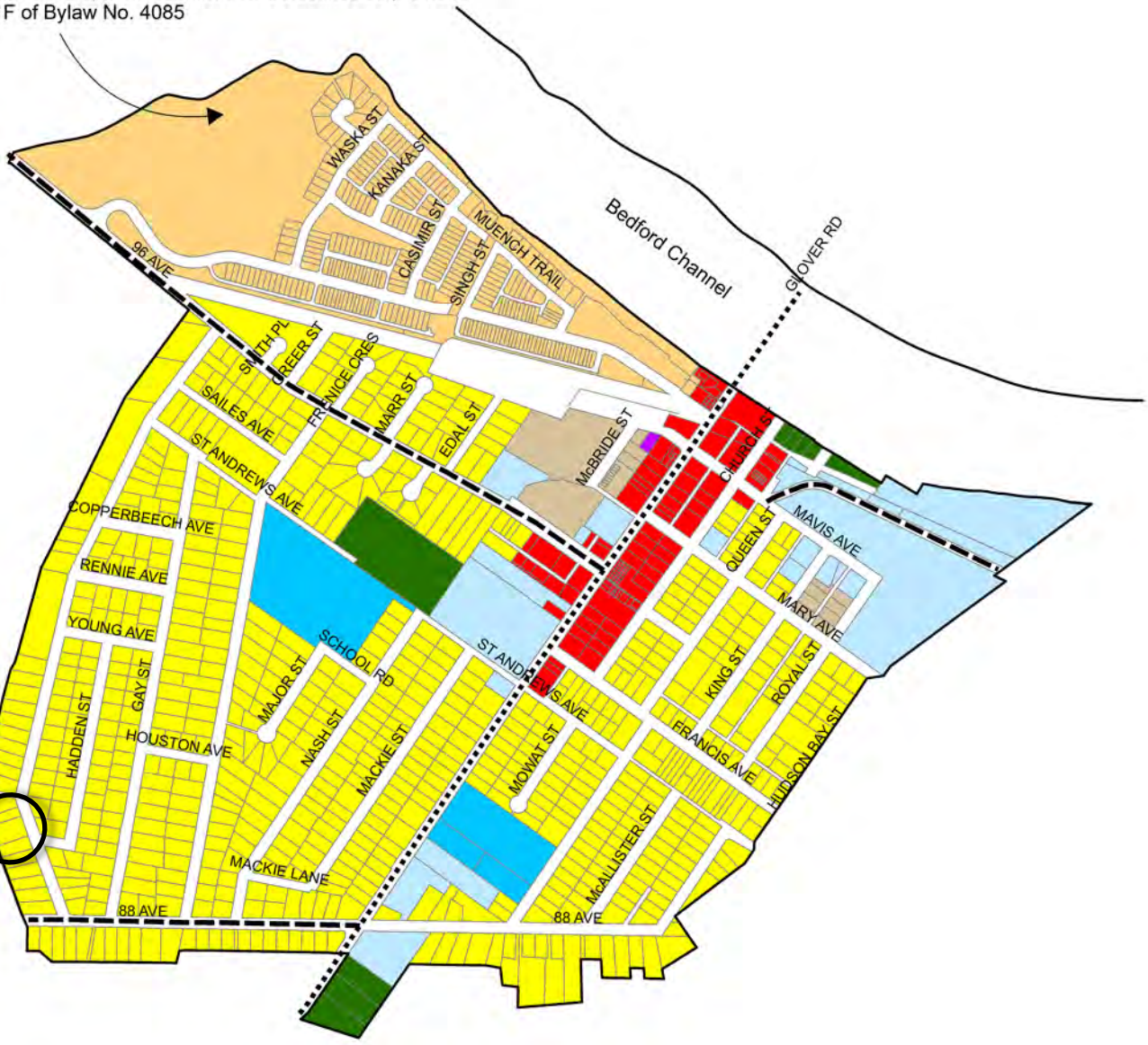
ATTACHMENT B



AERIAL CONTEXT MAP – WITH FRONTAGES (METRES)

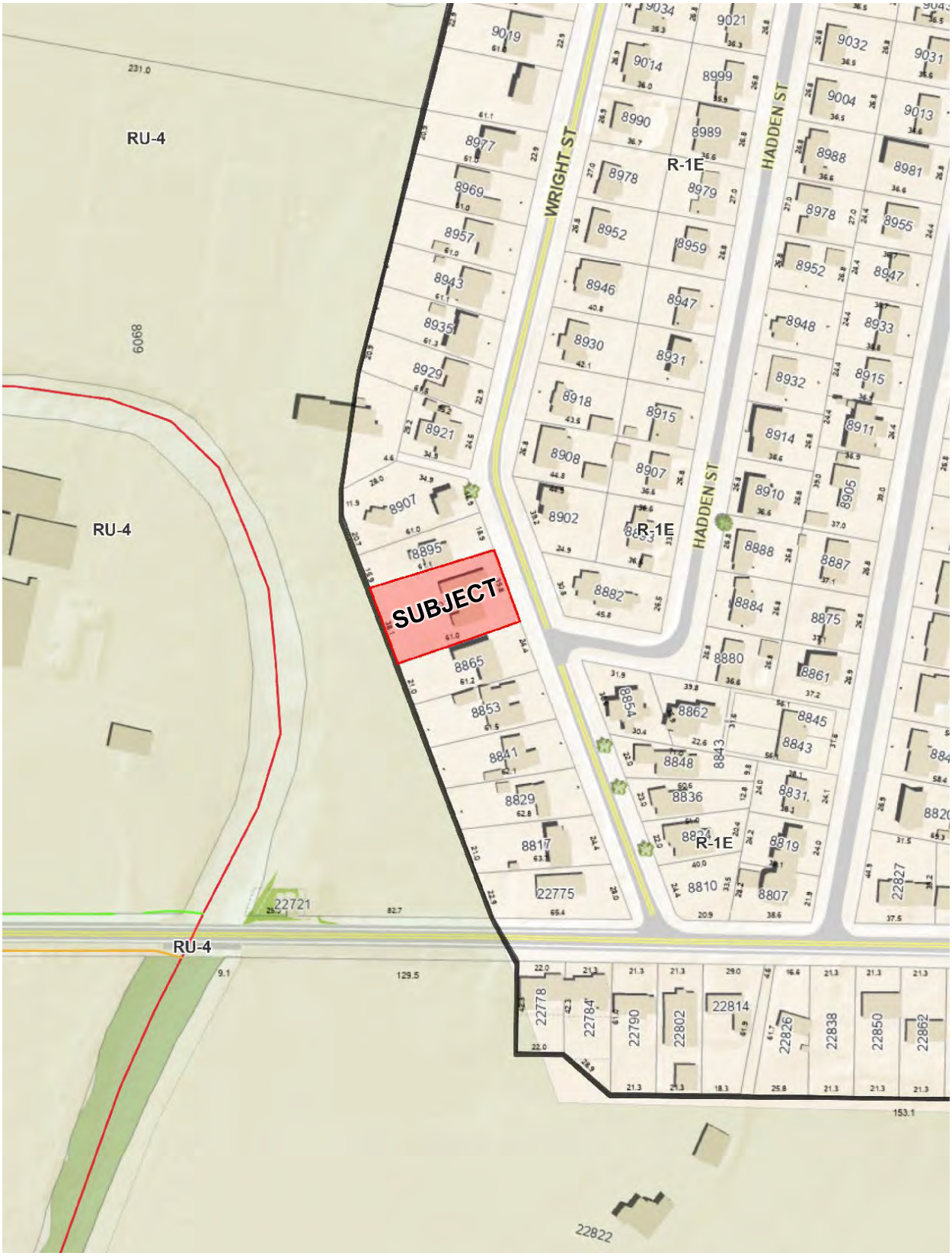
Fort Langley Community Plan

Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085



LEGEND

- Single Family
- Multi Family
- Comprehensive Development
- Commercial
- Light Industrial
- Park
- School
- Institutional
- Provincial Highway
- Arterial Road



ZONING BYLAW NO. 2500

PROPOSED SUBDIVISION PLAN
OF LOT 169 DISTRICT LOT 80 GROUP 2
NEW WESTMINSTER DISTRICT PLAN 44610

PID: 005-602-581

0 5 10 25 50

SCALE 1 : 500 DISTANCES ARE IN METRES

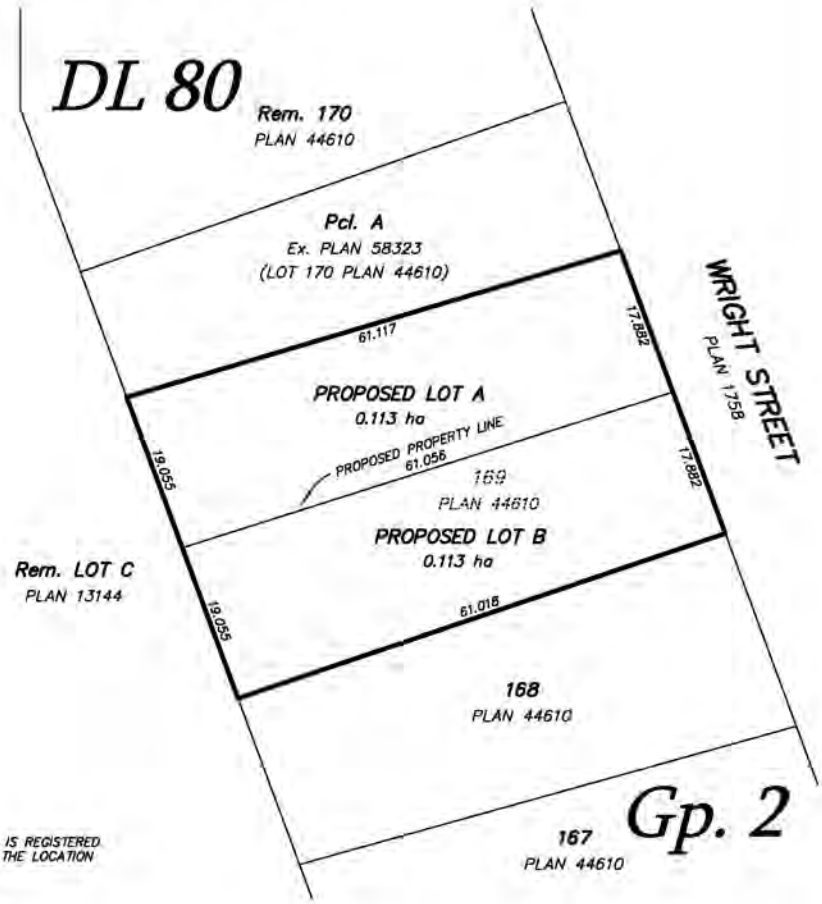
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

LOT DIMENSIONS AND CLEARANCES ARE FIELD SURVEY.

PREPARED FOR: TROY PLETT

CURRENT ZONING: R-1E
MINIMUM LOT AREA = 930.0 m2
MINIMUM FRONTAGE = 22.0 m
MINIMUM LOT DEPTH = 25.0 m

PROPOSED PROPERTY LINES SHOWN FOR DISCUSSION PURPOSES.
CONSULT WITH MUNICIPAL STAFF FOR SUBDIVISION DESIGN COMPLIANCE.



DOCUMENT NUMBER K49702 IS REGISTERED ON TITLE AND MAY AFFECT THE LOCATION OF IMPROVEMENTS.

CIVIC ADDRESS:
8877 – WRIGHT STREET
LANGLEY, BC

CERTIFIED CORRECT THIS 24th DAY OF APRIL, 2025.

B.C.L.S.
SCOTT M. TODD

© This document is not valid unless digitally signed, or originally signed and sealed.

FOR MUNICIPAL AND OR MORTGAGE PURPOSES

This plan was prepared for municipal and or mortgage purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit, or alter this document in whole or in part without the consent of the signatory.

Isaak, Osman & Associates
B.C. Land Surveyors Since 1946
215 - 20171 92A Avenue Langley BC
t. 604-533-2411 info@isaakosman.com
FILE: 16265 DWG: 16265-02-PRO

SITE PLAN – SUBMITTED BY APPLICANT

Troy & Kelsey Plett
8877 Wright Street
Langley, BC V1M 3T1
604-644-7776

LETTER OF INTENT

Application for a Development Variance Permit in R-1E Zone, Fort Langley, to allow for reduced frontage from 22m to 17.90m. on two lots. 8877 Wright Street

Applicant: Troy & Kelsey Plett

The subject property is 2260 sq m in an area zoned for 930 sq m. The Fort Langley Official Community Plan was enacted in 1987 and there have been many amendments since to allow for increased density. The average home size to lot ratio has dramatically increased in that time. There would not be a change in use as it would still be suitable for single family development.

The 2 lots immediately to the north of the property have the same combined frontage as the subject lot so the change would still fit the area for size.



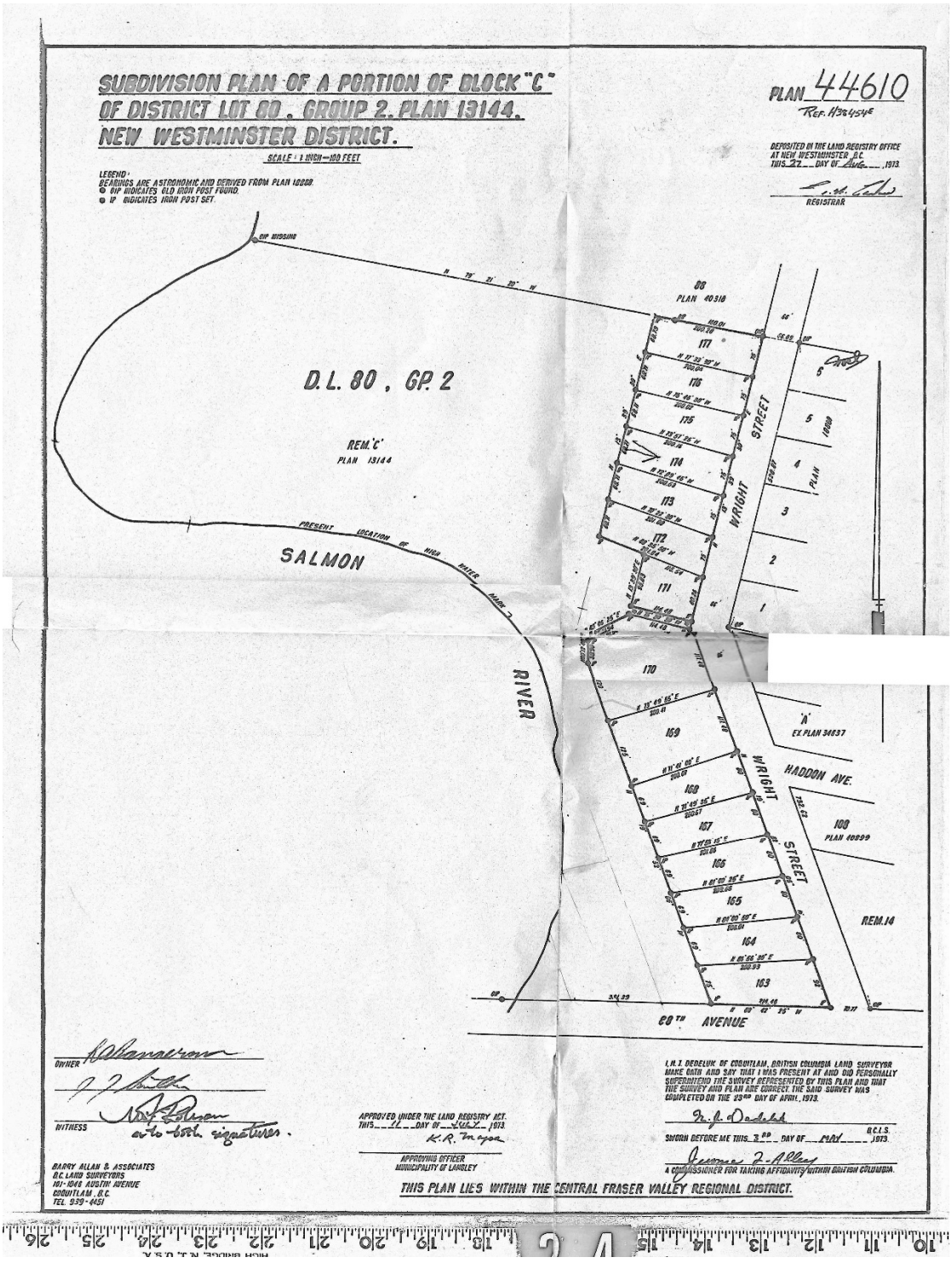


Planning Rationale for Frontage Variance

The subject property has more than the required area and depth. The area of each new lot to be proposed would be 1160 sq m or 24.7% over the minimum and the depth of 61 meters is over double the 25 meter minimum. A Development Variance Permit to allow frontages of 17.90 meters is requested. The following consideration support a variance of the lot frontages:

- The legislative intent of Development Variance Permits recognizes that circumstances change over time and that some flexibility in the Zoning Bylaw is required. The changes in the community over time has put increased pressure for more housing
- The local Government Act states that a DVP may vary the provisions of a zoning bylaw providing there is no variance to land use (single family residential) nor density.
- The proposed lots each 1130 sq m, exceed the minimum lot size 930 sq m.
- The proposed lots are each 61 m in depth, exceeding the minimum depth of 25 m.
- With the exception if of lot frontage, any proposed siting provisions (coverage, front, rear and side setbacks, depth and height) will comply with the R-1E zoning requirements.
- Existing trees are all near the perimeter of the lot and should not be affected.

The original street subdivision plan from 1973 is shown below prior to the subdivision of the lot immediately north of the subject property showing the same frontage for the next lot. The pictures above show the added lot that is significantly smaller in frontage.



CONCEPT PLAN OF PROPOSED SUBDIVISION OF LOT 169 DISTRICT LOT 80 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 44610

FOR DISCUSSION PURPOSES
NOTE: THIS PLAN IS NOT BASED ON CURRENT FIELD SURVEY

PID: 005-602-581

0 5 10 25 50

SCALE 1 : 500 DISTANCES ARE IN METRES

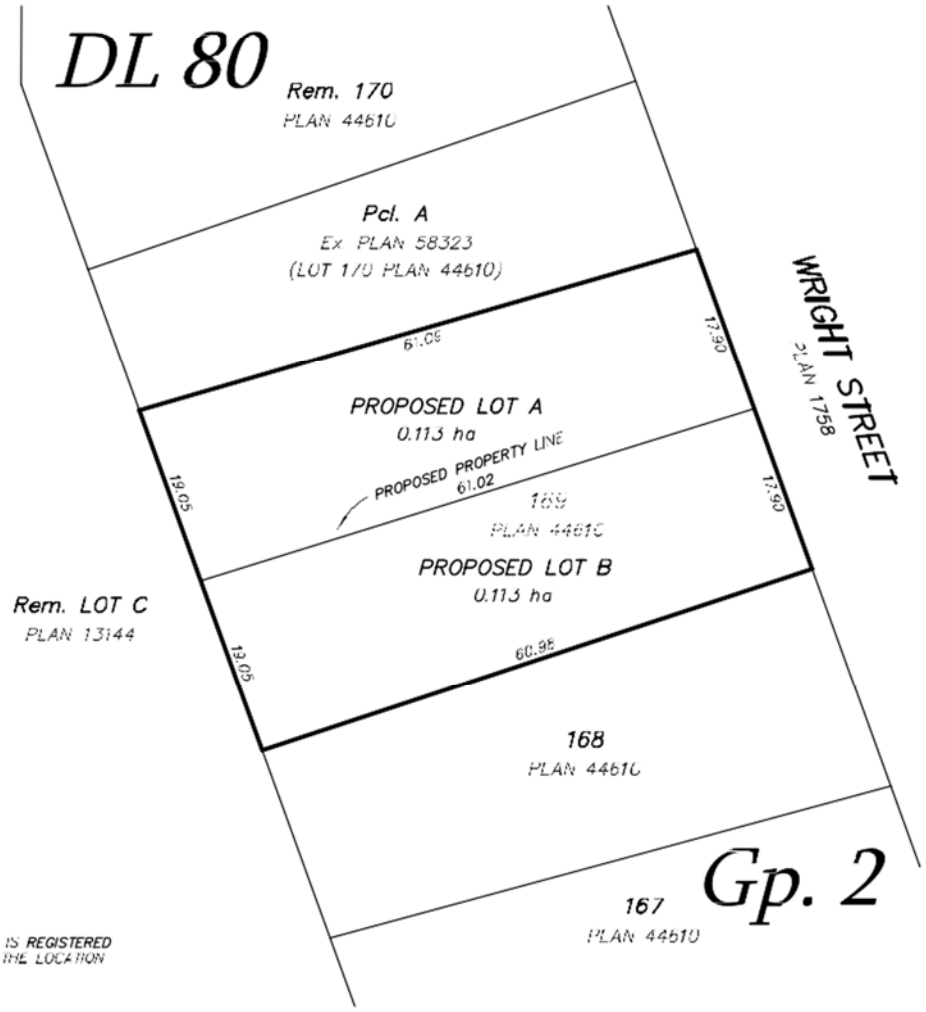
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

LOT DIMENSIONS AND CLEARANCES ARE ACCORDING TO LAND TITLE OFFICE RECORDS.

PREPARED FOR: BRIAN HOLMES

CURRENT ZONING: R-1E
MINIMUM LOT AREA = 930.0 m2
MINIMUM FRONTAGE = 22.0 m
MINIMUM LOT DEPTH = 25.0 m

PROPOSED PROPERTY LINES SHOWN FOR DISCUSSION PURPOSES.
CONSULT WITH MUNICIPAL STAFF FOR SUBDIVISION DESIGN COMPLIANCE.



DOCUMENT NUMBER K49702 IS REGISTERED ON TITLE AND MAY AFFECT THE LOCATION OF IMPROVEMENTS.

CIVIC ADDRESS:
8877 – WRIGHT STREET
LANGLEY, BC

CERTIFIED CORRECT THIS 25th DAY OF APRIL, 2024

Scott M. Todd

BCLS

SCOTT M. TODD

This document is not valid unless digitally signed or originally signed and sealed.

FOR MUNICIPAL AND OR MORTGAGE PURPOSES

This plan was prepared for municipal and or mortgage purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made or actions taken based on this document. This document shows the relative location of the surveyed structures with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

Isaak, Osman & Associates
B.C. Land Surveyors Since 1946
804-20644 Eastleigh Crescent Langley BC
T: 604-533-2411 info@isaakosman.com
FILE: 1626 DWG: 1626-EP-00

Summary

This application is for the Development Variance Permit to allow for a reduced frontage for potential subdivision into 2 lots that are in keeping with the size and character of the neighbourhood and meeting all zoning requirements with the frontage being the only variance. This will add to the potential housing stock by infilling an existing developed area in support of the Regional Growth Strategy and the new province of British Columbia announcements.

Respectfully submitted,

Troy Plett

Kelsey Plett

CHARACTER STUDY

Township of Langley Project no: Not Yet Assigned
Parent Parcel(s): 8877 Wright Street, Langley B.C.
Design Consultant: AJ Muir Design Ltd. – Angus Muir
Date: October 02, 2024

This Character Study is supported by two additional documents included at the end:
Appendix A – Context Neighborhood Plan
Appendix B – Context Neighborhood Photos

1. Context Neighborhood

1.1 Establishing the Context Neighborhood:

The Context Neighborhood includes the parent parcel(s) of the proposed development (herein called the Subject Site) and surrounding properties. The Context Neighborhood (as outlined graphically on Appendix A) was established by considering the geographical area, road system, and generally what would be perceived as the neighborhood to which the parent parcel(s) belongs. This includes consideration of homes visible from the Subject Site and along the main access route. The Context Neighborhood should be seen as the area to which the parent parcel(s) is part of, and would be affected by development of the Subject Site as new lots are created and added to the neighborhood.

The Context Neighborhood is bounded by Young Avenue to the north of the Subject Site, 88 Avenue to the south of the Subject site, Hadden Street to the east of the Subject Site and the Salmon River to the west of the Subject Site. The Context Neighborhood includes all properties which are adjacent to the Subject Site, on both sides of Wright Street, which create the visual streetscape to which the Subject Site is part of.

The Context Neighborhood has not included the agricultural land immediately to the west of the subject site, between Wright Street and the Salmon River. The broader neighborhood to the north and east of the subject site is very similar to the Context Neighborhood. A broader range of homes is not required to be included as the homes within the Context Neighborhood are a fair representation of the homes in the broader area, and including additional homes would not alter the findings of this Character Study.

1.2 Establishing Context Homes within the Context Neighborhood:

This section is to identify which homes within the Context Neighborhood that should be included as Context Homes, and will be considered when developing the restrictions in Design Guidelines to be registered as a Building Scheme in an Exterior Design Control Agreement on the newly created lots. Often the Context Neighborhood will include homes that are anomalous and do not contribute to, or establish, the overall character, or are currently undergoing development and subdivision, so it is important to identify the Residential Character of the entire Context Neighborhood but only consider specific elements of the identified Context Homes to develop restrictions which suit the neighborhood and encourage high quality and consistency.

Another consideration when identifying Context Homes is the age of the homes and properties found within the Context Neighborhood. The Context Neighborhood may be entirely comprised of older homes, be a mix of older and more current homes, or be mostly current newer homes. Design Guidelines included in the Building Scheme to be registered on the new lots should not require industry standard levels of quality and materials which were indicative of homes built 30 years ago or older. Where the entire context neighborhood consists of older homes there may be elements such as similar massing and form that can be encouraged and respected in the Design Guidelines. Where the Context Neighborhood is a mix of older and current homes the older homes may not contribute unless they are very well organized and have very similar elements. Where the Context Neighborhood is mostly newer current homes then the Design Guidelines should include restrictions that promote very similar levels of massing and form but also detailing and materials and generally similar quality.

The Context Neighborhood consists of 21 properties and homes, not including the Subject Site or homes on the Subject Site. The homes in the Context Neighborhood range in age from relatively new to more than 50 years old. Of the 21 homes identified approximately 9 would be considered “current”, or basically the design, materials and quality are what is expected for a new home and follow industry standards for new homes in the greater Vancouver area. The balance of the homes are significantly older and most likely were built in the 1970’s to 1980’s. However, the older homes represent the broader area, which is well established and includes many homes of a similar era. These older homes are also typically well-kept and many have renovated or upgraded the materials on the exterior of the homes. The landscaping on all of lots within the Context Neighborhood appears to be well kept and none of the lots appear overgrown or neglected. The overall appearance of the Context Neighborhood is that all homes and properties are well maintained and may remain the same for many more years.

After careful consideration of the existing homes in the Context Neighborhood it has been determined that all homes will be considered as Context Homes and will be considered when developing the Design Guidelines to be registered on the new lots. The Context Homes are referenced by address in the Context Neighborhood Plan on Appendix A, a photo of each property is included in Appendix B, and each property is listed by address below;

- 8810 Wright Street
- 8817 Wright Street
- 8824 Wright Street
- 8829 Wright Street
- 8836 Wright Street
- 8841 Wright Street
- 8848 Wright Street
- 8853 Wright Street
- 8854 Wright Street
- 8865 Wright Street
- 8882 Wright Street
- 8895 Wright Street
- 8902 Wright Street
- 8907 Wright Street
- 8908 Wright Street
- 8918 Wright Street
- 8921 Wright Street
- 8929 Wright Street
- 8930 Wright Street
- 8935 Wright Street
- 22775 88 Avenue

2. Residential Character

2.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site and Context Neighborhood:

The parent parcel for the proposed subdivision is located on the west side of Wright Street and is an interior lot. The property to the rear (west) of the parent parcel, which runs along the length of the west side of the Context Neighborhood and separates it from the Salmon River, is agricultural land and represents the boundary between the residential neighborhoods to the east and the agricultural land to the west. The parent parcel appears to be much wider than the adjacent properties. The proposed subdivision will create two new lots which both front onto Wright Street. The layout of the lots will be similar to adjacent lots and will not appear to have an odd layout or look out of place.

Considering the layout of the roads, infrastructure and lots in the Context Neighborhood it is unlikely that any future development will significantly alter the overall layout of the neighborhood or create new roads and lanes which might affect the new lots on the Subject Site at some time in the future. The existing lots adjacent to the Subject Site are all similar in size and suited to the zoning, and will most likely not undergo further subdivision unless significant densification of the overall neighborhood happens at some time in the future.

The properties in the Context Neighborhood and in the area immediately surrounding the parent parcel are a fairly even mix of older and current homes. All homes in the Context Neighborhood appear established and well maintained, and include mature yet well-kept landscaping. The more current homes are typically a mix of neo-heritage and neo-traditional. The older homes are typically basement entry and bungalows, and have a style range including traditional, west coast and post war.

It can be expected that older homes within the Context Neighborhood will eventually be renovated and upgrade, such as one of the homes which is currently being renovated, or they will be replaced. It is very common in the Greater Vancouver area and Lower Mainland for homes to start being replaced when they are more than 30 years old. Most likely all of the more current homes in the Context Neighborhood have replaced older homes which were similar to the remaining older homes in the area. The older homes will continue to be individually upgraded or replaced, one at a time, and this may happen over a period of one or two decades. The Residential Character of the Context Neighborhood will slowly change as older homes are replaced, but the newer homes in the area appear to suit and respect the existing Residential Character that is well established.

2.2 Prevailing Features of the Context Homes significant to the proposed Design Guidelines and Building Scheme, with recommendations:

The Context Homes established in Section 1 have been reviewed for individual components which contribute to the overall character of the Context Neighborhood. In this section the major components which contribute have been identified, Context Homes are reviewed for each major component, and recommendations are made for the Design Guidelines of the new lots.

House Styles

- The Context Homes are a mix of neo-heritage and neo-traditional, traditional, basement entry, west coast and post war. They include detailing and materials indicative of several sub-styles such as craftsman, prairie, farm House, etc. Some of the Context Homes include a more contemporary use of materials and massing to have cleaner lines and bold geometric shapes. However, there is very little use of modern building materials and none would be considered to be of a significantly Contemporary or Modern design.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage styles similar to the Context Homes and should discourage styles that are drastically different such as Modern, Minimalist, French Provincial, California Contemporary, etc. More important is to ensure that homes should maintain consistency in form and detailing with the specific style they are trying to achieve. Specific styles should be supported or restricted by identifying which contributing elements, massing, roof form and materials create the overall style, then restrictions specific to these items should be carefully crafted.

Building Massing

- Three of the Context Homes appear to be split-level and four are single storey ranchers, with the balance having two stories above ground. While some of the two-storey homes have two storey elements on the front of the home, most of the homes have a reduced upper floor massing. Many of the two storey homes appear to have an upper floor which is only half the size of the main floor, and tend to have a significantly reduced upper floor massing. All of the homes have elements which break up any two storey massing and soften the front façade.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should discourage full two storey massing and limit two storey elements by requiring portions of the upper floor to be set back from the main floor, and where two storey elements occur they should be broken up by design elements such as skirt roofs and boxed out windows.

Corner Lot Design

- There are no corner lots in the proposed new layout. This section is not applicable.

Roof Form and Material

- The Context Homes have predominantly low to medium pitched roofs while a few have steeper roof pitches and some have very steep roof pitches. The Context Homes have roofs with a mixed use of hips and gables, but none of the homes have modern roof forms such as monoplane roofs. Most of the homes have asphalt shingle roofing while three have metal roofing and one has cedar. At least one of the homes has a portion of flat roof which makes the roofing not visible from the road and it can be anticipated that this may have tar & gravel or sheet roofing. Some homes have feature roofs that have flat, gable, curved or flared roof lines. None of the Context Homes have main roof forms which are flat.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage similar roof forms by limiting the main roof form to a pitched roof and composed of primarily hips and/or gables. Modern monoplane roof forms should not be permitted but the some feature roofs, such as shed roofs, may be permitted to be monoplane. Feature roofs should be encouraged and alternate materials for feature roofs should be permitted. Asphalt

roofing should be the primary roofing material but metal roofing, concrete tile and cedar should also be permitted along with sheet roofing but only if the sheet roofing is not visible from the road.

Cladding and Detailing

- The Context Homes include a mix of traditional building materials and cladding such as stone, brick, horizontal siding, vertical board & batten siding, stucco and wall shakes. Some of the horizontal siding may be vinyl but most appears to be either cedar or cementitious siding. Some street facing facades include window and door trim, layered fascias and barge boards, and architectural details such as timber braces, ornamental gable vents and stone bases on columns and feature walls. Many of the homes, especially the older homes, have very little detailing and have a limited amount of trim around openings or fascia/barge boards beyond the bare minimum. Modern cladding materials such as metal panel systems are not visible in the Context Neighborhood.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage the use of similar cladding, materials and detailing that is used on the more current homes in the Context Neighborhood. Cladding should be limited to traditional materials used on the Context Homes and not permit modern cladding systems such as paneling systems to be the main cladding material for the new homes. Minimum requirements for trim, fascias, barge boards and use of feature elements should be required on street facing facades. Vinyl siding should be permitted on secondary elevations but not on street facing facades.

Surfacing Materials:

- The Context Homes include a fairly even mix of concrete and asphalt driveway surfaces, but at least three homes have concrete unit pavers. Where concrete is used the finishes are primarily exposed aggregate or smooth. Some driveways have borders with a finish that is different from the infill. Most have an asphalt driveway skirt from the road to the front lot line. Several of the homes have a full asphalt driveway. Front walkways typically match the driveway material. A couple of homes have additional parking areas of crushed gravel.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be concrete with finishes similar to the Context Homes, and where asphalt is permitted to be used it should only be for the driveway skirt between the road and the font lot line. Walkways should only be permitted to match the driveway material. Unit pavers, which are generally considered to be a high quality surfacing material, should be permitted in place of concrete. Gravel driveways and front walkways should not be permitted but it may be acceptable to have gravel in the side and rear yards where it is not visible from the street.

Garages and Carports:

- The Context Homes have a mix of one, two and three car garages. Most homes have a two car garage. Some have a one or two car carport while others appear to previously have had a garage or carport that was filled in, and now there is no covered parking on these lots. At least one home has a detached garage in the rear yard. Most of the garages have front facing overhead doors but some of the homes have the garage in an L shape configuration with side facing overhead doors.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require attached garages which are minimum two car but permit additional detached garages. Garages should have overhead doors that close and carports should not be permitted.

Front Entry and Porches

- All of the Context Homes have front entry doors but many of the porches are very modest without a feature porch roof. Some of the homes have a feature porch roof but only a couple are dominant enough to be a focal point of the home. Many porch roofs are part of the main roof form and none of the porch roofs are overly large or disproportionate. Porches are typically limited to one storey and porte-cocheres are not present.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a dominant front entry porch and door which is visible from the road, and forms a focal point on the front façade, but should be limited to a single storey.

Landscaping

- All of the Context Homes have well-appointed and mature landscaping in the front yards and typically include a combination of lawn and planting beds. Driveways and walkways often include a boarder of low shrubs or hedging. Planting beds include some features such as boulders or ornamentation and do not appear sparsely planted. Many properties have large trees but most have been pruned so they do not block the view of the home from the road. Some properties have large shrubs, hedging or ornamental trees in the front yard which partially block the view of the home from the road.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require a minimum ratio of planting beds to lawn area in the front yards along with guidelines for hedging and planting materials.

Retaining:

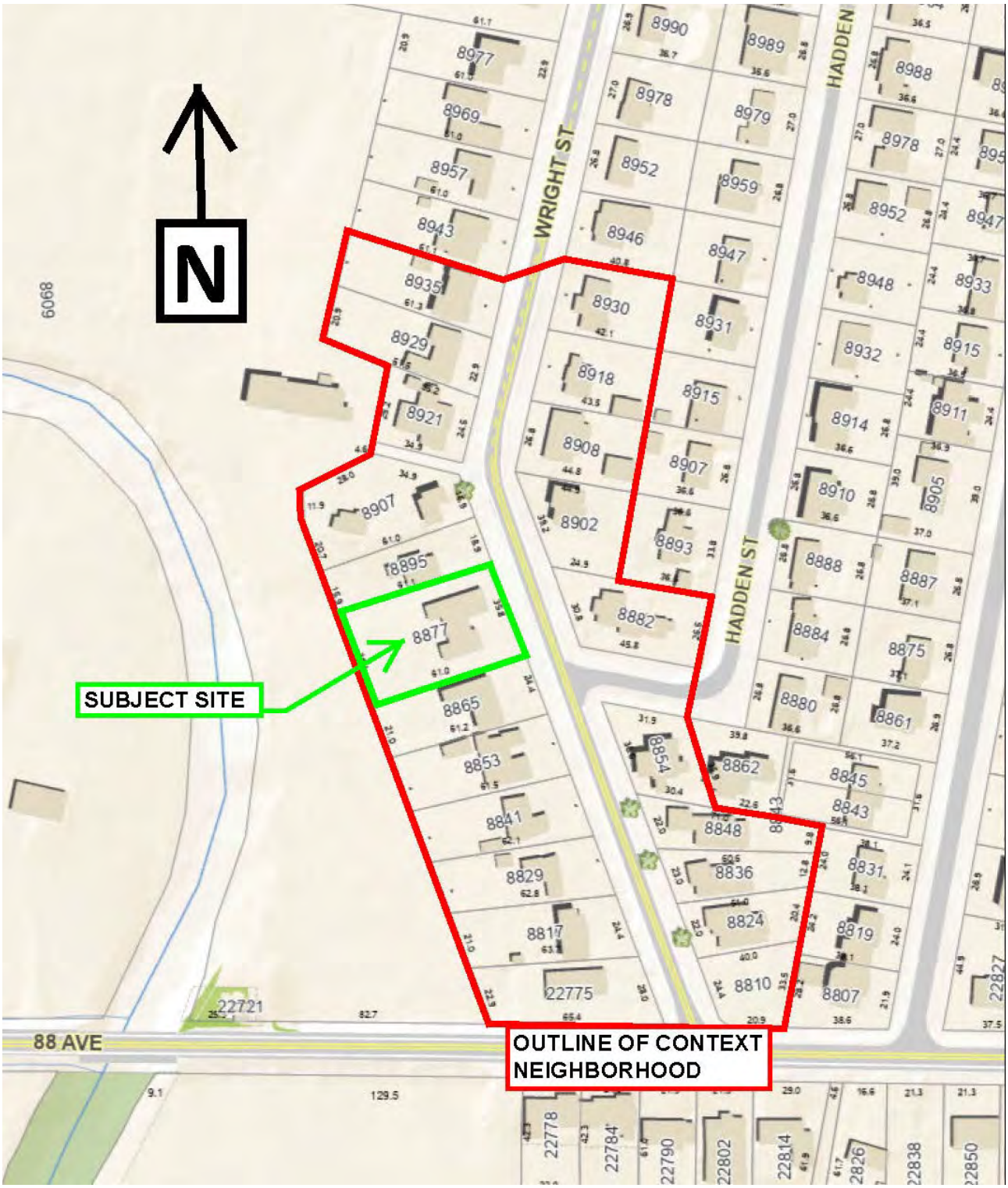
- The overall area of the Context Neighborhood is relatively level so significant grade transitions are not apparent. Retaining is present in some front yards for aesthetic purposes only and are not required to deal with significant grade changes. Retaining walls that are present are mostly concrete block retaining systems such as Allan Block, cast-in-place concrete, or treated wood ties. The only significant retaining appears beside a sunken garage, in which case the grade transition is within the property and not from lot to lot. None of the retaining appears tall and most appear to be used for planting borders or decorative elements rather than retaining grade changes. Retaining is all lower than 0.6m.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should limit retaining walls visible from the street to be 0.6m or less and include guidelines for approved material and finish that match the materials which are used within the Context Neighborhood.

2.2 Conclusion:

The Context Neighborhood has an established and existing character which should be respected to ensure new homes and properties within the neighborhood fit in and suit the area. The new homes built on the subject site should suit the neighborhood and the Design Guidelines for the lots should ensure compatibility. However, it is difficult to encourage the new homes and landscaping to have all features of all homes in the Context Neighborhood, especially the older homes. By identifying elements and features which contribute to the residential character, and considering the nature of new home construction with current trends and industry standard levels of quality, the Design Guidelines for the home can provide flexibility while ensuring the new homes suit the neighborhood and maintain levels of quality which will safeguard all home owners in the area.

APPENDIX "A" - CONTEXT NEIGHBORHOOD PLAN

Township of Langley Project no: Not Yet Assigned
Parent Parcel(s): 8877 Wright Street, Langley B.C.



APPENDIX “B” - CONTEXT NEIGHBORHOOD PHOTOS

Township of Langley Project no: Not Yet Assigned
Parent Parcel(s): 8877 Wright Street, Langley B.C.






8824 Wright St


8829
8829 Wright St


8836 Wright St


8841 Wright St


8848 Wright St


Jayco
8853 Wright St



8854 Wright St



8865 Wright St



8877 Wright St - Subject Site



8882 Wright St


8895 Wright St


8902 Wright St


8907 Wright St


8908 Wright St


8918 Wright St


8921 Wright St


8929 Wright St


8930 Wright St


8935
8935 Wright St


22775
22775 88 Ave

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 - REGULAR MEETING	**REPORT:**	25-69
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0235
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100279 AND DEVELOPMENT PERMIT NO. 101428 (1268833 BC LTD. / MATTE HOMES INC. / 8400 BLOCK OF 202B STREET)		

PROPOSAL:

Application to amend the Carvolth Neighbourhood Plan and rezone approximately 0.38 ha (0.95 ac) of land located in the 8400 Block of 202B Street to Comprehensive Development Zone CD-198 to facilitate the development of 100 apartment units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6123 and 6124 subject to 12 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6124) of Development Permit No. 101428; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1268833 BC Ltd.) Bylaw No. 6124 rezoning 0.38 ha (0.95 ac) of land located in the 8400 Block of 202B Street to Comprehensive Development Zone CD-198, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.

5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a restrictive covenant acceptable to the Township:
   a. identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
   b. identifying the type and number of units required to comply with Section 3.1.6 of ToL OCP.
7. Completion of conditions and subsequent discharge of no-build restrictive covenant CA9866006.
8. Dedication and construction of a 4.5 metre wide street greenway on the north side of 84 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
9. Finalization of landscape and architectural plans.
10. Approval of the Rezoning Bylaw by the Ministry of Transportation and Transit.
11. Compliance with the Community Amenity Contributions Policy, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy and Willoughby Greenway Amenity Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighourhood Plan) Bylaw 2012 No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6124 authorize issuance of Development Permit No. 101428 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 within buildings and / or in enclosures and screened.

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

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.

d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6123 and 6124 in conjunction with the hearing for the proposed Development Permit No. 101428.

EXECUTIVE SUMMARY:

1268833 BC Ltd. has applied to rezone approximately 0.38 ha (0.95 ac) of land located in the 8400 Block of 202B Street to Comprehensive Development Zone CD-198 to facilitate the development of 100 apartment units in a 6-storey building. To facilitate the development, the applicant is requesting to amend the Carvolth Neighbourhood Plan to increase the permitted density on a portion of the site from Townhouse (50 UPA) to High Density Apartment (2.8 FSR).

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

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Carvolth NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of 12 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Carvolth NP Amendment Bylaw No. 6123, Rezoning Bylaw No. 6124, and Development Permit No. 101428.

REFERENCE:

Owner:	1268833 BC Ltd. 5536 – 127 Street Surrey, BC V3X 3V1
Legal Description:	Lot 3 Section 26 Township 8 NWD Plan EPP103521
Location:	8400 Block of 202B Street
Area:	0.38 ha (0.95 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-198
Willoughby Community Plan:	Transit Village
Carvolth Neighbourhood Plan:	Townhouse (50 UPA), and High Density Apartment (2.8 FSR)

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and designated a combination of Townhouse (50 UPA) and High Density Apartment (2.8 FSR) in the Carvolth Neighbourhood Plan.
- The property was part of a larger overall application (ToL Project No. 08-26-0173) that subdivided off the subject property from the original larger lot, that is currently at third reading.
- ToL Project No. 08-26-0173 proposed 220 apartments and 20 townhouse units. The townhouse units were proposed on the subject lot.
- As part of 08-26-0173, the land for a future pocket park to the west of the subject site was dedicated to the Township. A restrictive covenant has been registered over the subject site and the original larger lot (08-26-0173 lands) to prohibit construction until construction of the pocket park and adjacent roads and greenways has been provided. Prior to final reading of this project, those works are required to be completed.

DISCUSSION/ANALYSIS:

- The applicant proposes a 6-storey building comprised of 100 units at a density of 2.8 FSR.
- To facilitate the development, the applicant has applied to redesignate a portion of the site from Townhouse (50 UPA) to High Density Apartment (2.8 FSR).

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	A property currently under active application (TOL Project No. 08-26-0173) that the subject property was	Townhouse (50 UPA)	Suburban Residential SR-2

	subdivided from.		
South:	84 Ave, beyond which is an existing townhouse development	Rowhouse / Townhouse (22 UPA) – Latimer NP	Comprehensive Development Zone CD-108
East:	202B Street, beyond which is a property currently under construction (TOL Project No. 08-26-0178) for 183 townhouse units.	Townhouse (50 UPA)	Comprehensive Development Zone CD-128
West	A pocket park	High Density Apartment (2.8 FSR)	Suburban Residential SR-2

Community / Neighbourhood Plan Amendment:

- The northern half of the subject site is designated Townhouse (50 UPA), while the southern portion is designated High Density Apartment (2.8 FSR). The applicant has applied to amend Carvolth Neighbourhood Plan to designate the entire site as High Density Apartment (2.8 FSR).

Zoning Amendment:

- Bylaw No. 6124 proposes to rezone the site to a new Comprehensive Development Zone CD-198, to permit a maximum density of 2.8 FSR to facilitate the proposed 6-storey building comprised of 100 apartment units.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-198 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject site is located in Development Permit Area 'M' – Residential (for form and character) in the Carvolth Neighbourhood Plan. Proposed Development Permit No. 101428 is attached to this report and includes renderings, site plans, building elevations, and tree and landscaping plans. Finalization of landscape plans is required prior to final reading.
- Vehicular access to the site is proposed from 202B Street.

Community Amenity Contributions:

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

	Count	**Rate**	**Total**
Apartment	100	$11,000 / unit	$1,100,000
FSR exceeding Carvolth NP max	23,838 ft^2	$25 / ft^2	$595,950
Total			**$1,695,950**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
23	0	29	29	17	46

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

Policy Considerations:

The proposed Carvolth Neighbourhood Plan amendment, rezoning and development permit application facilitates development of a 6-storey building comprised of 100 apartment units.

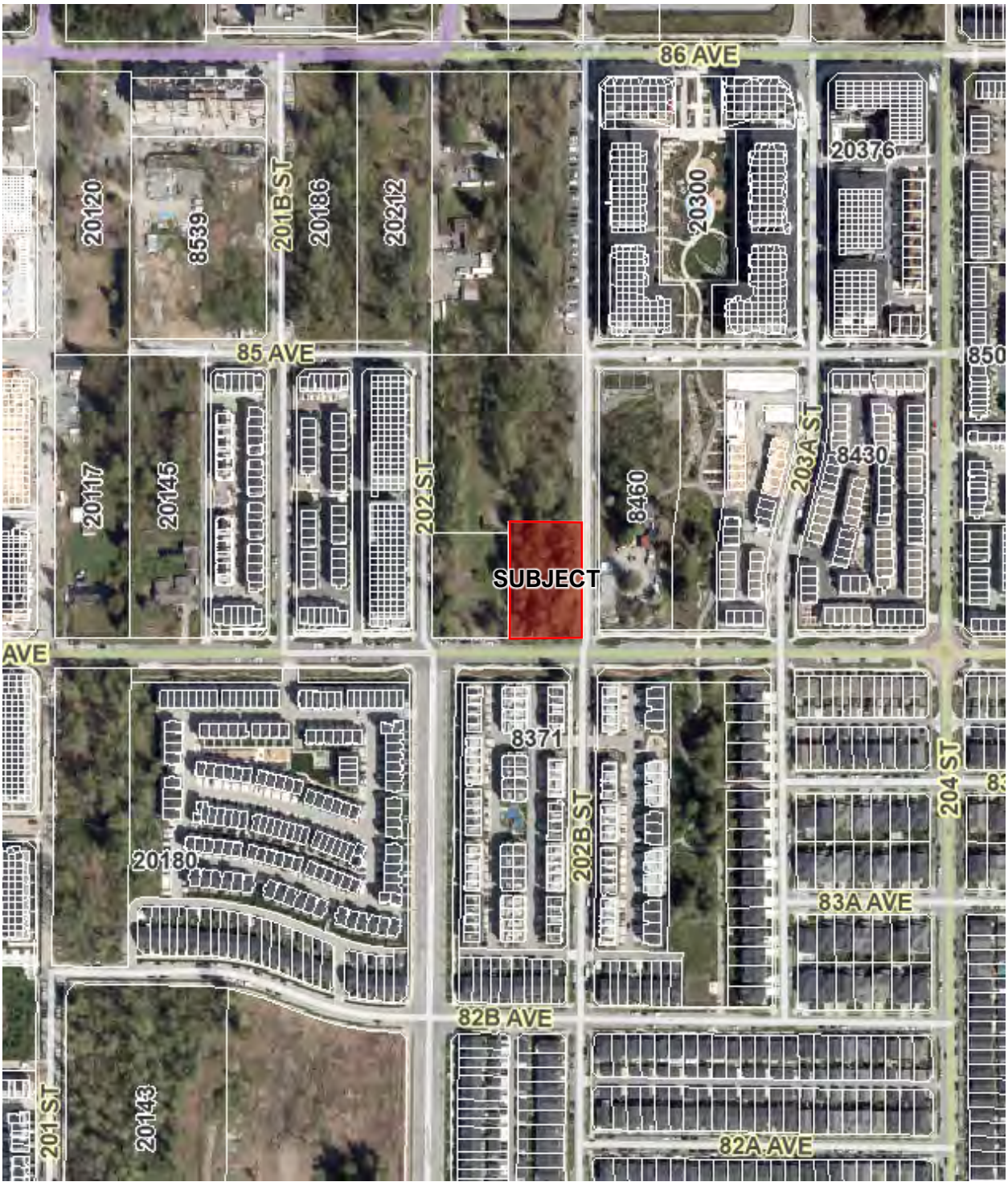
The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6123 and 6124 (subject to 12 development prerequisites); and authorize staff to schedule the required public hearing for Carvolth Neighbourhood Plan Amendment Bylaw No. 6123 and Rezoning Bylaw No. 6124.

Respectfully submitted,

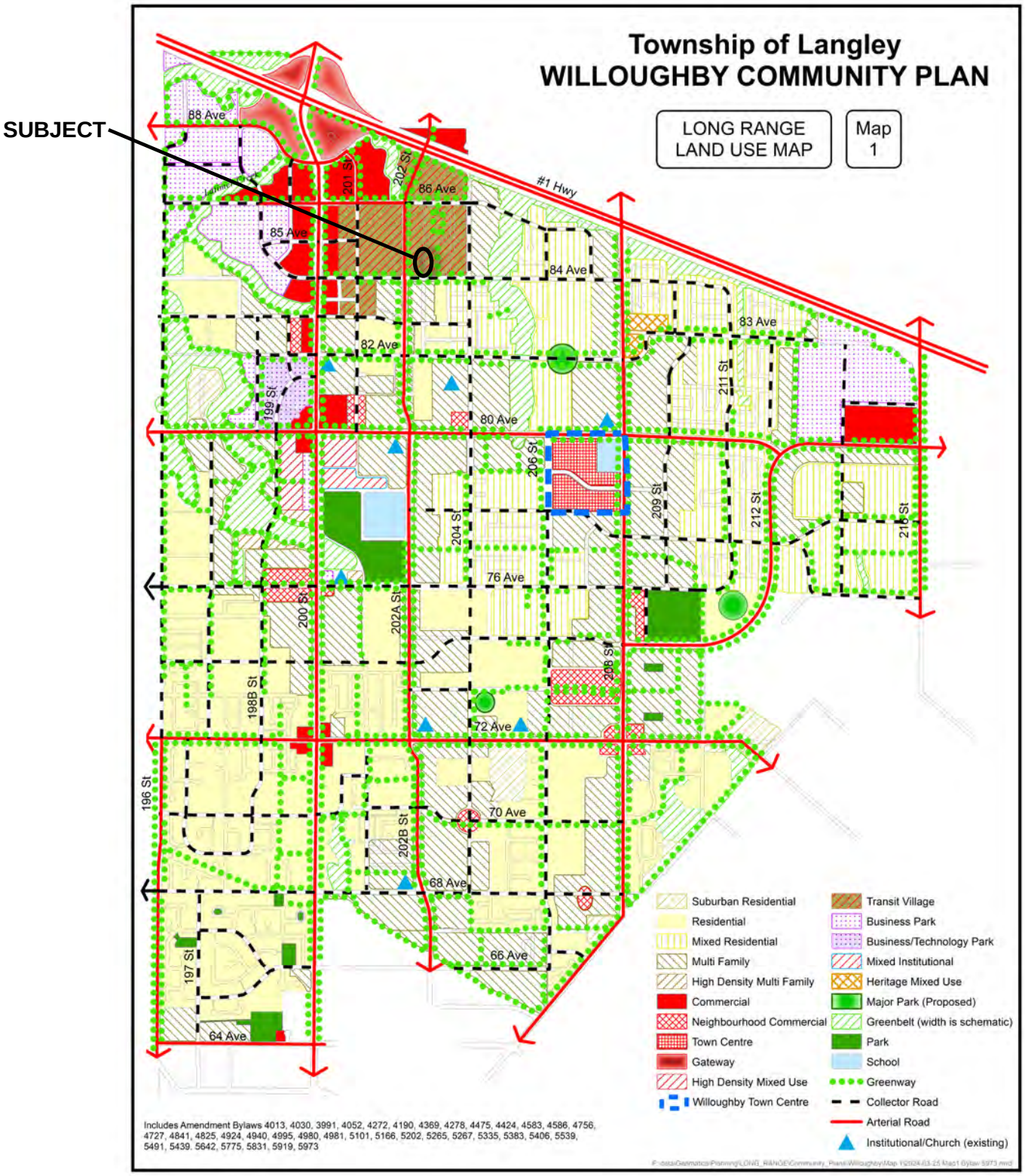
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

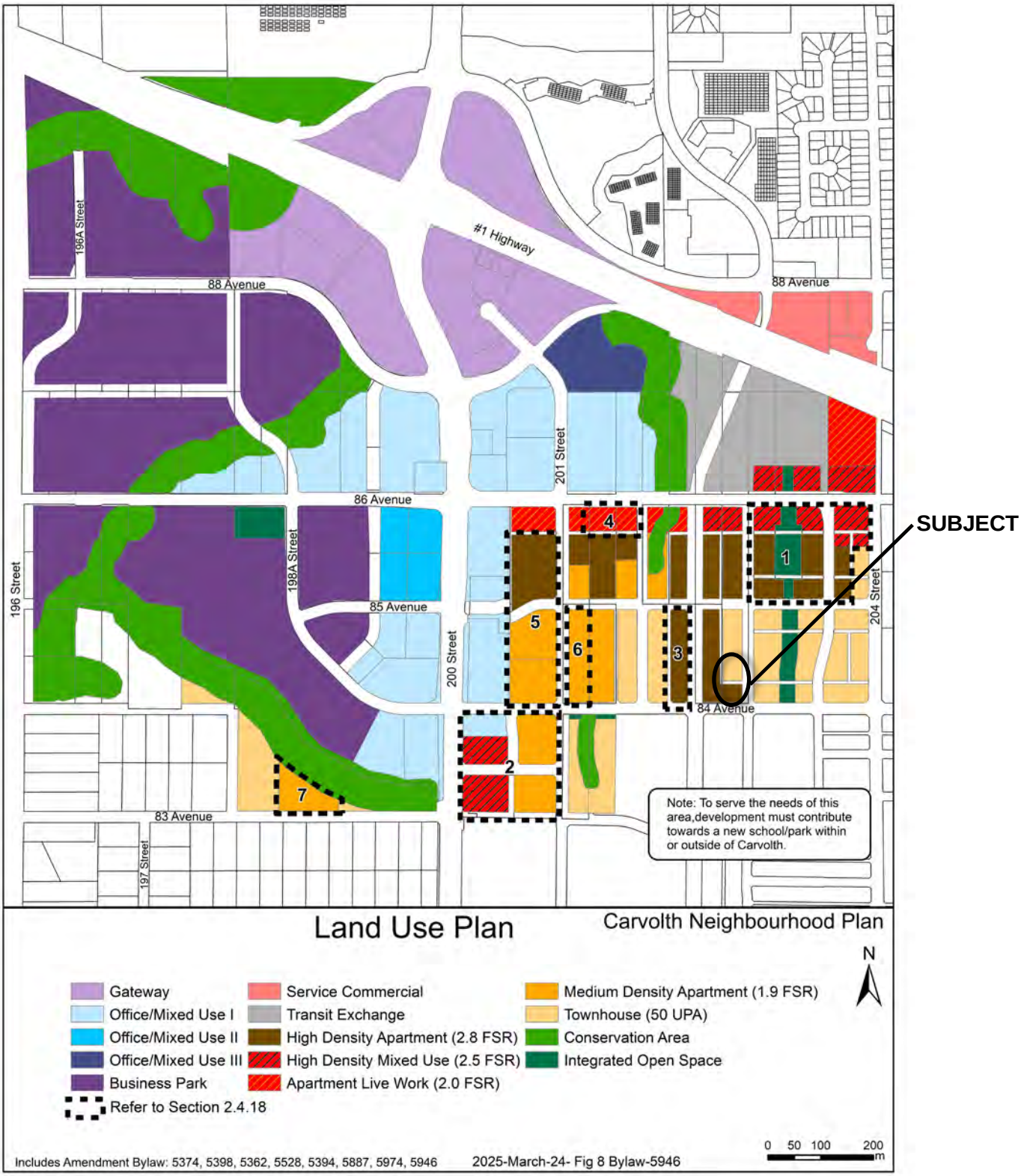
ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No.101428

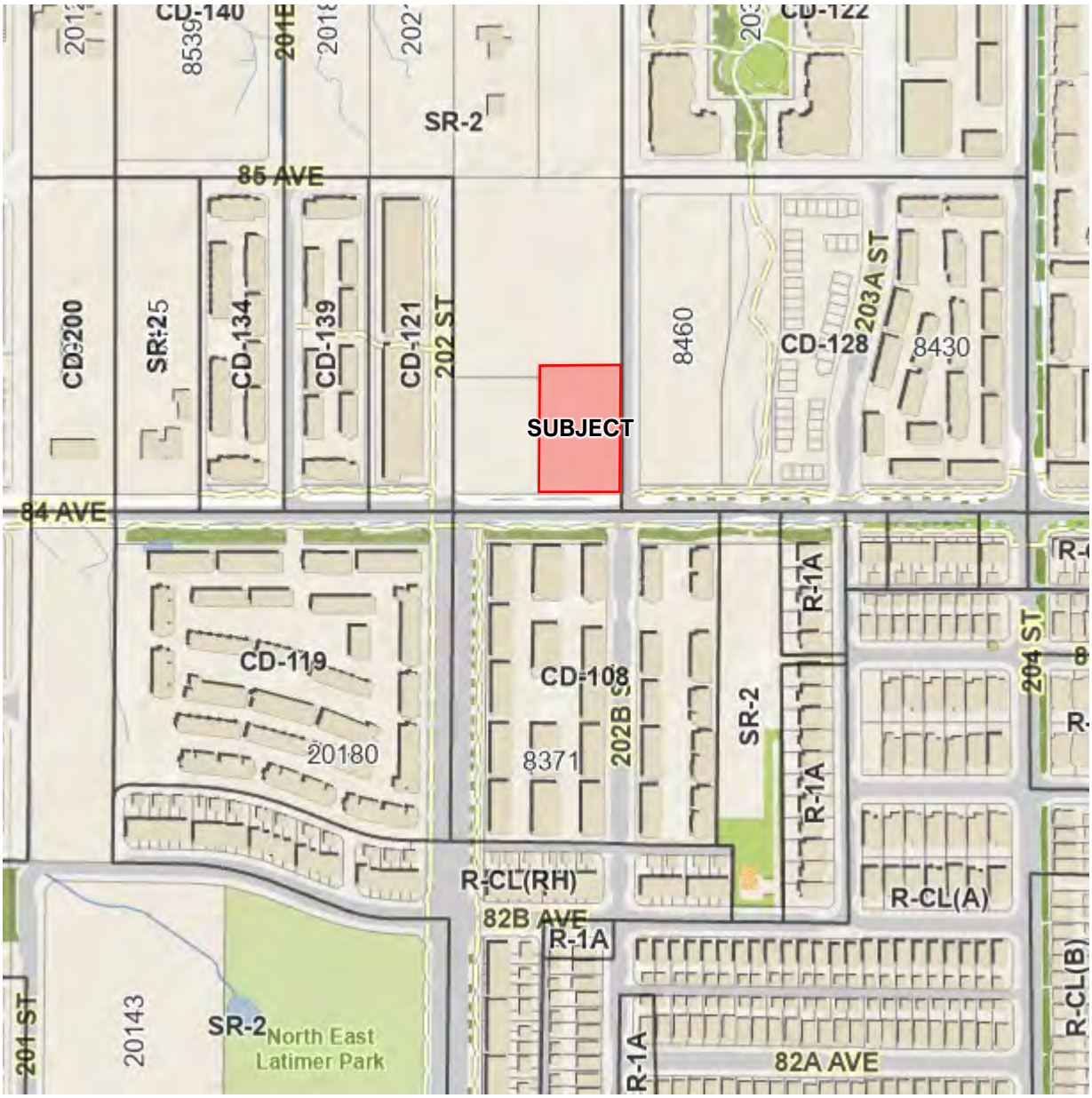
ATTACHMENT A



AERIAL CONTEXT MAP


SUBJECT
Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit 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


196A Street
#1 Highway
88 Avenue
88 Avenue
201 Street
86 Avenue
198A Street
196 Street
85 Avenue
200 Street
204 Street
84 Avenue
83 Avenue
197 Street
SUBJECT
1
2
3
4
5
6
7
Note: To serve the needs of this area,development must contribute towards a new school/park within or outside of Carvolth.
Land Use Plan
Carvolth Neighbourhood Plan
N
Gateway
Office/Mixed Use I
Office/Mixed Use II
Office/Mixed Use III
Business Park
Refer to Section 2.4.18
Service Commercial
Transit Exchange
High Density Apartment (2.8 FSR)
High Density Mixed Use (2.5 FSR)
Apartment Live Work (2.0 FSR)
Medium Density Apartment (1.9 FSR)
Townhouse (50 UPA)
Conservation Area
Integrated Open Space
0 50 100 200 m
Includes Amendment Bylaw: 5374, 5398, 5362, 5528, 5394, 5887, 5974, 5946
2025-March-24- Fig 8 Bylaw-5946



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT



SOUTH ELEVATION (FACING 84 AVENUE)



EAST ELEVATION (FACING 202B STREET)

RENDERINGS – SUBMITTED BY APPLICANT



NORTH ELEVATION



WEST ELEVATION

RENDERINGS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT B**

Development Permit No. 101428

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

1. NAME: 1268833 BC Ltd.

   ADDRESS: 5536 – 127 Street
   Surrey BC, V3X 3V1

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

   LEGAL DESCRIPTION: Lot 3 Section 26 Township 8 NWD Plan EPP103521

   CIVIC ADDRESS: 8400 Block of 202B Street

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

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
   c. All signage being in 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 within buildings and / or in enclosures and screened.

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

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

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

   This permit is not a building permit.

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

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

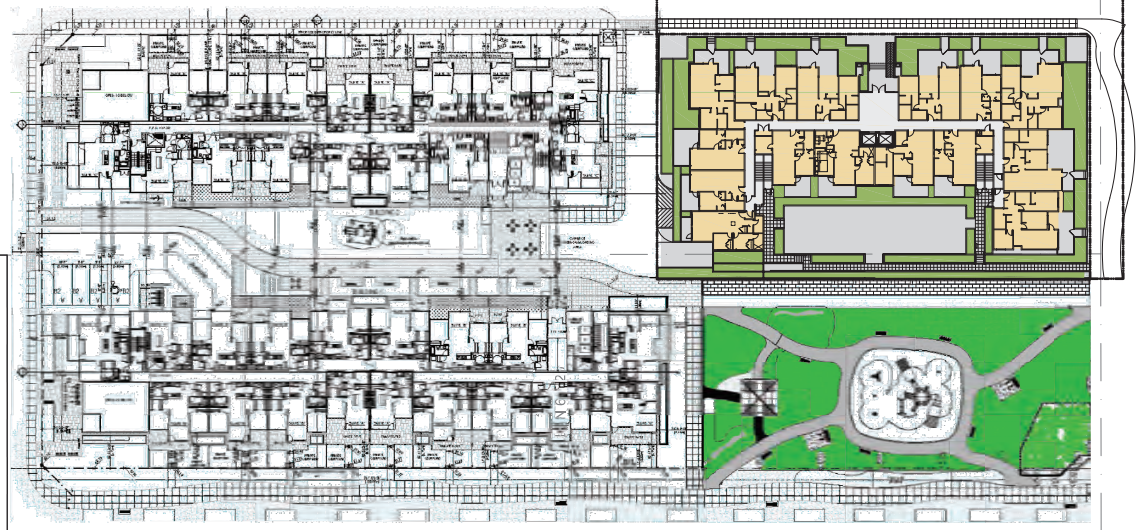
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscaping Drawings



CONTEXT PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigenfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
2	June 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:

84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
CONTEXT PLAN

DATE:	AUG 2023
SCALE:	NTS.
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO: A-0.5

SCHEDULE A

PROJECT STATISTICS

LEGAL DESCRIPTION	LOT 3 ,SECTION 26, TOWNSHIP 8, NEW WESTMINSTER DISTRICT,	
CIVIC ADDRESS	20239, 84 AVENUE, LANGLEY, BC.	
ZONING	EXISTING	SR-2
	PROPOSED	CD (BASED ON CARVOLTH NCP)

AREA CALCULATION		
RESIDENTIAL	GROSS FLOOR AREA (SQ.M.)	GROSS FLOOR AREA (SQ.FT.)
1ST FLOOR	1,331	14,125
2ND FLOOR	1,354	14,854
3RD FLOOR	1,354	14,854
4TH FLOOR	1,354	14,854
5TH FLOOR	1,354	14,854
6TH FLOOR	1,215	12,935
TOTAL	7,962	86,476

FSR CALCULATION		
ALLOWED	1.5 TO 2.8 (HIGH DENSITY)	
PROVIDED	2.8	
	SQ.M.	SQ.FT.
LOT AREA	2,870	30,893
GROSS FLOOR AREA	8,033	86,476
FSR	8033 / 2870 =2.8	

SITE COVERAGE	
PROVIDED	48%

OUTDOOR AMENITY	
REQUIRED	6 SQM. / UNIT : 4X100=600
PROVIDED	603 SQ.M.

PARKING CLACULATION						
PARKING STALLS	REQUIRED	1 SPACE / STUDIO +1.5 SPACE / 1 BED OR MORE UNIT : 1.5 X 100 = 150	ELECTRIC CAR CHARGING STATIONS	REQUIRED	1 APACE/ UNIT	
	PROVIDED	150		PROVIDED	100	
VISITORS	REQUIRED	10% OF TOTAL STALLS : 10% (150) =15	ACCESSIBLE STALLS	REQUIRED	1 PER 100 STALL	150 / 100 = 1.5
	PROVIDED	15		PROVIDED	2	
TOTAL	REQUIRED	165 (INCLUDING VISITORS)	NO OF SMALL CARS FOR VISITORS	ALLOWED	20% OF VISITOR STALLS : 20% (15) = 3	
	PROVIDED	165 (INCLUDING VISITORS)		PROVIDED	3	
BIKES	PROVIDED	66 + 6 VISITORS				
LOCKERS	PROVIDED	100				

UNIT MIX				
UNIT TYPE	NO. OF BED RM.	NO. OF UNITS	AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
A	1	31	589	18259
A1	1	4	591	2364
A2	1+DEN	4	696	2784
B	2	7	896	6272
B1	2	1	809	809
C	1+DEN	12	732	8784
D	2	1	774	774
E	3	1	1058	1058
***F**	2	6	852	5112
G	2+DEN	6	812	4872
H	2+DEN	1	931	931
J	3	6	1088	6528
K	2	4	902	3608
L	3	4	983	3932
M	1	1	557	557
N	3	1	1153	1153
O	2	1	784	784
P	3	2	956	1912
R	2	1	752	752
S	3	1	1118	1118
***T**	2	4	812	3248
U	2	1	783	783
TOTAL		100		**76394**

* ADAPTABLE UNITS
NO. OF REQUIRED ADAPTABLE UNITS : 10% OF TOTAL UNITS : 10

SETBACK		
	ALLOWED	PROPOSED
SOUTH	4.5 m. (14'-9")	4.6 m. (15'-0")
EAST	4.5 m. (14'-9")	4.5 m. (14'-9")
WEST	4.5 m. (14'-9")	4.6 m. (15'-0")
NORTH	4.5 m. (14'-9")	5.1 m. (16'-9")

UNIT MIX		
UNIT TYPE	NO. OF UNITS	% OF TOTAL
1 BED	36	36 %
1 BED+DEN	16	16 %
2 BED	26	26 %
2 BED+DEN	7	7 %
3 BED	15	15 %
TOTAL	100	100 %

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multifamilyfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a conctract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

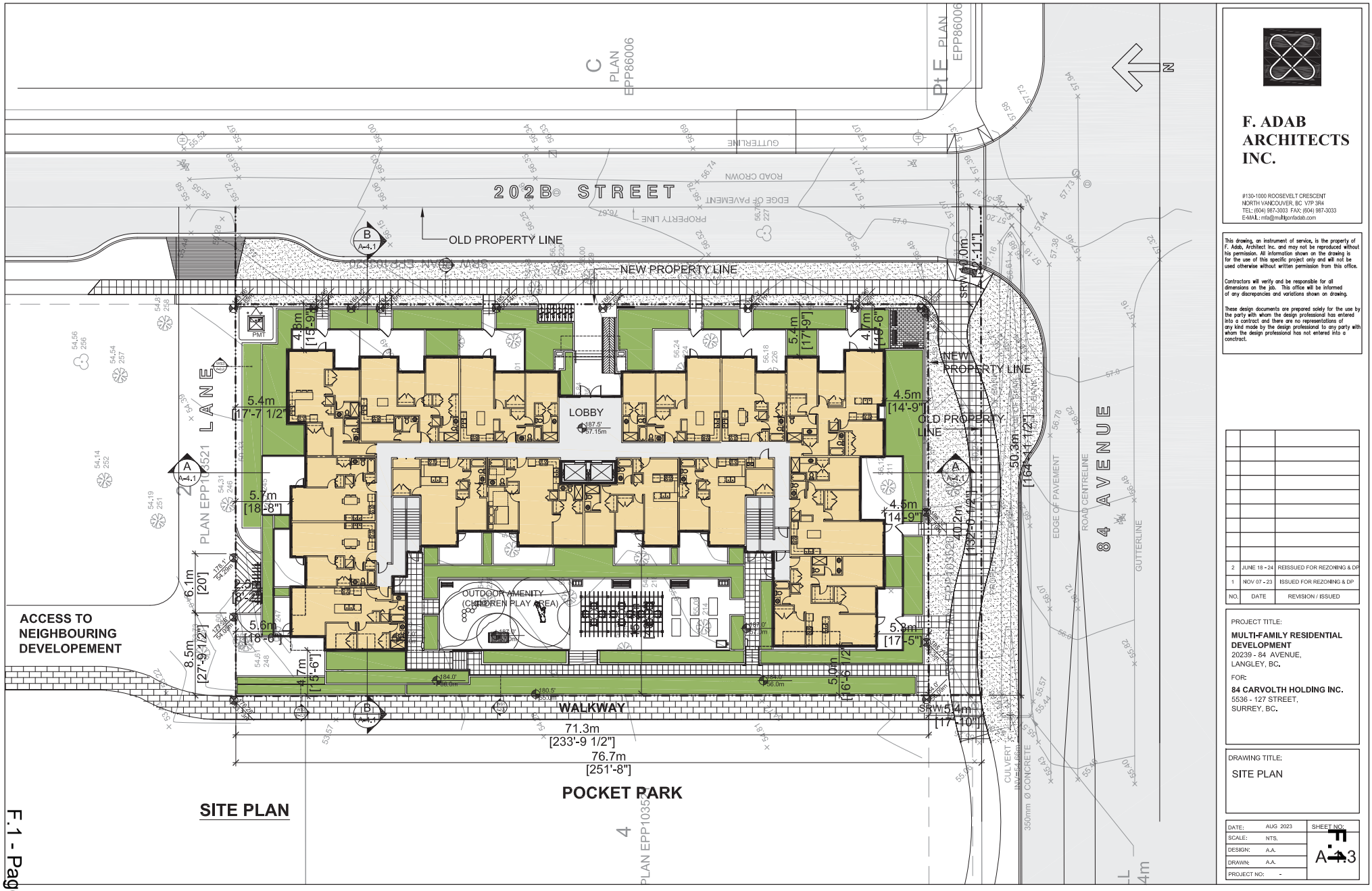
PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
PROJECT STATISTICS

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO: A-1.2



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
SITE PLAN

DATE:	AUG 2023
SCALE:	NTS.
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO: A-4.3



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigenfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a conctract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:

84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:

PERSPECTIVE VIEW
CORNER OF 202B & 84

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO:

A-1.4



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a conctract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:

84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:

BIRD-EYE VIEW

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO:

A-1.5



SOUTH ELEVATION (FACING 84 AVENUE)



EAST ELEVATION (FACING 202B STREET)

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigenfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a conctract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:

84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:

COLORED ELEVATIONS (EAST & SOUTH)

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO:

A-1.6



NORTH ELEVATION



WEST ELEVATION

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a conctract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:

84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:

COLORED ELEVATIONS
(WEST & NORTH)

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO:

A-1.7

Exterior Finishes and Colours

The building uses a simple palette of materials with the intention of contemporary form and character and the expression of siting on its natural topography.

The selection of materials is also based on the enhanced durability of construction as part of a sustainable approach.

A variety of high-quality building materials have been selected with an emphasis on prefabricated Hardie panel, Hardie siding, and brick for non-combustibility and longevity.

Emphasis on creating contrast by using a combination of grey and white Hardie boards and black windows, privacy screens/railings.

The distribution of colours and materials has been organized in a manner to create harmony and connectivity throughout the building.





EXTERIOR FINISH COLOUR SCHEME



1
BRICK :
MIDNIGHT BLACK - BY IXL



2
HARDIE SIDING :
SW 7016 MINDFUL GRAY-
BY SHERWIN WILLIAMS



3 & 6
HARDIE PANEL :
SW 7102 WHITE FLOUR -
BY SHERWIN WILLIAMS



4 & 6
HARDIE PANEL :
SW 7544 FENLAND -
BY SHERWIN WILLIAMS



5
FASCIAS :
SW 7068 GRIZZLE GRAY -
BY SHERWIN WILLIAMS



7
WINDOWS :
VINYL - BLACK



8
RAILING
a : ALUMINUM & BLACK, SAFETY GLASS
b : CLEAR SAFETY GLASS



9 & 12
PRE-CAST CONCRETE SILL AND CAP
SW 0055 LIGHT FRENCH GRAY -
BY SHERWIN WILLIAMS



10
CANOPY :
BLACK PAINTED METAL FRAME:
CLEAR SAFETY GLASS



11
LOBBY ENTRANCE STOREFRONT & SIDE LIGHT
BLACK PAINTED ALUMINUM FRAME :
CLEAR SAFETY GLASS



13
SANDBLASTED GLASS SPANDREL



14
ALUMINUM PANEL :
SW 6991 BLACK MAGIC -
BY SHERWIN WILLIAMS

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC. V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

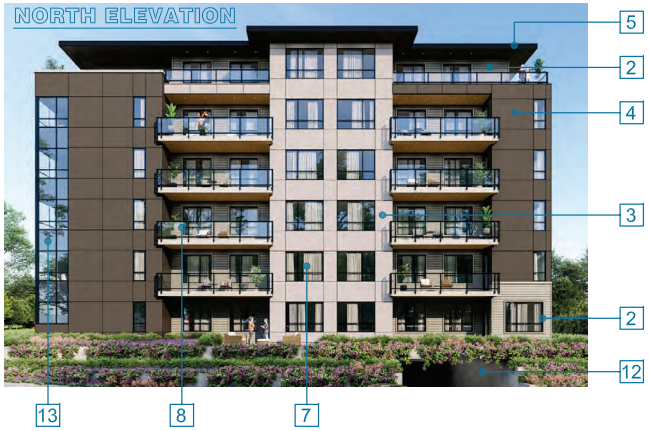
PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

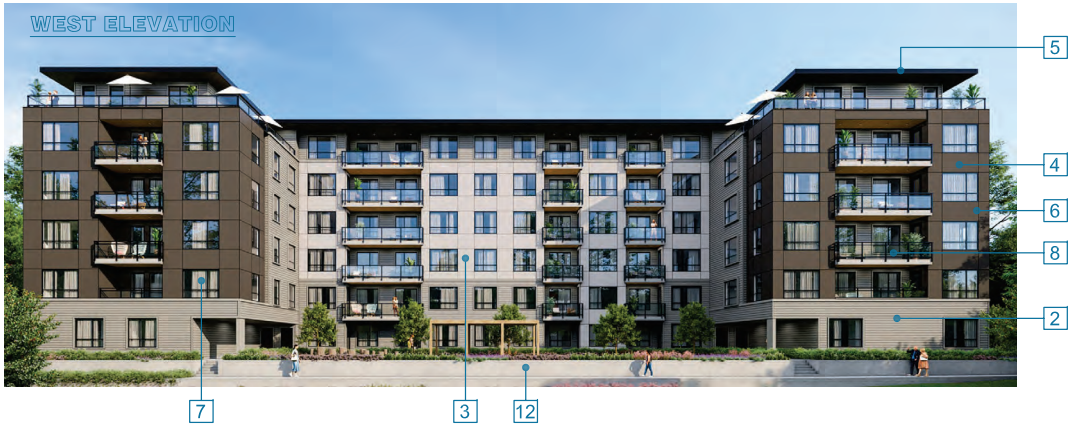
DRAWING TITLE:
CARVOLTH NCP COMPLIANCE
EXTERIOR FINISHES

DATE:	AUG 2023	SHEET No.	A-1.1a
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		

NORTH ELEVATION



WEST ELEVATION



EXTERIOR FINISH COLOUR SCHEME



1
BRICK :
MIDNIGHT BLACK - BY IXL



2
HARDIE SIDING :
SW 7016 MINDFUL GRAY-
BY SHERWIN WILLIAMS



3 & 6
HARDIE PANEL :
SW 7102 WHITE FLOUR -
BY SHERWIN WILLIAMS



4 & 6
HARDIE PANEL :
SW 7544 FENLAND -
BY SHERWIN WILLIAMS



5
FASCIAS :
SW 7068 GRIZZLE GRAY -
BY SHERWIN WILLIAMS



7
WINDOWS :
VINYL - BLACK



8
RAILING
a : ALUMINUM & BLACK, SAFETY GLASS
b : CLEAR SAFETY GLASS



9 & 12
PRE-CAST CONCRETE SILL AND CAP
SW 0055 LIGHT FRENCH GRAY -
BY SHERWIN WILLIAMS



10
CANOPY :
BLACK PAINTED METAL FRAME:
CLEAR SAFETY GLASS



11
LOBBY ENTRANCE STOREFRONT & SIDE LIGHT
BLACK PAINTED ALUMINUM FRAME :
CLEAR SAFETY GLASS



13
SANDBLASTED GLASS SPANDREL



14
ALUMINUM PANEL :
SW 6991 BLACK MAGIC -
BY SHERWIN WILLIAMS

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC. V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a conctract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

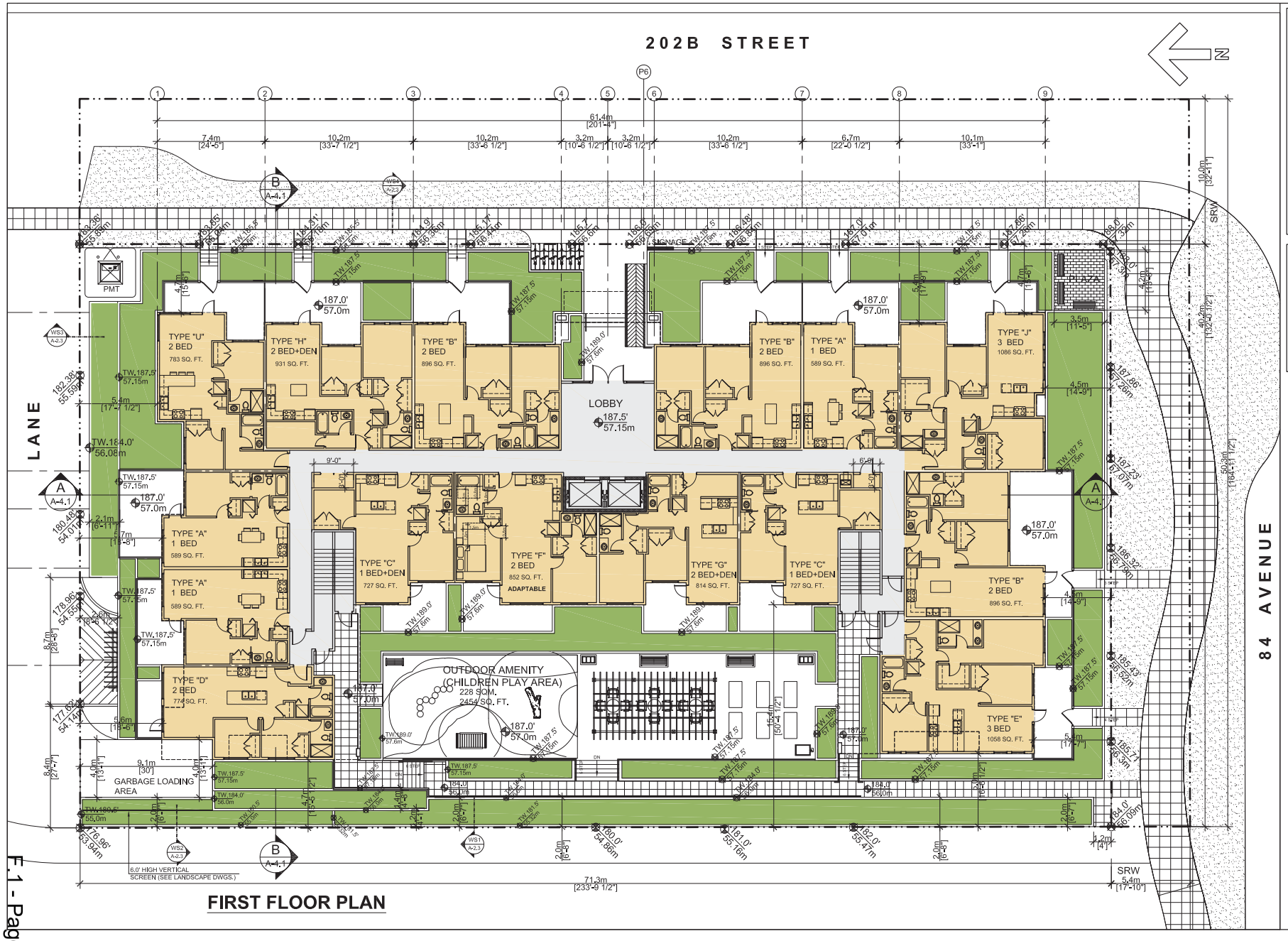
PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
CARVOLTH NCP COMPLIANCE
EXTERIOR FINISHES

DATE:	AUG 2023
SCALE:	N/A
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO:
A-1.4



FIRST FLOOR PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a conctract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

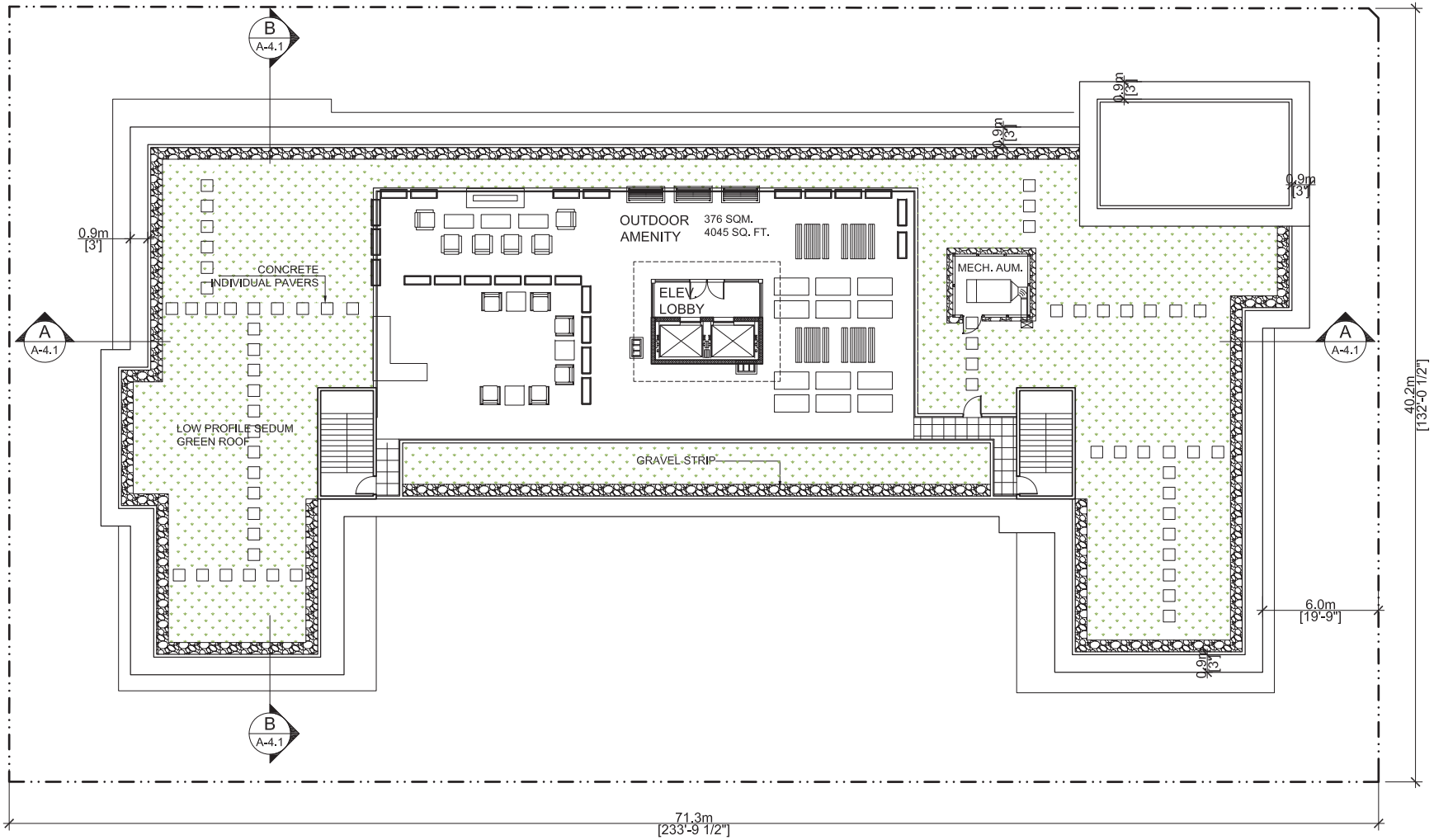
PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
FIRST FLOOR PLAN

DATE:	AUG 2023
SCALE:	NTS.
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO: A-2.4



ROOF PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multgonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a conctract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

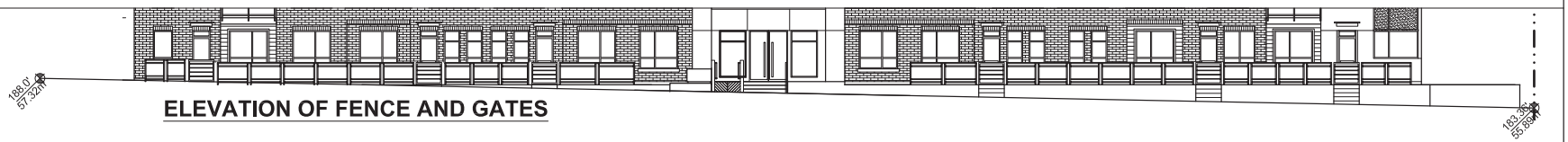
DRAWING TITLE:
ROOF PLAN

DATE:	AUG 2023
SCALE:	NTS.
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

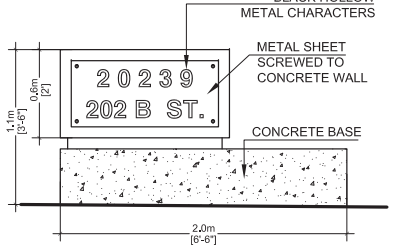
SHEET NO:
A-2.7



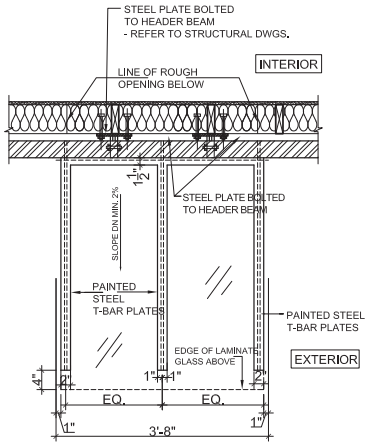
EAST ELEVATION
(FACING 202B STREET)



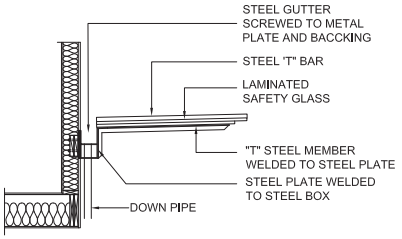
ELEVATION OF FENCE AND GATES



SIGNAGE DETAIL



CANOPY CONNECTION TO WALL PLAN DETAIL



CANOPY SECTION

EXTERIOR FINISHES

1	**BRICK** MIDNIGHT BLACK - BY IXL
2	**6" HORIZONTAL HARDIE SIDING/TRIM** SW 7016 MINDFUL GRAY - BY SHERWIN WILLIAMS (244)
3	**HARDIE PANEL** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS (267)
4	**HARDIE PANEL** SW 7544 - FENLAND BY SHERWIN WILLIAMS (210)
5	**FASCIAS - BALCONY EDGE** SW 7068 GRIZZLE GRAY - BY SHERWIN WILLIAMS (236)
6	**REVEALS** (IN HARDIE PANELS) - COLOUR SAME AS PANELS
7	**WINDOW / UNITS ENTRY DOOR** VINYL - BLACK
8	**RAILING** a : ALUMINUM & BLACK, SAFETY GLASS b : CLEAR SAFETY GLASS
9	**PRE-CAST CONCRETE SILL AND CAP** SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
10	**CANOPY** BLACK PAINTED METAL FRAME: CLEAR SAFETY GLASS
11	**LOBBY ENTRANCE STOREFRONT & SIDE LIGHT** BLACK PAINTED ALUMINUM FRAME : CLEAR SAFETY GLASS
12	**PAINTED EXPOSED CONCRETE BASE** SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
13	**SANDBLASTED GLASS SPANDREL**
14	**ALUMINUM PANEL** SW 6991 BLACK MAGIC - BY SHERWIN WILLIAMS (244)

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@muligonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a conctract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

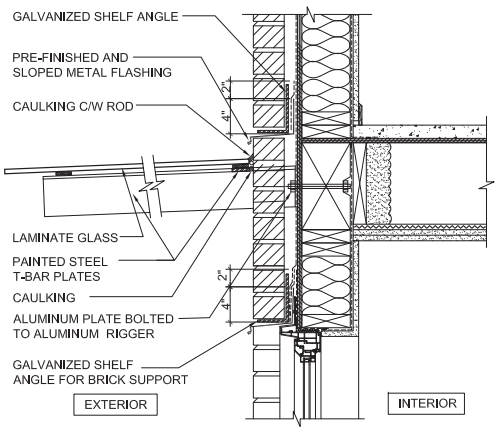
DRAWING TITLE:
EAST ELEVATION

DATE:	AUG 2023
SCALE:	NTS.
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO:	-

SHEET NO:
A-3.1

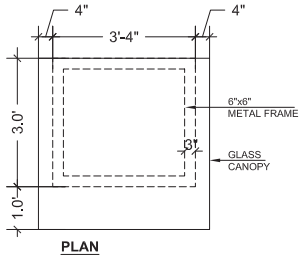


SOUTH ELEVATION
(FACING 84 AVENUE)

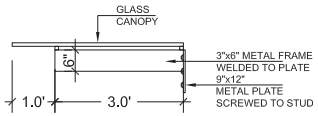


UNIT ENTRY CANOPY DETAIL

CANOPY DETAILS OVER UNIT ENTRY



PLAN



SIDE ELEVATION

EXTERIOR FINISHES

1	BRICK	MIDNIGHT BLACK - BY IXL
2	6" HORIZONTAL HARDIE SIDING/TRIM	SW 7016 MINDFUL GRAY - BY SHERWIN WILLIAMS (244)
3	HARDIE PANEL	SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS (267)
4	HARDIE PANEL	SW 7544 - FENLAND BY SHERWIN WILLIAMS (210)
5	FASCIAS - BALCONY EDGE	SW 7068 GRIZZLE GRAY - BY SHERWIN WILLIAMS (236)
6	REVEALS (IN HARDIE PANELS) -	COLOUR SAME AS PANELS
7	WINDOW / UNITS ENTRY DOOR	VINYL -BLACK
8	RAILING	a : ALUMINUM & BLACK, SAFETY GLASS b : CLEAR SAFETY GLASS
9	PRE-CAST CONCRETE SILL AND CAP	SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
10	CANOPY	BLACK PAINTED METAL FRAME: CLEAR SAFETY GLASS
11	LOBBY ENTRANCE STOREFRONT & SIDE LIGHT	BLACK PAINTED ALUMINUM FRAME : CLEAR SAFETY GLASS
12	PAINTED EXPOSED CONCRETE BASE	SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
13	SANDBLASTED GLASS SPANDREL	
14	ALUMINUM PANEL	SW 6991 BLACK MAGIC - BY SHERWIN WILLIAMS (244)

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
SOUTH ELEVATION

DATE:	AUG 2023	SHEET NO:
SCALE:	NTS.	A-3.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISHES

1	**BRICK** MIDNIGHT BLACK - BY IXL
2	**6" HORIZONTAL HARDIE SIDING/TRIM** SW 7016 MINDFUL GRAY - BY SHERWIN WILLIAMS (244)
3	**HARDIE PANEL** SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS (267)
4	**HARDIE PANEL** SW 7544 - FENLAND BY SHERWIN WILLIAMS (210)
5	**FASCIAS - BALCONY EDGE** SW 7068 GRIZZLE GRAY - BY SHERWIN WILLIAMS (236)
6	**REVEALS** (IN HARDIE PANELS) - COLOUR SAME AS PANELS
7	**WINDOW / UNITS ENTRY DOOR** VINYL -BLACK
8	**RAILING** a : ALUMINUM & BLACK, SAFETY GLASS b : CLEAR SAFETY GLASS
9	**PRE-CAST CONCRETE SILL AND CAP** SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
10	**CANOPY** BLACK PAINTED METAL FRAME: CLEAR SAFETY GLASS
11	**LOBBY ENTRANCE STOREFRONT & SIDE LIGHT** BLACK PAINTED ALUMINUM FRAME : CLEAR SAFETY GLASS
12	**PAINTED EXPOSED CONCRETE BASE** SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
13	**SANDBLASTED GLASS SPANDREL**
14	**ALUMINUM PANEL** SW 6991 BLACK MAGIC - BY SHERWIN WILLIAMS (244)

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multgenfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing. These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
2	JUNE 18 / 24	REISSUED FOR REZONING & DP
1	NOV 07 / 23	ISSUED FOR REZONING & DP

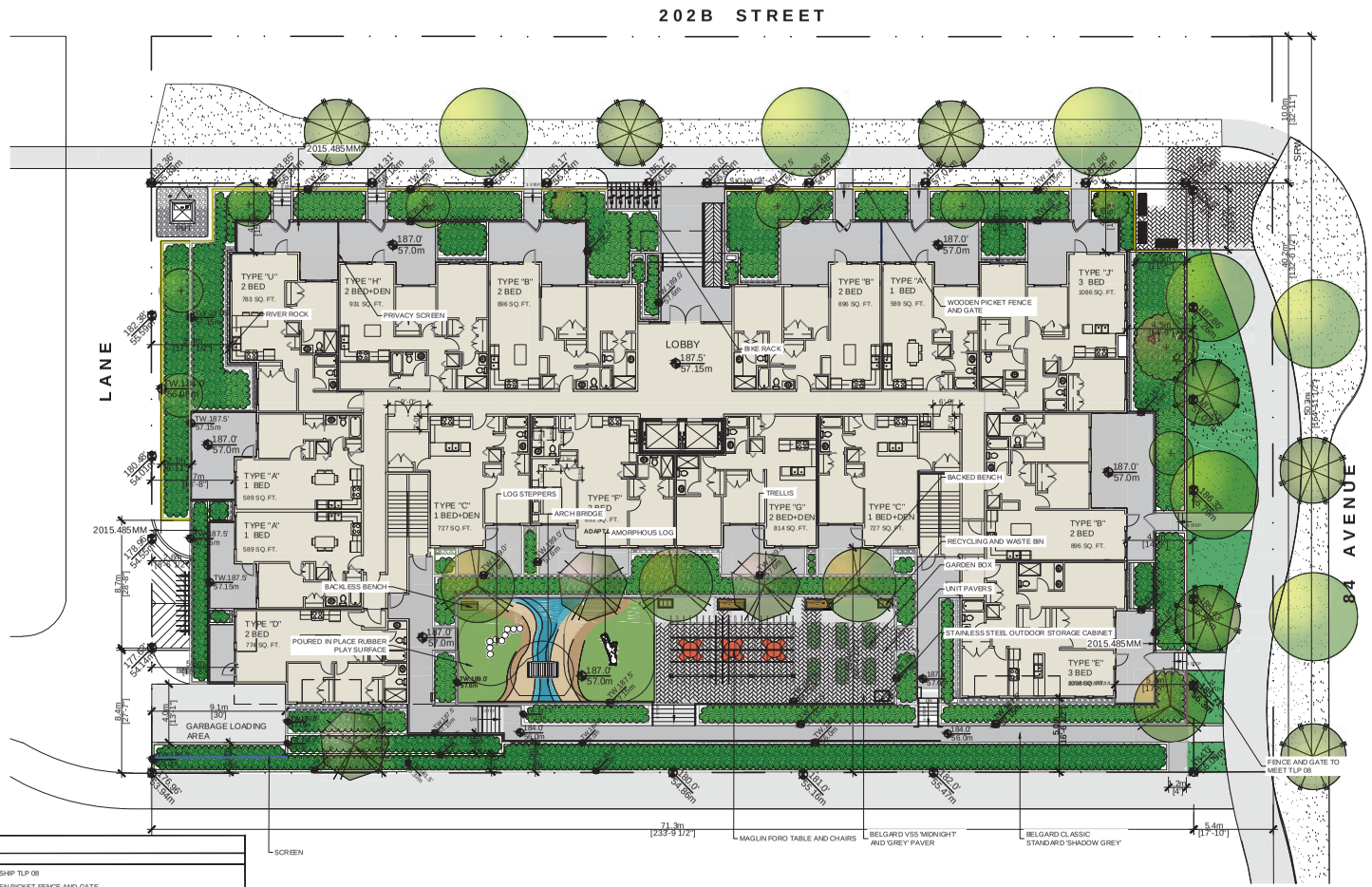
PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536, 127 STREET, SURREY, BC.

DRAWING TITLE:
NORTH AND WEST ELEVATIONS

DATE:	AUG 2023
SCALE:	1/8"=1'-0"
DESIGN:	A.A
DRAWN:	A.A
PROJECT NO:	-

SHEET NO: A-3.2



FENCE LEGEND		
KEY	ITEM	DESCRIPTION
	PICKET FENCE AND GATE	AS PER TOWNSHIP TLP 08
	WOODEN PICKET FENCE	3' 3" HT WOODEN PICKET FENCE AND GATE
	PATIO/LOADING BAY SCREEN	1.8M HT WOODEN PRIVACY SCREEN

0 10 20 30m


MAGLIN FORO TABLE AND CHAIRS | RECYCLING AND WASTE BIN | MAGLIN 970 BACKLESS BENCH | MAGLIN 970 BACKED BENCH | MAGLIN 100 BIKE RACK | LIFESPACE GARDENS SELF WATERING PLANTERS | BELGARD CLASSIC STANDARD 'SHADOW GREY' PAVER


HABITAT ARCH BRIDGE | HABITAT SEYMOUR LOG STEPPERS | NATURES INSTRUMENTS AMORPHOUS LOG | PIP RUBBER PLAY SURFACE | BELGARD CORTEZ 'GRANITE' PAVER | BELGARD VS5 'MIDNIGHT' AND 'GREY' PAVER

GROUND FLOOR TREE SCHEDULE

PMG PROJECT NUMBER: 24-189

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B&B
	2	ARBUTUS UNEDO	STRAWBERRY TREE	6CM CAL; 1.5M STD; B&B
	1	CORNUS FLORIDA	FLOWERING DOGWOOD	5CM CAL; 2.5M HT; B&B
	3	DAVIDIA INVOLUCRATA	HANDKERCHIEF (OR DOVE) TREE	6CM CAL; B&B
	4	PRUNUS YEDOENSIS	YOSHINO CHERRY	6CM CAL; 1.8M 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.

OFFSITE TREE SCHEDULE

PMG PROJECT NUMBER: 24-189

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	7	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B
	7	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	2.5M HT; B&B

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

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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.
3	25.JAN.28	NEW SITE PLAN & TOL COMMENTS	YR
2	24.NOV.26	ARCH COORDINATION	AO
1	24.NOV.20	NEW PLAN FROM OLD IA	AO

CLIENT:

PROJECT:

84TH AVE MULTI FAMILY

20239 84 AVE
LANGLEY BC

DRAWING TITLE:

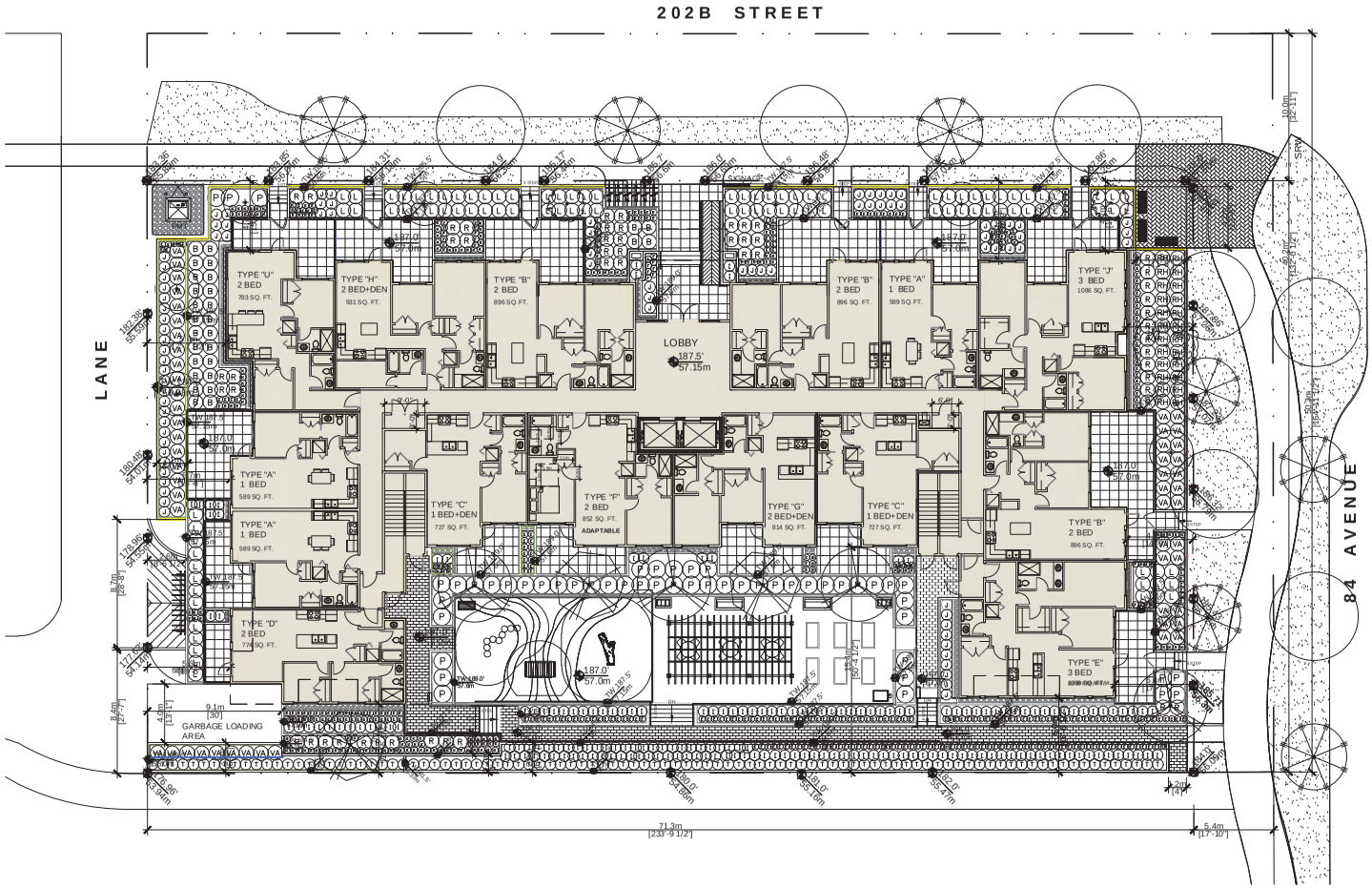
LANDSCAPE PLAN SCHEDULE B

DATE:	24.NOV.20
SCALE:	1:150
DRAWN:	AO
DESIGN:	AO
CHKD:	YR
PROJECT NUMBER:	24-189

DRAWING NUMBER: L1

OF 6

24189-2.ZIP



GROUND FLOOR SHRUB SCHEDULE

PMG PROJECT NUMBER: 24-189

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B&B
	2	ARBUTUS UNEDO	STRAWBERRY TREE	6CM CAL; 1.5M STD; B&B
	1	CORNUS FLORIDA	FLOWERING DOGWOOD	5CM CAL; 2.5M HT; B&B
	3	DAVIDIA INVOLUCRATA	HANDKERCHIEF (OR DOVE) TREE	6CM CAL; B&B
	4	PRUNUS YEDOENSIS	YOSHINO CHERRY	6CM CAL; 1.8M STD; B&B
SHRUB				
P	28	BRACHYGLOTTIS 'SUNSHINE'	SNOWBRUSH	#3 POT; 60CM
I	183	ILEX GLABRA STRONGBOX	INKBERRY STRONGBOX	#3 POT; 50CM
J	83	JUNIPERUS COMMUNIS 'GREEN CARPET'	COMMON JUNIPER	#3 POT; 75CM
L	98	LONICERA NITIDA 'MAYGREEN'	BOXLEAF HONEYSUCKLE	#3 POT; 50CM
P	51	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCK ORANGE	#3 POT; 70CM
RH	24	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	#3 POT; 50CM
R	52	ROSA NUTKANA	NOOTKA ROSE	#3 POT; 60CM
T	97	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#3 POT; 80CM
VA	52	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
F	26	FESTUCA GLAUCA	BLUE FESCUE	#1 POT
PERENNIAL				
E	351	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
GC				
	129	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 POT; 20CM

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.

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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.
3	25.JAN.28	NEW SITE PLAN & TOL COMMENTS	YR
2	24.NOV.26	ARCH COORDINATION	AO
1	24.NOV.20	NEW PLAN FROM OLD LA	AO

CLIENT:

PROJECT:

84TH AVE MULTI FAMILY

20239 84 AVE
LANGLEY BC

DRAWING TITLE:

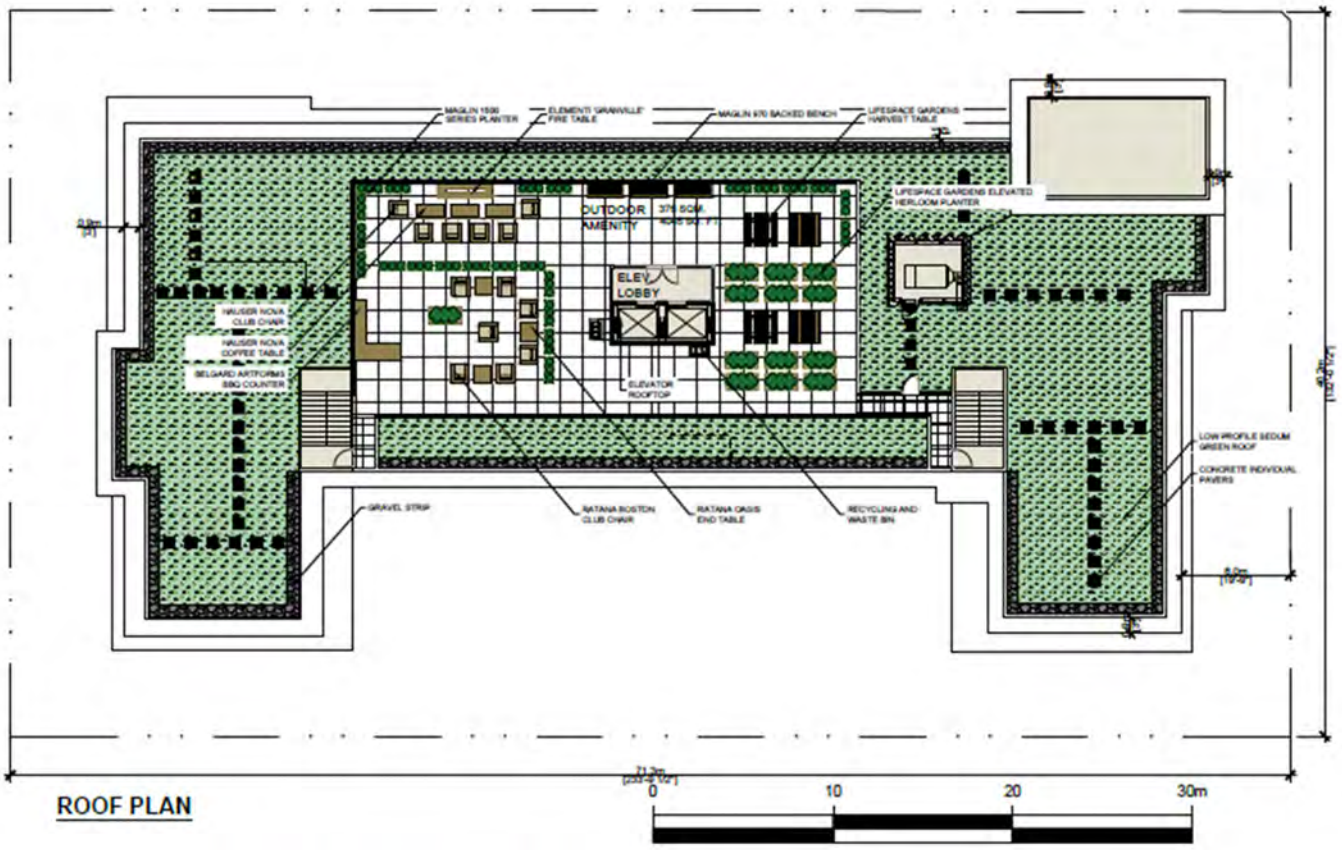
SHRUB PLAN

DATE: 24.NOV.20
SCALE: 1:150
DRAWN: AO
DESIGN: AO
CHK'D: YR

DRAWING NUMBER: L2
OF 6

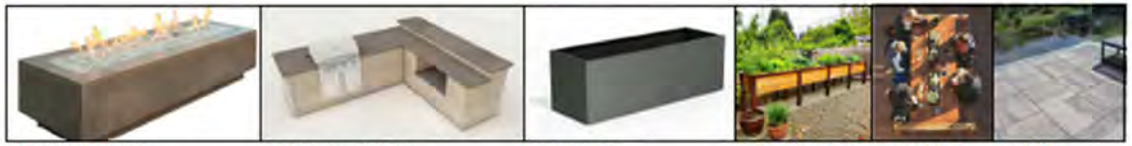
24 189-2.ZIP

PMG PROJECT NUMBER: **24-189**



ROOF PLAN





pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604.294-0011 ; f: 604 294-0322

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	24.NOV.20	NEW SITE PLAN & TCL COMMENTS	YB
2	24.NOV.20	ARCH COORDINATION	AO
1	24.NOV.20	NEW PLAN FROM CLO v2	AO

CLIENT:

PROJECT:

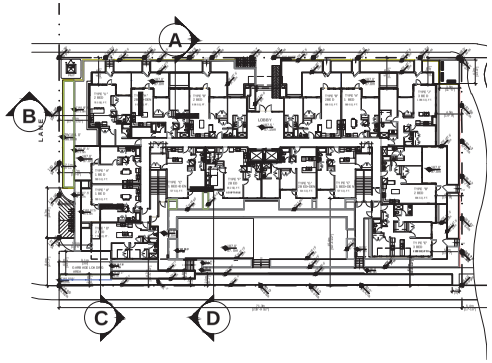
84TH AVE MULTI FAMILY

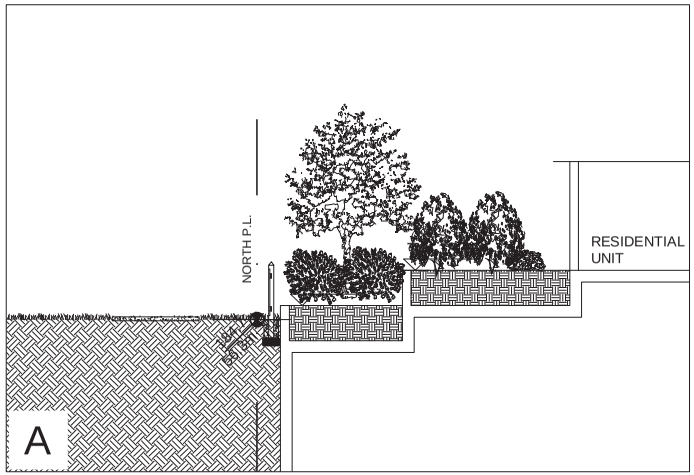
20239 84 AVE
LANGLEY BC

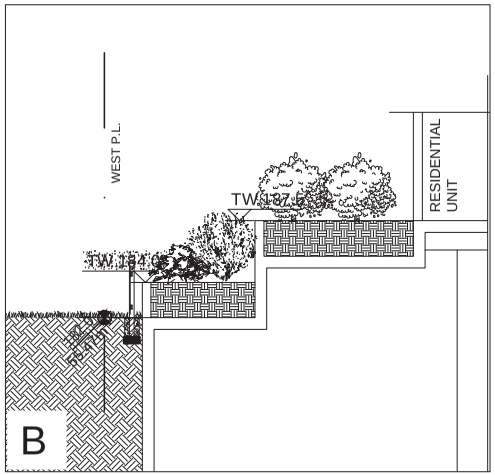
DRAWING TITLE:

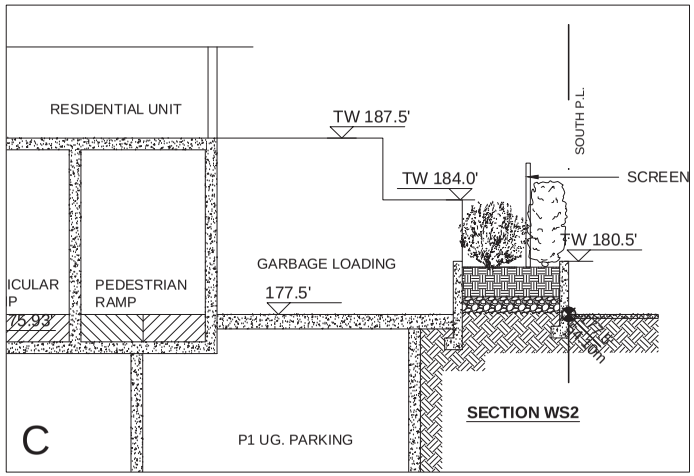
ROOFTOP LANDSCAPE PLAN

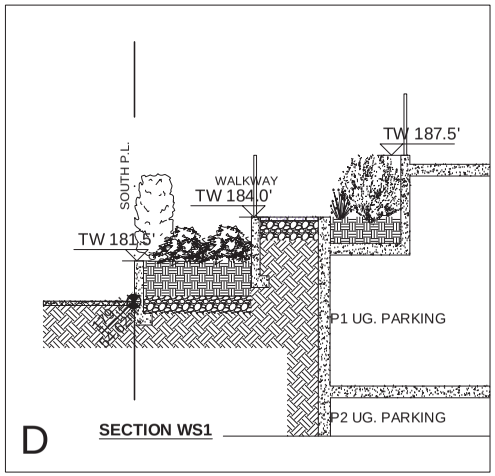
DATE:	24.NOV.20	DRAWING NUMBER:
SCALE:	1:100	**L3**
DRAWN:	AO	
DESIGN:	AO	
CHK'D:	YB	OF 6













© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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.
3	25 JAN.28	NEW SITE PLAN & TOL COMMENTS	YR
2	24.NOV.26	ARCH COORDINATION	AO
1	24.NOV.20	REDRAWN FROM 23.12.NA	AO

CLIENT:

PROJECT:

84TH AVE MULTI FAMILY

20239 84 AVE
LANGLEY BC

DRAWING TITLE:

SECTIONS LAYOUT

DATE: 24.NOV.20
SCALE: 1:150
DRAWN: AO
DESIGN: AO
CHK'D: YR

DRAWING NUMBER: L5
OF 6

24-189-2.ZIP

PMG PROJECT NUMBER: **24-189**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995
AMENDMENT (1268833 BC LTD.) BYLAW NO. 6123

EXPLANATORY NOTE

Bylaw No. 6123 amends the Carvolth Neighbourhood Plan to permit High Density Apartment (2.8 FSR) on a property in the 8400 Block of 202B Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995
AMENDMENT (1268833 BC LTD.) BYLAW NO. 6123

A Bylaw to amend Carvolth Neighbourhood Plan Bylaw No. 4995

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

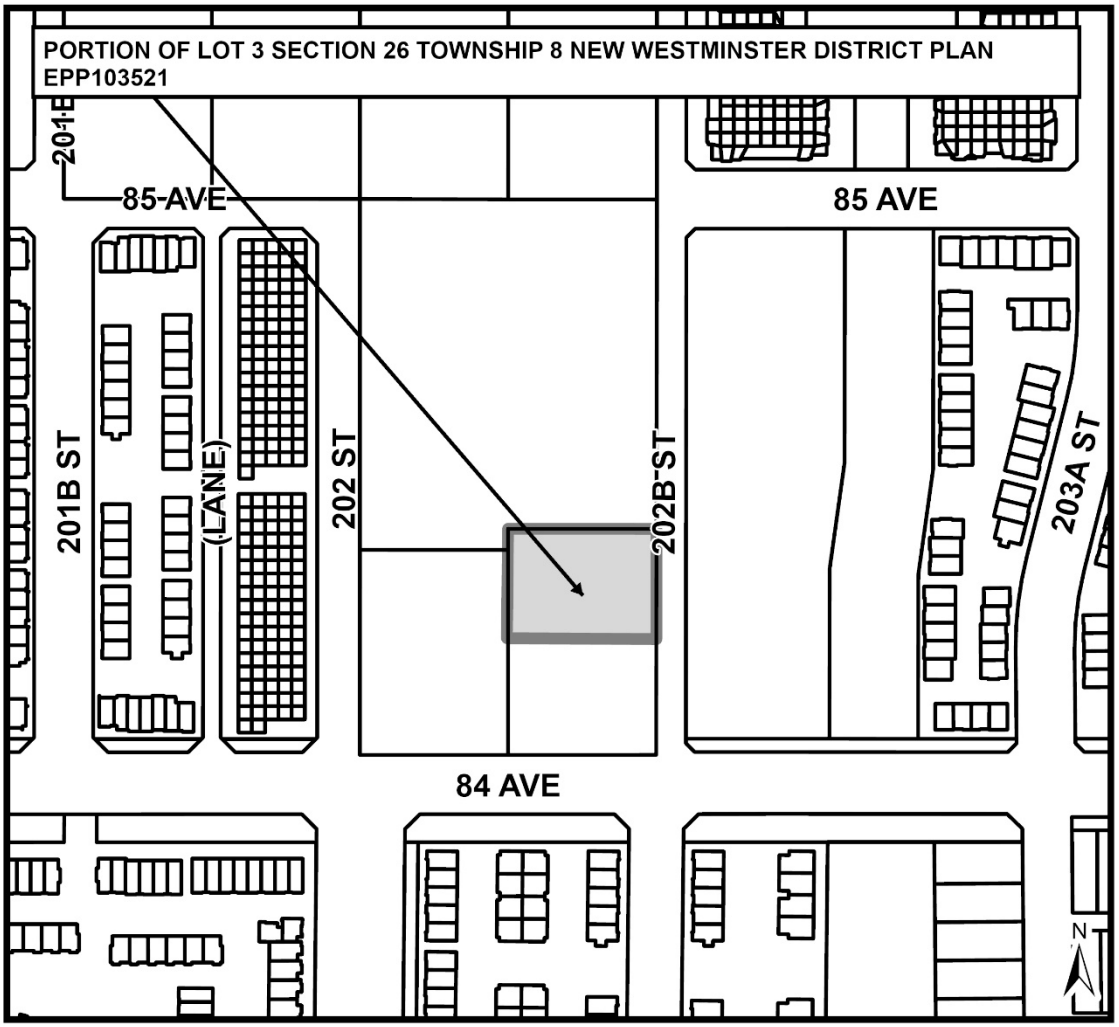
1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123”.

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 is further amended by amending Figure 7 – Integrated Area Concept and Figure 8 – Land Use Plan by including the property shown on Schedule A attached to and forming part of this bylaw as “High Density Apartment (2.8 FSR)”.

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6123



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1268833 BC LTD.) BYLAW NO. 6124

EXPLANATORY NOTE

Bylaw No. 6124 rezones land located in the 8400 Block of 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-198 to permit development consisting of an apartment building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1268833 BC LTD.) BYLAW NO. 6124

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1268833 BC Ltd.) Bylaw No. 6124".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-198" after the words "Comprehensive Development Zone CD-197"
   (2) Adding to Section 110.1 after the words "CD-197" the words "CD-198 – 2000 m²"
   (3) Adding after Section 1097 "Comprehensive Development Zone CD-197" the following as Section 1098 "Comprehensive Development Zone CD-198"

1098 **COMPREHENSIVE DEVELOPMENT ZONE CD-198**

Uses Permitted

1098.1 In the CD-198 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

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

Density

1098.2 The maximum *floor space ratio* of lands zoned CD-198 shall not exceed 2.8 FSR.

Lot Coverage

1098.3 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1098.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1098.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed six (6)

storeys. The *height* of *accessory buildings* and *structures* shall not exceed 3.75m or one (1) *storey*, whichever is less.

Subdivision Requirements

1098.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1098.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1098.8 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

1098.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1098.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

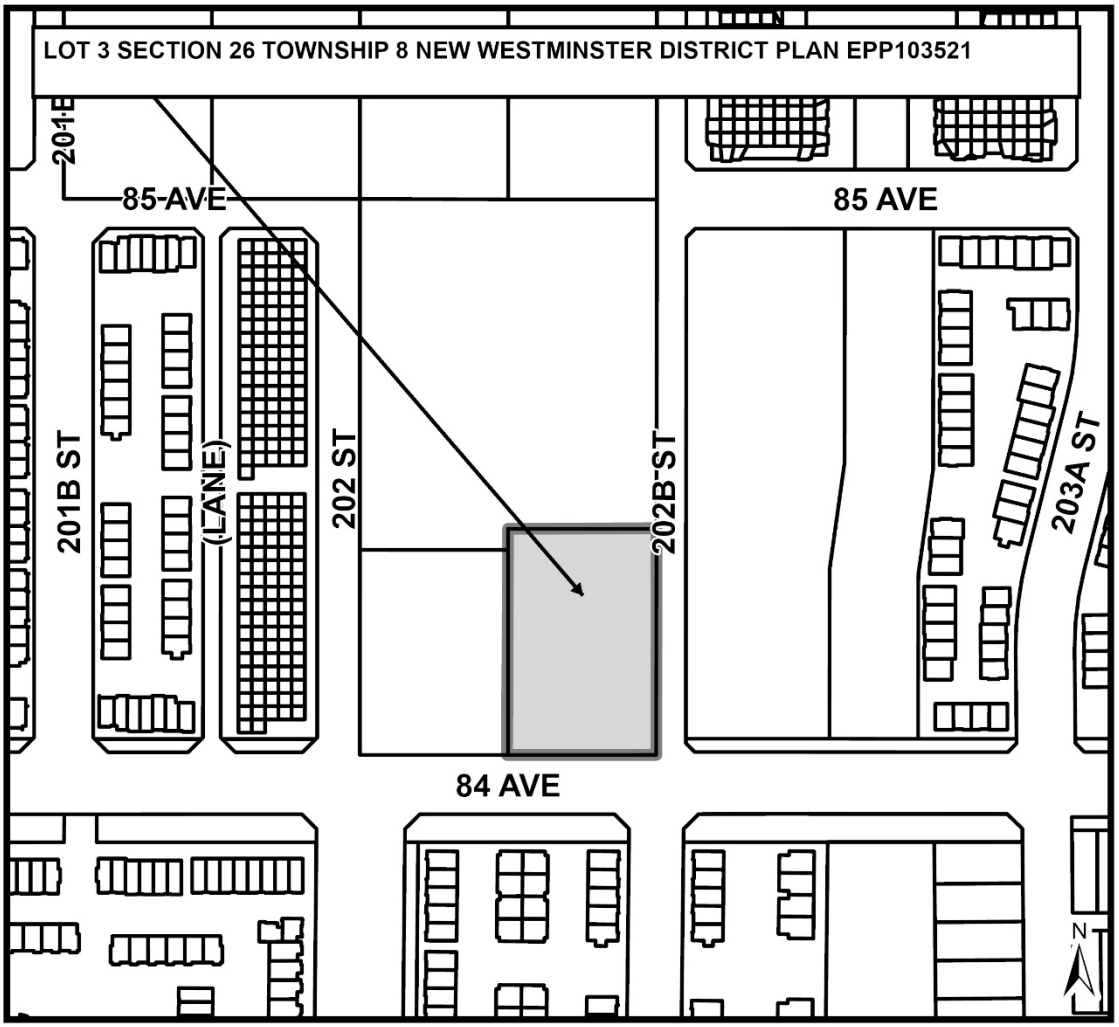
Lot 3 Section 26 Township 8 NWD Plan EPP103521

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-198.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
PUBLIC HEARING the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
RECEIVED THE APPROVAL OF MINISTRY OF TRANSPORTATION AND TRANSIT the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6124



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 – REGULAR MEETING	**REPORT:**	25-70
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-20-0158
SUBJECT:	HOUSING AGREEMENT (TOWNSHIP OF LANGLEY HOUSING TRUST SOCIETY / 3000 BLOCK OF 272 STREET)		

RECOMMENDATION:

That Council grant first, second and third reading to Township of Langley Housing Agreement (Township of Langley Housing Trust Society – Aldergrove Site) Bylaw No. 6125.

EXECUTIVE SUMMARY:

On April 7, 2025, Council issued Development Permit No. 101464 to the Township of Langley to facilitate the development of 128 apartment units. An additional 1,881 m^2 (20,246 ft^2) of commercial area was also proposed in the development.

At the April 7, 2025 Regular Meeting, Council by resolution waived the payment of Township of Langley Development Cost Charges (DCC) pursuant to DCC Waiver Bylaw No. 5901 as the project qualifies as an “Eligible Development”. The applicant is seeking a further waiver for Metro Vancouver DCCs and TransLink DCCs which require the establishment of a Housing Agreement.

PURPOSE:

The purpose of this report is to provide information and recommendations concerning Bylaw No. 6125.

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.
- 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 middle income rental homes.
- Township DCCs are regulated through the Development Cost Charges Bylaw (as amended) and through the accompanying DCC program. The Township's DCC Waiver Bylaw No. 5901 allows eligible developments to qualify for a waiver from payment of these charges.
- On April 7, 2025, with the issuance of Development Permit No. 101464 to facilitate the development, Council also waived the Township of Langley DCCs applicable to the development as it qualified as an eligible development pursuant to Bylaw No. 5901.

DISCUSSION/ANALYSIS:

- Township DCCs are regulated through the Development Cost Charges Bylaw (as amended) and through the accompanying DCC program. The Township's DCC Waiver Bylaw No. 5901 allows eligible developments to qualify for a waiver from payment of these charges.
- As part of the Township's DCC program, the Township also collects DCCs on behalf of Metro Vancouver (water, liquid waste, parks), TransLink and the School Board.
- Establishment of a housing agreement provides a mechanism for DCC waivers for Metro Vancouver and TransLink to qualify as an eligible development for each organization.

Policy Considerations:

Staff recommend Council consider Housing Agreement Bylaw No. 6125 for first, second and third reading.

Respectfully submitted,

Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

CONCURRENCES	
Division / Department	**Name**
LEGAL SERVICES	C.Konrad

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT

(TOWNSHIP OF LANGLEY HOUSING TRUST SOCIETY – ALDERGROVE SITE)

BYLAW NO. 6125

EXPLANATORY NOTE

Bylaw No. 6125 authorizes the Corporation of the Township of Langley to enter into a housing agreement with the Township of Langley Housing Trust Society to secure rental housing and affordable rental units on the subject properties located at the 3000 Block of 272 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT

(TOWNSHIP OF LANGLEY HOUSING TRUST SOCIETY – ALDERGROVE SITE)

BYLAW NO. 6125

A Bylaw to authorize a Housing Agreement

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

1. This Bylaw may be cited for all purposes as the "Township of Langley Housing Agreement (Township of Langley Housing Trust Society – Aldergrove Site) Bylaw No. 6125".

2. The Council of the Township of Langley hereby authorizes the Corporation of the Township of Langley to enter into an agreement with the Township of Langley Housing Trust Society on behalf of the Township of Langley, as set out in Schedule "A", attached hereto and forming part of the bylaw (the "Agreement").

3. The lands identified in the Agreement are legally described as:

   Lot 1 Section 20 Township 13 NWD Plan EPP132527

4. Upon execution of the Agreement by the Mayor and the Township Clerk (or Deputy Clerk), the Agreement shall be validly entered into as authorized by this Bylaw.

5. The Township Clerk (or Deputy Clerk) is authorized to sign and cause to be register in the Land Title office, notices of the Agreement as may be required under the *Local Government Act*.

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

_____ Mayor _____ Township Clerk

SCHEDULE A

TERMS OF INSTRUMENT - PART 2

HOUSING AGREEMENT AND SECTION 219 COVENANT

(Section 483 of the *Local Government Act* and Section 219 of the *Land Title Act*)

THIS AGREEMENT made as of the ♦ day of ♦, 202♦.

BETWEEN:

Township of Langley Housing Trust Society
20338 – 65 Avenue
Langley, B.C., V2Y 3J1

(the "**Leasehold Owner**")

AND:

The Corporation of the Township of Langley
20338 – 65 Avenue
Langley, B.C., V2Y 3J1

(the "**Local Government**")

WHEREAS:

A. The Corporation of the Township of Langley is the registered owner of those lands and premises located at the south-east corner of the Fraser Highway and 272 Street in Langley, B.C. and legally described as:

PID: 032-465-718
Lot 1, Section 20 Township 13 New Westminster District Plan EPP132527

(the "**Lands**");

B. The Leasehold Owner is the registered owner of a leasehold interest in the Lands pursuant to a lease registered in the Land Title Office with document number CB1977126;

C. The Leasehold Owner may, pursuant to section 483 of the *Local Government Act*, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*;

D. Section 219 of the *Land Title Act* permits the registration of a covenant of a positive or negative nature in favour of the Local Government in respect of the use of land or construction on land;

E. The Leasehold Owner and the Local Government wish to enter into this Agreement to provide for rental housing units on the Lands, on the terms and conditions set out in this Agreement, and agree that this Agreement is a housing agreement pursuant to section 483 of the *Local Government Act* and a covenant pursuant to section 219 of the *Land Title Act*.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of $1.00 paid by each of the Parties to the other (the receipt and sufficiency of which is acknowledged by each party) and in consideration of the promises exchanged below, the Parties covenant and agree as follows:

1. Definitions

1.1 In this Agreement, unless otherwise defined, the following words have the following meanings:

(a) "**Agreement**" means this agreement and includes all recitals, instruments, schedules, and amendments thereto;

(b) "**BC Housing**" means British Columbia Housing Management Commission or its successor in function;

(c) "**Below Market Rent Unit**" means any Dwelling Unit more particularly set forth in section 2.1(c);

(d) "**Building**" means the building(s) and all other structures to be constructed on the Lands, together with all alterations or repairs thereto and all improvements from time to time constructed upon or affixed or appurtenant to the Lands;

(e) "**Dwelling Units**" means collectively, all of the dwelling units expected to be constructed on the Lands, and any one, a "**Dwelling Unit**";

(f) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, c. 250, together with all amendments thereto and replacements thereof;

(g) "**Land Title Office**" means the applicable Land Title Office or its successor in function;

(h) "***Local Government Act***" means the *Local Government Act*, R.S.B.C. 2015, c. 1, together with all amendments thereto and replacements thereof;

(i) "**Market Rent**" means rent for a Dwelling Unit that is based on an independent market rent appraisal and determined in accordance with the requirements of the BC Builds Rental Supply Program;

(j) "**Middle Income Limit**" means the gross annual household income that does not exceed the 75th income percentile:

(i) with respect to Dwelling Units with less than two (2) bedrooms, for families without children; or

(ii) with respect to Dwelling Units with two (2) or more bedrooms, for families with children,

as determined from time to time by BC Housing;

(k) "**Parties**" means together, the Leasehold Owner and the Local Government;

(l) "***Real Estate Act***" means the *Real Estate Act*, S.B.C. 1979, c. 356, together with all amendments thereto and replacements thereof;

(m) "***Residential Tenancy Act***" means the *Residential Tenancy Act*, S.B.C. 2002, c. 78, together with all amendments thereto and replacements thereof;

(n) "***Strata Property Act***" means the *Strata Property Act*, S.B.C. 1998, c. 43, together with all amendments thereto and replacements thereof;

(o) "**Subdivide**" or "**Subdivision**" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative units" or "shared interests in land" as defined in the *Real Estate Act*;

(p) "**Tenants**" means one or more individuals that occupy or propose to occupy Dwelling Units, and any one, a "**Tenant**"; and

(q) "**Tenancy Agreement**" means a tenancy agreement, lease, license or other agreement granting rights to occupy a Dwelling Unit that is governed by the *Residential Tenancy Act*.

2. Section 219 Covenant – Land Use Restrictions

2.1 The Leasehold Owner hereby covenants and agrees with respect to the use of the Lands and Building from the date of this Agreement set forth on the first page of the Terms of Instrument – Part 2 as follows:

(a) once the Dwelling Units have been constructed and the Local Government has issued an occupancy permit(s) for the Dwelling Units, the Dwelling Units shall be used only in accordance with this Agreement;

(b) any development on the Lands shall include the Dwelling Units to be used in a manner consistent with this Agreement;

(c) at least thirty percent (30%) of the Dwelling Units must be:

a. rented to Tenants for rents that are at least twenty percent (20%) below Market Rent; and

b. occupied by households with incomes at or below housing income limits for the corresponding size of housing unit, as set out in the current "Housing Income Limits" table published by BC Housing, or equivalent publication; and

c. occupied by households that comply with the Eligibility Criteria and are rented to Tenants in accordance with Township of Langley Development Cost Charge Waiver For Not-For-Profit Housing Bylaw No. 5901 as amended or replaced from time to time;

(d) each Dwelling Unit shall only be occupied by Tenants whose gross annual income does not exceed the applicable Middle Income Limit and each rented at a rate determined by BC Housing;

(e) the Leasehold Owner shall endeavour to rent each Below Market Rent Unit to Tenants who generally have lower gross annual income as at the date of initial occupancy than the average gross annual income as at the date of initial occupancy of Tenants who occupy a Dwelling Unit for Market Rent;

(f) each Dwelling Unit shall only be used for rental purposes, pursuant to a Tenancy Agreement;

(g) every Tenancy Agreement shall identify all Tenants of a Dwelling Unit;

(h) no Dwelling Unit on the Lands may be rented to or tenanted by any Tenant for a term of less than thirty (30) days; and

(i) the Leasehold Owner shall operate the Dwelling Units in compliance with the terms, conditions, requirements and restrictions contained in this Agreement.

2.2 The Local Government may permit the Leasehold Owner to Subdivide the Lands to Subdivide any excess lands within the Lands (which are not required as part of the Building in which the Dwelling Units will be built), provided that the Leasehold Owner will be able to ensure that the Dwelling Units can be built within current bylaws on the remainder portion of the Lands (the "**Remainder Lands**"), in which case the Local Government will upon Subdivision in this manner, discharge this Agreement from title to the excess lands, with this Agreement remaining in full force and effect against the Remainder Lands. The Leasehold Owner may Subdivide the Building pursuant to the *Strata Property Act*, in which case, the Local Government will, upon Subdivision in this manner,

discharge this Agreement from title to all strata lots other than those strata lots that comprise the Dwelling Units.

2.3 The Leasehold Owner shall not sell or transfer, or agree to sell or transfer, any interest in the Dwelling Units, other than a full interest in the Leasehold Owner's leasehold title, to a purchaser that agrees to assume the terms and conditions of this Agreement.

3. Notice to be Registered in the Land Title Office

3.1 The Leasehold Owner hereby acknowledges and agrees that:

(a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*;

(b) notice of this Agreement shall be registered in the Land Title Office by the Local Government at the cost of the Leasehold Owner in accordance with section 483 of the *Local Government Act*; and

(c) pursuant to section 483(6) of the *Local Government Act*, this Agreement shall be binding on all persons who acquire an interest in the Lands from the Leasehold Owner after registration of this notice, and unless discharged in accordance with this Agreement, shall run with and bind the Lands in perpetuity.

4. Compliance with Agreement

4.1 The Leasehold Owner hereby irrevocably authorizes the Local Government to make such inquiries as it considers reasonably necessary in order to confirm that the Leasehold Owner is complying with this Agreement.

5. Enforcement and Waiver

5.1 Nothing contained or implied herein shall prejudice or affect the rights and powers of the Local Government in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands. The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement shall not be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

5.2 The Parties agree that the Local Government is not obligated to inspect the Lands or to otherwise ensure compliance with this Agreement, nor is the Local Government obligated to remedy any default of this Agreement. A failure by the Local Government to enforce this Agreement shall not constitute a waiver of any of the Local Government's rights herein.

5.3 Notwithstanding any provision to the contrary in this Agreement, if the Leasehold Owner is in default of its obligations set forth in this Agreement then the Local Government may, by written notice to the Leasehold Owner, as the case may be:

(a) require such default to be corrected within thirty (30) days after receipt of such notice; and

(b) if within the thirty (30) days after receipt of such notice the default has not been corrected or reasonable steps to correct the default have not been taken, the Local Government, without limiting any other right it might have, may, but is under no obligation to, enter onto the Lands and rectify such default to the extent considered necessary by the Local Government, or pursue any other remedy consistent with the provisions set forth in sections 5.4 and 5.5.

5.4 No remedy under this Agreement is deemed to be exclusive but will, where possible, be cumulative with all other remedies available at law or in equity.

5.5 The Leasehold Owner hereby covenants and agrees that, in addition to any remedies that are available under this Agreement or at law, the Local Government is entitled to all equitable remedies, including specific performance, injunction and declarative relief to enforce its rights under this Agreement. The Leasehold Owner each acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Leasehold Owner under this Agreement.

6. Discharge or Amendment

6.1 This Agreement shall be discharged or amended only by an instrument duly executed by the Parties. Notwithstanding the foregoing, a unilateral discharge is the right of the Local Government pursuant to section 8.1(c).

6.2 Pursuant to section 483(4) of the *Local Government Act*, this Agreement may be amended only by a bylaw adopted with the consent of the Parties.

7. Indemnity and Release

7.1 The Leasehold Owner hereby releases, indemnifies and saves harmless the Local Government from all loss, damage, costs (including without limitation legal costs), expenses, actions, suits, debts, accounts, claims and demands (collectively, the "**Claims and Losses**"), including without limitation any and all claims of third parties (and including personal injury, death or damage occurring in or on the Lands), which the Local Government may suffer, incur or be put to arising directly or indirectly out of or in connection with this Agreement, including:

(a) any breach by the Leasehold Owner of any covenant or agreement contained in or related to this Agreement;

(b) any negligent act or omission of the Leasehold Owner or its officers, directors, agents, contractors or other persons for whom at law the Leasehold Owner is responsible;

(c) the exercise of discretion by any employee or official of the Local Government for any matter relating to this Agreement;

(d) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands, the Building or any portion thereof, including any Dwelling Unit; and/or

(e) the exercise by the Local Government of any of its rights under this Agreement or an enactment.

Notwithstanding the foregoing or anything to the contrary set forth in this Agreement, the indemnity being granted by the Leasehold Owner hereunder shall exclude such Claims and Losses arising from the negligent acts or omissions, bad faith or willful misconduct of the Local Government.

7.2 The indemnity and release set forth in section 7.1 shall survive the termination of this Agreement.

8. Agreement for Benefit of Local Government Only

8.1 The Parties agree that:

(a) this Agreement is entered into only for the benefit of the Local Government;

(b) this Agreement is not intended to protect the interests of the Leasehold Owner, any tenant, or any future owner, lessee, occupier or user of the Lands, the Building or any portion thereof, including any Dwelling Unit; and

(c) the Local Government may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Leasehold Owner.

9. Miscellaneous

9.1 Time will be of the essence of this Agreement and will remain of the essence notwithstanding the extension of any of the dates under this Agreement.

9.2 This Agreement represents the whole agreement between the Parties, and there are no warranties, representations, conditions or collateral agreements made by the Parties except as set forth in this Agreement.

9.3 The captions and headings throughout this Agreement are for convenience and reference only and the words and phrases contained therein will in no way be held or deemed to define, limit, describe, explain, modify, amplify or add to the interpretation, construction or meaning of any provision of or the scope or intent of this Agreement or in any way affect this Agreement.

9.4 If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the remainder of this Agreement will remain in full force and effect.

9.5 Each of the Parties shall at all times and from time to time and upon reasonable request do, execute and deliver all further assurances, acts and documents for the purpose of evidencing and giving full force and effect to the covenants, agreements and provisions in this Agreement.

9.6 All notices, demands and requests which may or are required to be given pursuant to this Agreement will be in writing and will be sufficiently given if served personally upon the party for which it is intended, or mailed prepaid and double registered:

(a) in the case of the Leasehold Owner, addressed to:

Township of Langley Housing Trust Society
20338 – 65 Avenue
Langley, B.C., V2Y 3J1

Attention: President

(b) in the case of the Local Government, addressed to:

Township of Langley
202338 – 65 Avenue
Langley, B.C., V2Y 3J1

Attention: Township Clerk

or at such other addresses as each of the Parties may from time to time advise by notice in writing. The date of receipt of any such notice, demand or request will be deemed to be the date of delivery if such notice, demand or request is served personally or if mailed as aforesaid on the fifth business day next following the date of such mailing; provided, however, that if mailed, should there be between the time of mailing and the actual receipt of the notice a mail strike, slow down of postal service or other labour dispute which affects the delivery of such notice, then such notice will be deemed to be received when actually delivered.

9.7 Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia. Without limiting the above, in the event of any conflict

between any provision of this Agreement and the *Residential Tenancy Act*, this Agreement is without effect to the extent of the conflict, except that the Leasehold Owner shall be responsible for ensuring that every Tenancy Agreement fairly reflects the material terms of this Agreement.

9.8 Any reference to a statute includes and is a reference to such statute and to the regulations made pursuant thereto, with all amendments made from time to time to such statute and regulations and as they are in force from time to time, and to any statute and regulations that may be passed which have the effect of supplementing or superseding such statutes and regulations.

9.9 The Leasehold Owner will do everything necessary, at the expense of the Leasehold Owner, to ensure that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands and that this Agreement will be noted and registered against title to the Lands in priority to all financial charges and financial encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the Local Government or in favour of the Local Government.

9.10 The Leasehold Owner is only liable for breaches of this Agreement that occur while the Leasehold Owner is the registered owner of the leasehold interest in the Lands provided however that notwithstanding that the Leasehold Owner is no longer the registered owner of the leasehold interest in the Lands, the Leasehold Owner will remain liable for breaches of this Agreement that occurred while the Leasehold Owner was the registered owner of the leasehold interest in the Lands.

9.11 This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective successors and permitted assignees.

By signing the General Instrument Part I, the Parties have agreed to be bound by their respective obligations contained in this Agreement.

Township of Langley

Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 – REGULAR MEETING	**REPORT:**	25-71
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0236
SUBJECT:	HOUSING AGREEMENT (TOWNSHIP OF LANGLEY HOUSING TRUST SOCIETY / 20230 – 72B AVENUE)		

PROPOSAL:

That Council grant first, second and third reading to Township of Langley Housing Agreement (Township of Langley Housing Trust Society – Central Gordon Site) Bylaw No. 6126.

EXECUTIVE SUMMARY:

On April 7, 2025, Council issued Development Permit No. 101463 to the Township of Langley to facilitate development of a building containing 118 apartment units located at 20230 – 72B Avenue.

At the April 7, 2025 Regular Meeting, Council by resolution waived the payment of Township of Langley Development Cost Charges (DCC) pursuant to DCC Waiver Bylaw No. 5901 as the project qualifies as an "Eligible Development". The applicant is seeking a further waiver for Metro Vancouver DCCs and TransLink DCCs which require the establishment of a Housing Agreement.

PURPOSE:

The purpose of this report is to provide information and recommendations concerning Bylaw No. 6126.

BACKGROUND/HISTORY:

- On January 29, 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 middle income rental homes.
- On April 7, 2025, along with the issuance of Development Permit No. 101463 to facilitate the development of 118 apartment units, Council also waived the Township of Langley Development Cost Charges as it qualified as an eligible development under the DCC waiver bylaw.

DISCUSSION/ANALYSIS:

- Township DCCs are regulated through the Development Cost Charges Bylaw (as amended) and through the accompanying DCC program. The Township's DCC Waiver Bylaw No. 5901 allows eligible developments to qualify for a waiver from payment of these charges.
- As part of the Township's DCC program, the Township also collects DCCs on behalf of Metro Vancouver (water, liquid waste, parks), TransLink and the School Board.
- Establishment of a housing agreement provides a mechanism for DCC waivers for Metro Vancouver and TransLink to qualify as an eligible development for each organization.

Policy Considerations:

Staff recommend Council consider Housing Agreement Bylaw No. 6216 for first, second and third reading.

Respectfully submitted,

Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

CONCURRENCES	
Division / Department	**Name**
LEGAL SERVICES	C. Konrad

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT
(TOWNSHIP OF LANGLEY HOUSING TRUST SOCIETY – CENTRAL GORDON SITE)
BYLAW NO. 6126

EXPLANATORY NOTE

Bylaw No. 6126 authorizes The Corporation of the Township of Langley to enter into a housing agreement with the Township of Langley Housing Trust Society to secure rental housing and affordable rental units on the subject property located at 20230 – 72B Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT

(TOWNSHIP OF LANGLEY HOUSING TRUST SOCIETY – CENTRAL GORDON SITE)

BYLAW NO. 6126

A Bylaw to authorize a Housing Agreement

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

1. This Bylaw may be cited for all purposes as the "Township of Langley Housing Agreement (Township of Langley Housing Trust Society – Central Gordon Site) Bylaw No. 6126".

2. The Council of the Township of Langley hereby authorizes the Corporation of the Township of Langley to enter into an agreement with the Township of Langley Housing Trust Society on behalf of the Township of Langley, as set out in Schedule "A", attached hereto and forming part of the bylaw (the "Agreement").

3. The lands identified in the Agreement are legally described as:

   Lot A Section 23 Township 8 NWD Plan EPP135578

4. Upon execution of the Agreement by the Mayor and the Township Clerk (or Deputy Clerk), the Agreement shall be validly entered into as authorized by this Bylaw.

5. The Township Clerk (or Deputy Clerk) is authorized to sign and cause to be register in the Land Title office, notices of the Agreement as may be required under the *Local Government Act*.

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

_____ Mayor _____ Township Clerk

SCHEDULE A

TERMS OF INSTRUMENT - PART 2

HOUSING AGREEMENT AND SECTION 219 COVENANT

(Section 483 of the *Local Government Act* and Section 219 of the *Land Title Act*)

THIS AGREEMENT made as of the ♦ day of ♦, 202♦.

BETWEEN:

Township of Langley Housing Trust Society
20338 – 65 Avenue
Langley, B.C., V2Y 3J1

(the "**Leasehold Owner**")

AND:

The Corporation of the Township of Langley
20338 – 65 Avenue
Langley, B.C., V2Y 3J1

(the "**Local Government**")

WHEREAS:

A. The Corporation of the Township of Langley is the registered owner of those lands and premises located at 20230 72B Avenue in Langley, B.C. and legally described as:

PID: 032-186-673
Lot A, Section 23 Township 8 New Westminster District Plan EPP135578

(the "**Lands**");

B. The Leasehold Owner is the registered owner of a leasehold interest in the Lands pursuant to a lease registered in the Land Title Office with document number CB1898612;

C. The Leasehold Owner may, pursuant to section 483 of the *Local Government Act*, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*;

D. Section 219 of the *Land Title Act* permits the registration of a covenant of a positive or negative nature in favour of the Local Government in respect of the use of land or construction on land;

E. The Leasehold Owner and the Local Government wish to enter into this Agreement to provide for rental housing units on the Lands, on the terms and conditions set out in this Agreement, and agree that this Agreement is a housing agreement pursuant to section 483 of the *Local Government Act* and a covenant pursuant to section 219 of the *Land Title Act*.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of $1.00 paid by each of the Parties to the other (the receipt and sufficiency of which is acknowledged by each party) and in consideration of the promises exchanged below, the Parties covenant and agree as follows:

1. Definitions

1.1 In this Agreement, unless otherwise defined, the following words have the following meanings:

(a) "**Agreement**" means this agreement and includes all recitals, instruments, schedules, and amendments thereto;

(b) "**BC Housing**" means British Columbia Housing Management Commission or its successor in function;

(c) "**Below Market Rent Unit**" means any Dwelling Unit more particularly set forth in section 2.1(c);

(d) "**Building**" means the building(s) and all other structures to be constructed on the Lands, together with all alterations or repairs thereto and all improvements from time to time constructed upon or affixed or appurtenant to the Lands;

(e) "**Dwelling Units**" means collectively, all of the dwelling units expected to be constructed on the Lands, and any one, a "**Dwelling Unit**";

(f) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, c. 250, together with all amendments thereto and replacements thereof;

(g) "**Land Title Office**" means the applicable Land Title Office or its successor in function;

(h) "***Local Government Act***" means the *Local Government Act*, R.S.B.C. 2015, c. 1, together with all amendments thereto and replacements thereof;

(i) "**Market Rent**" means rent for a Dwelling Unit that is based on an independent market rent appraisal and determined in accordance with the requirements of the BC Builds Rental Supply Program;

(j) "**Middle Income Limit**" means the gross annual household income that does not exceed the 75th income percentile:

(i) with respect to Dwelling Units with less than two (2) bedrooms, for families without children; or

(ii) with respect to Dwelling Units with two (2) or more bedrooms, for families with children,

as determined from time to time by BC Housing;

(k) "**Parties**" means together, the Leasehold Owner and the Local Government;

(l) "***Real Estate Act***" means the *Real Estate Act*, S.B.C. 1979, c. 356, together with all amendments thereto and replacements thereof;

(m) "***Residential Tenancy Act***" means the *Residential Tenancy Act*, S.B.C. 2002, c. 78, together with all amendments thereto and replacements thereof;

(n) "***Strata Property Act***" means the *Strata Property Act*, S.B.C. 1998, c. 43, together with all amendments thereto and replacements thereof;

(o) "**Subdivide**" or "**Subdivision**" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative units" or "shared interests in land" as defined in the *Real Estate Act*;

(p) "**Tenants**" means one or more individuals that occupy or propose to occupy Dwelling Units, and any one, a "**Tenant**"; and

(q) "**Tenancy Agreement**" means a tenancy agreement, lease, license or other agreement granting rights to occupy a Dwelling Unit that is governed by the *Residential Tenancy Act*.

2. Section 219 Covenant – Land Use Restrictions

2.1 The Leasehold Owner hereby covenants and agrees with respect to the use of the Lands and Building from the date of this Agreement set forth on the first page of the Terms of Instrument – Part 2 as follows:

(a) once the Dwelling Units have been constructed and the Local Government has issued an occupancy permit(s) for the Dwelling Units, the Dwelling Units shall be used only in accordance with this Agreement;

(b) any development on the Lands shall include the Dwelling Units to be used in a manner consistent with this Agreement;

(c) at least thirty percent (30%) of the Dwelling Units must be:

i. rented to Tenants for rents that are at least twenty percent (20%) below Market Rent; and

ii. occupied by households with incomes at or below housing income limits for the corresponding size of housing unit, as set out in the current "Housing Income Limits" table published by BC Housing, or equivalent publication; and

iii. occupied by households that comply with the Eligibility Criteria and are rented to Tenants in accordance with Township of Langley Development Cost Charge Waiver For Not-For-Profit Housing Bylaw No. 5901 as amended or replaced from time to time;

(d) each Dwelling Unit shall only be occupied by Tenants whose gross annual income does not exceed the applicable Middle Income Limit and each rented at a rate determined by BC Housing;

(e) the Leasehold Owner shall endeavour to rent each Below Market Rent Unit to Tenants who generally have lower gross annual income as at the date of initial occupancy than the average gross annual income as at the date of initial occupancy of Tenants who occupy a Dwelling Unit for Market Rent;

(f) each Dwelling Unit shall only be used for rental purposes, pursuant to a Tenancy Agreement;

(g) every Tenancy Agreement shall identify all Tenants of a Dwelling Unit;

(h) no Dwelling Unit on the Lands may be rented to or tenanted by any Tenant for a term of less than thirty (30) days; and

(i) the Leasehold Owner shall operate the Dwelling Units in compliance with the terms, conditions, requirements and restrictions contained in this Agreement.

2.2 The Local Government may permit the Leasehold Owner to Subdivide the Lands to Subdivide any excess lands within the Lands (which are not required as part of the Building in which the Dwelling Units will be built), provided that the Leasehold Owner will be able to ensure that the Dwelling Units can be built within current bylaws on the remainder portion of the Lands (the "**Remainder Lands**"), in which case the Local Government will upon Subdivision in this manner, discharge this Agreement from title to the excess lands, with this Agreement remaining in full force and effect against the Remainder Lands. The Leasehold Owner may Subdivide the Building pursuant to the *Strata Property Act*, in which case, the Local Government will, upon Subdivision in this manner,

discharge this Agreement from title to all strata lots other than those strata lots that comprise the Dwelling Units.

2.3 The Leasehold Owner shall not sell or transfer, or agree to sell or transfer, any interest in the Dwelling Units, other than a full interest in the Leasehold Owner's leasehold title, to a purchaser that agrees to assume the terms and conditions of this Agreement.

3. Notice to be Registered in the Land Title Office

3.1 The Leasehold Owner hereby acknowledges and agrees that:

(a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*;

(b) notice of this Agreement shall be registered in the Land Title Office by the Local Government at the cost of the Leasehold Owner in accordance with section 483 of the *Local Government Act*; and

(c) pursuant to section 483(6) of the *Local Government Act*, this Agreement shall be binding on all persons who acquire an interest in the Lands from the Leasehold Owner after registration of this notice, and unless discharged in accordance with this Agreement, shall run with and bind the Lands in perpetuity.

4. Compliance with Agreement

4.1 The Leasehold Owner hereby irrevocably authorizes the Local Government to make such inquiries as it considers reasonably necessary in order to confirm that the Leasehold Owner is complying with this Agreement.

5. Enforcement and Waiver

5.1 Nothing contained or implied herein shall prejudice or affect the rights and powers of the Local Government in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands. The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement shall not be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

5.2 The Parties agree that the Local Government is not obligated to inspect the Lands or to otherwise ensure compliance with this Agreement, nor is the Local Government obligated to remedy any default of this Agreement. A failure by the Local Government to enforce this Agreement shall not constitute a waiver of any of the Local Government's rights herein.

5.3 Notwithstanding any provision to the contrary in this Agreement, if the Leasehold Owner is in default of its obligations set forth in this Agreement then the Local Government may, by written notice to the Leasehold Owner, as the case may be:

(a) require such default to be corrected within thirty (30) days after receipt of such notice; and

(b) if within the thirty (30) days after receipt of such notice the default has not been corrected or reasonable steps to correct the default have not been taken, the Local Government, without limiting any other right it might have, may, but is under no obligation to, enter onto the Lands and rectify such default to the extent considered necessary by the Local Government, or pursue any other remedy consistent with the provisions set forth in sections 5.4 and 5.5.

5.4 No remedy under this Agreement is deemed to be exclusive but will, where possible, be cumulative with all other remedies available at law or in equity.

5.5 The Leasehold Owner hereby covenants and agrees that, in addition to any remedies that are available under this Agreement or at law, the Local Government is entitled to all equitable remedies, including specific performance, injunction and declarative relief to enforce its rights under this Agreement. The Leasehold Owner each acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Leasehold Owner under this Agreement.

6. Discharge or Amendment

6.1 This Agreement shall be discharged or amended only by an instrument duly executed by the Parties. Notwithstanding the foregoing, a unilateral discharge is the right of the Local Government pursuant to section 8.1(c).

6.2 Pursuant to section 483(4) of the *Local Government Act*, this Agreement may be amended only by a bylaw adopted with the consent of the Parties.

7. Indemnity and Release

7.1 The Leasehold Owner hereby releases, indemnifies and saves harmless the Local Government from all loss, damage, costs (including without limitation legal costs), expenses, actions, suits, debts, accounts, claims and demands (collectively, the "**Claims and Losses**"), including without limitation any and all claims of third parties (and including personal injury, death or damage occurring in or on the Lands), which the Local Government may suffer, incur or be put to arising directly or indirectly out of or in connection with this Agreement, including:

(a) any breach by the Leasehold Owner of any covenant or agreement contained in or related to this Agreement;

(b) any negligent act or omission of the Leasehold Owner or its officers, directors, agents, contractors or other persons for whom at law the Leasehold Owner is responsible;

(c) the exercise of discretion by any employee or official of the Local Government for any matter relating to this Agreement;

(d) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands, the Building or any portion thereof, including any Dwelling Unit; and/or

(e) the exercise by the Local Government of any of its rights under this Agreement or an enactment.

Notwithstanding the foregoing or anything to the contrary set forth in this Agreement, the indemnity being granted by the Leasehold Owner hereunder shall exclude such Claims and Losses arising from the negligent acts or omissions, bad faith or willful misconduct of the Local Government.

7.2 The indemnity and release set forth in section 7.1 shall survive the termination of this Agreement.

8. Agreement for Benefit of Local Government Only

8.1 The Parties agree that:

(a) this Agreement is entered into only for the benefit of the Local Government;

(b) this Agreement is not intended to protect the interests of the Leasehold Owner, any tenant, or any future owner, lessee, occupier or user of the Lands, the Building or any portion thereof, including any Dwelling Unit; and

(c) the Local Government may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Leasehold Owner.

9. Miscellaneous

9.1 Time will be of the essence of this Agreement and will remain of the essence notwithstanding the extension of any of the dates under this Agreement.

9.2 This Agreement represents the whole agreement between the Parties, and there are no warranties, representations, conditions or collateral agreements made by the Parties except as set forth in this Agreement.

9.3 The captions and headings throughout this Agreement are for convenience and reference only and the words and phrases contained therein will in no way be held or deemed to define, limit, describe, explain, modify, amplify or add to the interpretation, construction or meaning of any provision of or the scope or intent of this Agreement or in any way affect this Agreement.

9.4 If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the remainder of this Agreement will remain in full force and effect.

9.5 Each of the Parties shall at all times and from time to time and upon reasonable request do, execute and deliver all further assurances, acts and documents for the purpose of evidencing and giving full force and effect to the covenants, agreements and provisions in this Agreement.

9.6 All notices, demands and requests which may or are required to be given pursuant to this Agreement will be in writing and will be sufficiently given if served personally upon the party for which it is intended, or mailed prepaid and double registered:

(a) in the case of the Leasehold Owner, addressed to:

Township of Langley Housing Trust Society
20338 – 65 Avenue
Langley, B.C., V2Y 3J1

Attention: President

(b) in the case of the Local Government, addressed to:

Township of Langley
202338 – 65 Avenue
Langley, B.C., V2Y 3J1

Attention: Township Clerk

or at such other addresses as each of the Parties may from time to time advise by notice in writing. The date of receipt of any such notice, demand or request will be deemed to be the date of delivery if such notice, demand or request is served personally or if mailed as aforesaid on the fifth business day next following the date of such mailing; provided, however, that if mailed, should there be between the time of mailing and the actual receipt of the notice a mail strike, slow down of postal service or other labour dispute which affects the delivery of such notice, then such notice will be deemed to be received when actually delivered.

9.7 Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia. Without limiting the above, in the event of any conflict

between any provision of this Agreement and the *Residential Tenancy Act*, this Agreement is without effect to the extent of the conflict, except that the Leasehold Owner shall be responsible for ensuring that every Tenancy Agreement fairly reflects the material terms of this Agreement.

9.8 Any reference to a statute includes and is a reference to such statute and to the regulations made pursuant thereto, with all amendments made from time to time to such statute and regulations and as they are in force from time to time, and to any statute and regulations that may be passed which have the effect of supplementing or superseding such statutes and regulations.

9.9 The Leasehold Owner will do everything necessary, at the expense of the Leasehold Owner, to ensure that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands and that this Agreement will be noted and registered against title to the Lands in priority to all financial charges and financial encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the Local Government or in favour of the Local Government.

9.10 The Leasehold Owner is only liable for breaches of this Agreement that occur while the Leasehold Owner is the registered owner of the leasehold interest in the Lands provided however that notwithstanding that the Leasehold Owner is no longer the registered owner of the leasehold interest in the Lands, the Leasehold Owner will remain liable for breaches of this Agreement that occurred while the Leasehold Owner was the registered owner of the leasehold interest in the Lands.

9.11 This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective successors and permitted assignees.

By signing the General Instrument Part I, the Parties have agreed to be bound by their respective obligations contained in this Agreement.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 - REGULAR MEETING	**REPORT:**	25-72
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-36-0219
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100256 AND DEVELOPMENT PERMIT APPLICATION NO. 101402 (1308728 BC LTD. / 21588 – 96 AVENUE)		

PROPOSAL:

On January 27, 2025, Council considered third reading of an application to amend the Walnut Grove Community Plan and Walnut Grove Redwoods Neighbourhood Plan from Neighbourhood Commercial to High Density Residential and Comprehensive Residential Development 4 and rezone a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 with an accompanying Development Permit application (including landscape variances) to facilitate development of 12 townhouses. Council did not grant third reading and passed the following resolution:

> *"That the application be referred back to staff to report to Council on alternative development options given its significant access constraints, and to review the possibility and merits of its preservation for future redevelopment and interim uses for Council's consideration."*

In response to Council's resolution, staff have reviewed the development potential of the site and are providing information for three (3) alternative development scenarios.

RECOMMENDATIONS:

That Council consider the three (3) alternative development scenarios summarized in this report and adopt one the of the following resolutions.

a) **That** Council direct staff to work with the applicant on a revised development proposal as per Option 1 **OR** Option 2 **OR** Option 3 as summarized in this report.

OR

b) **That** Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1308728 BC Ltd.) Bylaw No. 6070 rezoning a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to facilitate the development of 12 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.

2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Walnut Grove Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    i. identifying the unit required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    ii. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    iii. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
6. Compliance with the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council amend the Walnut Grove Redwoods Neighbourhood Plan adopted by Council Resolution May 26, 1997 at time of final reading of Rezoning Bylaw No. 6070 by adding a new Section 2.2.4 Comprehensive Residential development CRD-4 following Section 2.2.3 Comprehensive Residential Development CRD-3 as follows:

2.2.4 Comprehensive Residential Development CRD-4

- maximum net residential density: 63 units per hectare (26.1 units per acre)
- residential development shall be in a townhouse form

and by changing the land use designation on Map 2: Redwoods Neighbourhood Development Concept from "Neighbourhood Commercial" to "Comprehensive Residential Development CRD-4" for the lands legally described as Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851.

That Council at time of final reading of Rezoning Bylaw No. 6070 consider issuance of Development Permit No. 101402 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape

screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules "A" and "B".

d. Section 111.5.2) b) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules "A" and "B".
e. Section 111.5.2) d) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules "A" and "B".
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or in enclosures and screened.
h. All signage being in substantial compliance with Schedules "A" and "B" and with the Township's Sign Bylaw.

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

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

EXECUTIVE SUMMARY:

On January 27, 2025, Council considered third reading of Bylaws No. 6069 and 6070 with accompanying Development Permit No. 101402 to facilitate the development of 12 townhouses at 21588 – 96 Avenue. Council did not grant third reading and passed the following resolution:

> *"That the application be referred back to staff to report to Council on alternative development options given its significant access constraints, and to review the possibility and merits of its preservation for future redevelopment and interim uses for Council's consideration."*

In response to Council's resolution, staff have reviewed the development potential of the site and provide information on three (3) alternative development options including a reduced yield townhouse development, a lot layout and a neighbourhood commercial option.

Staff recommend that Council either instruct staff to work with the proponent to revise the development to one of the alternative development options OR grant third reading to Bylaws No. 6069 and 6070 with associated motions as originally presented.

PURPOSE:

The purpose of this report is to provide information on alternative development options for the site at 21588 – 96 Avenue and to provide a recommendation for advancing the application.

BACKGROUND / HISTORY:

- Council granted first and second reading of Bylaws No. 6069 and 6070 on November 18, 2024 (Attachment B and C).
- Council requested additional information with regards to site access and a memorandum was advanced (Attachment D) providing information about the 216 Street Complete Street Project.
- The Public Hearing was held on January 13, 2025 with two written submissions and three speakers. The items identified at Public Hearing were:
    - lack of parking in the area
    - functionality of the access limited to right in right out only
    - traffic
    - increased density
- Council considered third reading on January 27, 2025 and passed the following motion:
    "That the application be referred back to staff to report to Council on alternative development options given its significant access constraints, and to review the possibility and merits of its preservation for future redevelopment and interim uses for Council's consideration."

DISCUSSION / ANALYSIS:

In response to Council's motion, staff reviewed three (3) alternative development options for the subject site as illustrated in Attachment A.

- Option 1:
    - continue with a townhouse form of development with physical restrictions limiting access to right in right out to 216 Street but reduce the yield by one unit to 11 units.
        - The reduced building footprint allows for reconsideration of the visitor parking configuration and an additional parking stall.
        - The reduced building footprint could also provide space on the development site to accommodate the age-friendly amenity area with reduced variances.
        - The change would require the owner's consent to decrease the density, alteration of Zoning Bylaw No. 6070 to reduce the maximum number of units to 11 and a revised Development Permit prior to final reading.

- Option 2
    - advance a three-lot subdivision in keeping with the Residential Zone R-1(C) consistent with neighbouring lots to the west and south.
        - From a process perspective, a new Walnut Grove Community Plan and associated Redwoods Neighbourhood Plan amendment would be required from Neighbourhood Commercial to Low Density Residential. If approved, a subsequent subdivision application would be required.
        - Approximately three (3) lots could be achieved with shared access restricted to right-in right-out only from 216 Street, noting that the access would require detailed design to ensure safety given the proximity to the intersection.
        - The lots would be eligible for small-scale multi-unit housing with up to four (4) units per lot subject to securing a variance for access from an arterial road.
        - Parking would be required at a rate of one (1) space per dwelling unit with a minimum of two (2) parking spaces per lot.

- Option 3
    - advance a commercial development in keeping with the Neighbourhood Commercial land use designation and existing Neighbourhood Commercial C-4 zoning.
        - The neighbourhood commercial use is intended to satisfy those limited basic daily needs of residents.
        - From a process perspective, Bylaws No. 6069 and 6070 would be abandoned and a new Development Permit application would be required.
        - Access would be restricted to right-in from 216 Street and right-out only to 96 Avenue.
        - The Walnut Grove Community Plan and Neighborhood Commercial C-4 zone restrict the size of the convenience store use to 450 m^2 (4,844 ft^2) and provides for an optional dwelling unit within the convenience store building for the owner, manager or caretaker and family.
        - The Walnut Grove Community Plan seeks consideration of buffer planting by the commercial site when adjacent to residential uses.
        - Parking would be required at a rate of one (1) parking space per 35m^2 (355 ft^2) of gross floor area or approximately 13 parking spaces for the 450m^2 convenience store use plus 1.5 for the residential use.

- Staff note that the 216 Street Complete Street Project introduces a full traffic signal at the intersection of 216 Street and 96 Avenue with median defined left turn bays that extend south of the extents of the subject site. As a result of the site's limited frontage on both 96 Avenue and 216 Street, driveway access is limited to right-in right-out only in all alternative development options. Staff note that there are similar situations on 208 Street south of 96 Avenue in Walnut Grove. Transportation staff have reviewed the options conceptually and note that detailed design review of a specific proposal is required.
- The Fire Department has reviewed the development options and indicate that the proposals align with the BC Building Code access requirements and that they can provide service to the options.
- Corresponding preliminary site plans for Options 1, 2 and 3 have been provided for information purposes only. A proposed site plan and/or subdivision plan prepared by the applicant would be required to confirm compliance with all Township of Langley bylaws.
- Staff note that interim uses could also be considered using the Temporary Use Permit provisions in the Zoning Bylaw (including a Development Permit as the site is located in a Development Permit area). Appropriate uses would be further reviewed based on the policy context and current C-4 zoning. To date, Temporary Use Permit applications have included commercial uses such as seasonal greenhouse sales.

Policy Considerations:

The Walnut Grove Community Plan and Walnut Grove Redwoods Neighbourhood Plan designate the site for neighbourhood commercial uses and the site is currently zoned Neighbourhood Commercial Zone C-4. The applicant has advanced an application to change the land use and zoning to achieve a 12 unit townhouse development. The 12 unit townhouse application relied on variances to achieve the twelfth unit and, although supported, the site plan could be modified and variances reduced by reducing a unit.

The three (3) lot alternative development option with shared access to 216 Street would provide a similar lot size to the adjacent subdivision. Access and functionality of the site would depend on the proposed lot design and how many units the developer elected to construct on each lot.

The neighbourhood commercial option would be in keeping with the land use plans and would require design development to ensure fit within the neighbourhood consistent with the land use plans. It is currently unknown if the floor space limitation in the Neighbourhood Commercial C-4 Zone will affect development feasibility. The lot has been zoned for neighbourhood commercial uses since 1988, but development of the site consistent with the zone has not advanced.

Staff recommend that Council either direct staff to work with the proponent on a development plan in keeping with one of the alternative development options or grant third reading of Bylaws No. 6069 and 6070 with associated motions.

Respectfully submitted,

Teresa Hanson
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Alternative Development Options
ATTACHMENT B	Site Plan (Bylaws No. 6069 and 6070)
ATTACHMENT C	November 18, 2024 Report to Council
ATTACHMENT D	December 2, 2024 Memorandum to Council

ToL #: 08-36-0219 / 21588 96 Avenue

Alternative Development – Option 1: Townhouse Revised

ATTACHMENT A



Potential Visitor Parking Area

Potential Age Friendly Amenity Area

This is a conceptual plan prepared by staff for information purposes only.
The Township makes no warranty as to the accuracy, completeness, or utility of the information provided.
A detailed site plan prepared by the applicant will be required to assess compliance with all applicable Township of Langley bylaws.

Metres
0 5 10 20

Document Path: F:\data\Planning\Planning Tech\CustomMaps\Parcel Block Conceptual\Parcel Block Conceptual.aprx Date Saved: 02/05/2025 5:19 PM Author: MN

ToL #: 08-36-0219 / 21588 96 Avenue

Alternative Development – Option 2: Three (3) Lot Subdivision



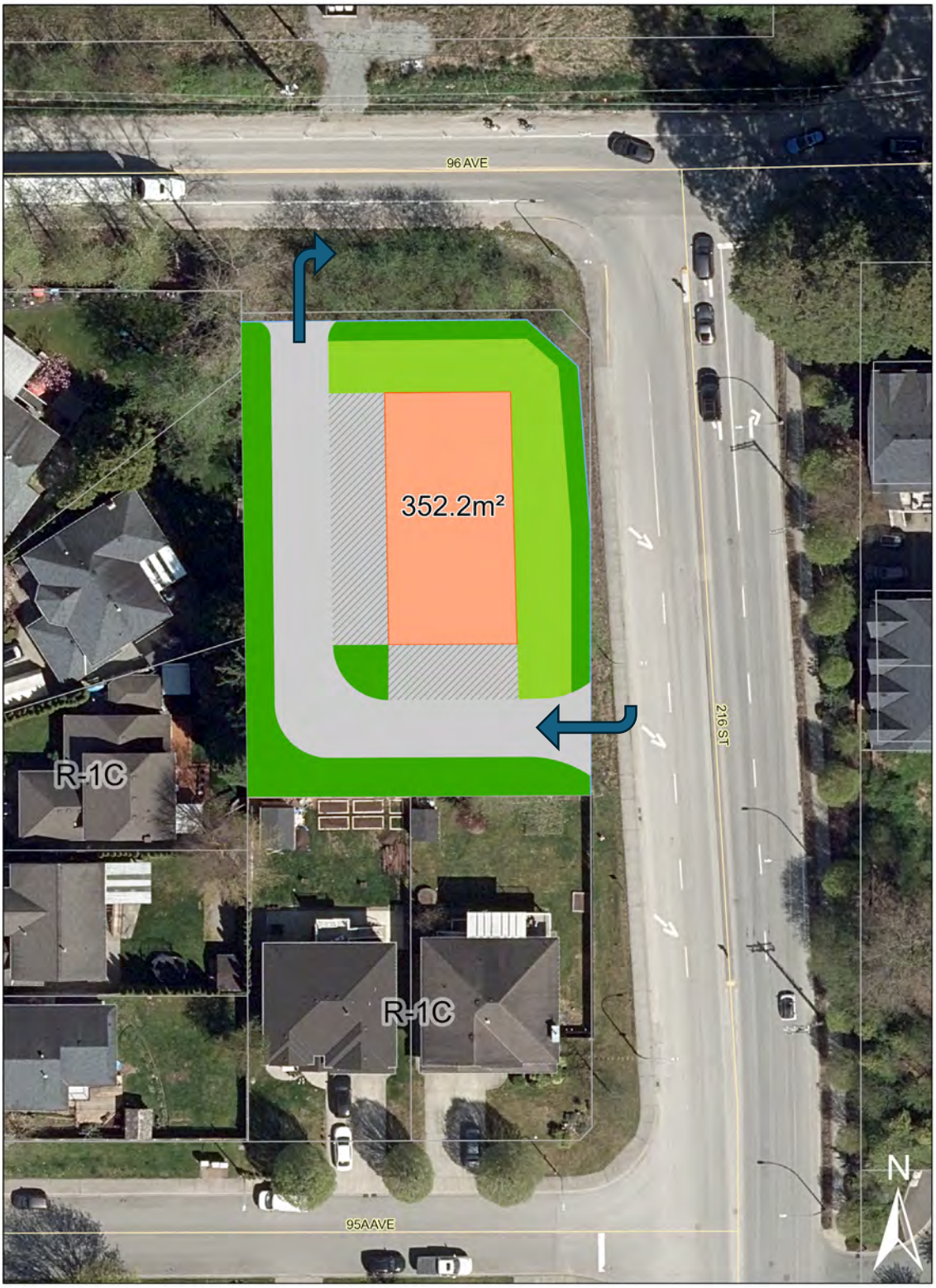
This is a conceptual plan prepared by staff for information purposes only.
The Township makes no warranty as to the accuracy, completeness, or utility of the information provided.
A detailed site plan prepared by the applicant will be required to assess compliance with all applicable Township of Langley bylaws.

Meters
0 5 10 20

Document Path: F:\data\Planning\Planning Tech\CustomMaps\Parcel Block Conceptual\Parcel Block Conceptual.aprx Date Saved: 30/04/2025 4:54 PM Author: MN

ToL #: 08-36-0219 / 21588 96 Avenue

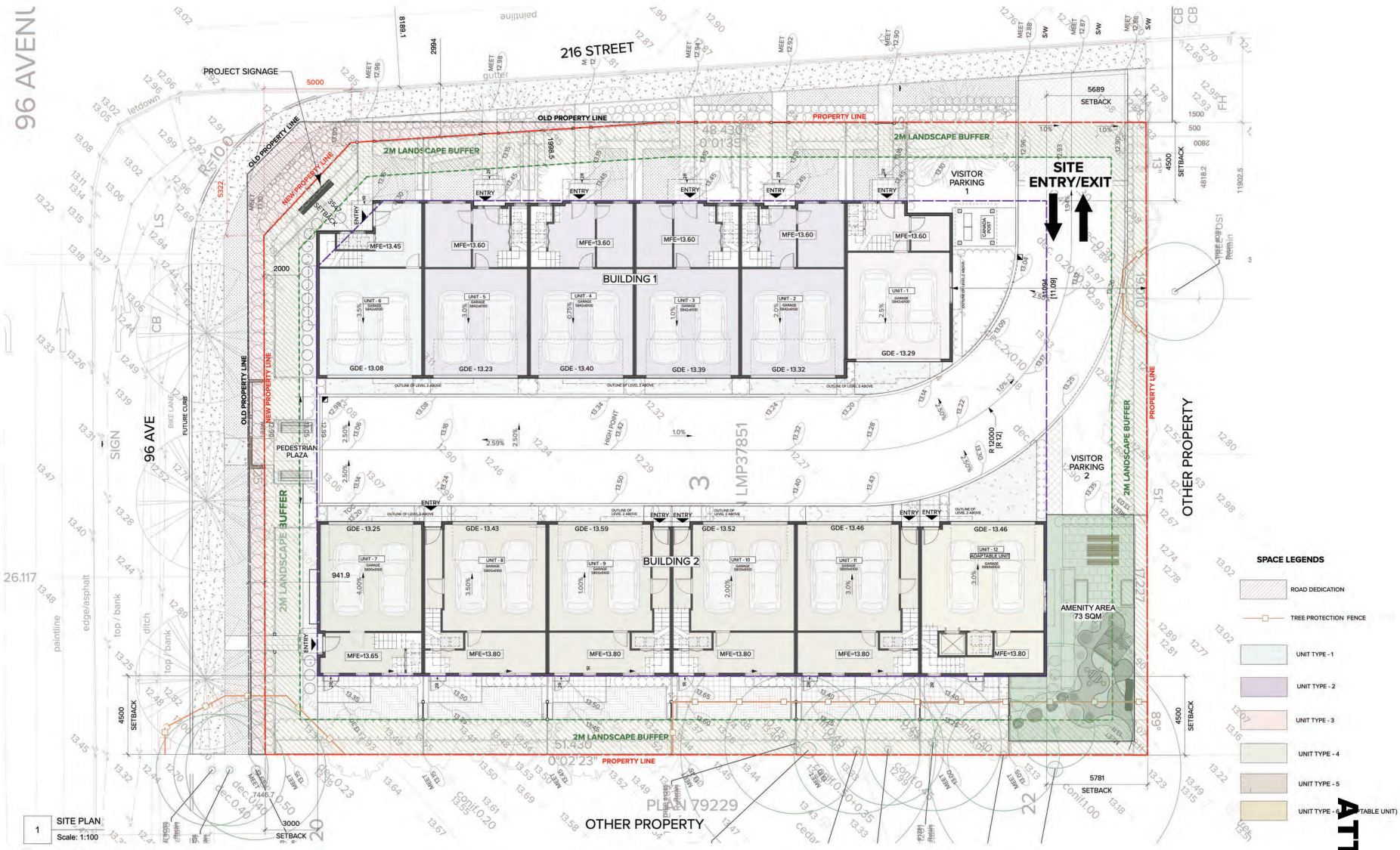
Alternative Development – Option 3: Neighbourhood Commercial C-4 Zoning



This is a conceptual plan prepared by staff for information purposes only.
The Township makes no warranty as to the accuracy, completeness, or utility of the information provided.
A detailed site plan prepared by the applicant will be required to assess compliance with all applicable Township of Langley bylaws.

Metres
0 5 10 20

Document Path: F:\data\Planning\Planning Tech\CustomMaps\Parcel Block Conceptual\Parcel Block Conceptual.aprx Date Saved: 30/04/2025 4:54 PM Author: MN



1 SITE PLAN
Scale: 1:100

ATTACHMENT B

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
SITE PLAN

Total Sheets **12**	Sheet No. **A1.00**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Township of Langley
Est. 1873

ATTACHMENT C

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 18, 2024 - REGULAR MEETING	**REPORT:**	24-215
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-36-0219
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100256 AND DEVELOPMENT PERMIT APPLICATION NO. 101402 (1308728 BC LTD. / 21588 – 96 AVENUE)		

PROPOSAL:

Application to amend the Walnut Grove Community Plan and Walnut Grove Redwoods Neighbourhood Plan from Neighbourhood Commercial to High Density Residential and Comprehensive Residential Development 4 and rezone a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 with an accompanying Development Permit application (including landscape variances) to facilitate development of 12 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6069 and 6070 subject to seven (7) development prerequisites being satisfied prior to final reading of Bylaw No. 6070 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Development of the site for Neighbourhood Commercial uses has not advanced despite existing Neighbourhood Commercial zoning. The proposed infill residential development will add to housing available in the Walnut Grove Redwoods Neighbourhood Plan area.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1308728 BC Ltd.) Bylaw No. 6070 rezoning a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to facilitate the development of 12 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Walnut Grove Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. identifying the unit required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    c. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
6. Compliance with the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council amend the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council amend the Walnut Grove Redwoods Neighbourhood Plan adopted by Council Resolution May 26, 1997 at time of final reading of Rezoning Bylaw No. 6070 by adding a new Section 2.2.4 Comprehensive Residential development CRD-4 following Section 2.2.3 Comprehensive Residential Development CRD-3 as follows:

2.2.4 Comprehensive Residential Development CRD-4

- maximum net residential density: 63 units per hectare (26.1 units per acre)
- residential development shall be in a townhouse form

and by changing the land use designation on Map 2: Redwoods Neighbourhood Development Concept from "Neighbourhood Commercial" to "Comprehensive Residential Development CRD-4" for the lands legally described as Lot 3 Section 36 Township 8 New Westminster District Plan LMP 37851.

That Council at time of final reading of Rezoning Bylaw No. 6070 consider issuance of Development Permit No. 101402 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules "A" and "B".
d. Section 111.5.2) b) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules "A" and "B".

e. Section 111.5.2) d) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules "A" and "B".
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or in enclosures and screened.
h. All signage being in substantial compliance with Schedules "A" and "B" and with the Township's Sign Bylaw.

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6069 and 6070.

EXECUTIVE SUMMARY:

The owner has applied to amend the Walnut Grove Community Plan and rezone a 0.19 (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to facilitate development of 12 townhouses. The Walnut Grove Community Plan amendment and associated Walnut Grove Redwoods Neighbourhood Plan amendment propose to change the use from 'Neighbourhood Commercial' to 'High Density Residential' and a new 'Comprehensive Residential Development – 4' land use designation. A development permit for form and character, incorporating variances to minimum landscape requirements, is being processed concurrently.

As the proposed development represents a land use designation change in an infill situation, staff recommend that Council consider the plan amendment and rezoning request subject to the completion of seven (7) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Walnut Grove Plan Amendment Bylaw No. 6069, Walnut Grove Redwoods Neighbourhood Plan amending resolution, Rezoning Bylaw No. 6070 and Development Permit No. 101402 incorporating variances.

REFERENCE:

Owner:	1308728 BC Ltd. 5438 – 188 Street Surrey, BC V3S 6R4
Legal Description:	Lot 3 Section 36 Township 8 New Westminster District Plan LMP 37851
Location and Lot Area:	21588 – 96 Avenue (0.19 ha (0.46 ac))
Existing Zoning:	Neighbourhood Commercial Zone C-4
Proposed Zoning:	Comprehensive Development Zone CD-209
Current Walnut Grove Community Plan designation:	Neighbourhood Commercial
Current Walnut Grove Redwoods Neighbourhood Plan designation:	Neighbourhood Commercial
Proposed Walnut Grove Community Plan Designation:	High Density Residential
Proposed Walnut Grove Redwoods Neighbourhood Plan Designation	Comprehensive Development 4

BACKGROUND/HISTORY:

- The subject property is designated Neighbourhood Commercial in the Walnut Grove Community Plan, Neighbourhood Commercial in the Walnut Grove Redwoods Neighbourhood Plan and is currently zoned Neighbourhood Commercial Zone C-4.

DISCUSSION/ANALYSIS:

- The owner has applied to amend the Walnut Grove Community Plan and the Walnut Grove Redwoods Neighbourhood Plan and rezone a 0.19 ha (0.46 ac) site to Comprehensive Development Zone CD-209 to facilitate the development of 12 townhouses with a resulting density of 63 uph (26.1 upa).
- The land use accommodated in the Walnut Grove Community Plan, Walnut Grove Redwoods Neighbourhood Plan and existing Neighbourhood Commercial Zone C-4 are intended to provide “commercial uses shall be for the convenience of local residents and are intended to help satisfy those limited basic needs, which occur daily or frequently.” The next available commercial uses are located at 88 Avenue and 216 Street, at 96 Avenue and 208 Street, or in the Walnut Grove centre at 88 Avenue and Walnut Grove Drive.
- The proposed development accommodated a Township capital project to construct 216 Street and the intersection at 96 Avenue.

Adjacent Uses:

	Existing Use	Community Plan Designation	Walnut Grove Redwoods Neighbourhood Plan Designation	Existing Zoning
North:	96 Avenue, beyond which is a property in the ALR	Rural: Small Farms Country Estates	n/a	RU-1
South:	Single family dwellings	Walnut Grove: Low Density Residential	Existing Residential	R-1C
East:	216 Street, beyond which are townhouses	Walnut Grove: Medium Density Residential	Comprehensive Residential Development CRD-1	CD-34
West:	Single family dwellings	Walnut Grove: Low Density Residential	Existing Residential	R-1C

Community and Neighbourhood Plan Amendment:

- The subject property is designated Neighbourhood Commercial in the Walnut Grove Community Plan (1978) and Redwoods Neighbourhood Plan (1997). The Neighbourhood Commercial land use designation is intended to provide limited basic needs for the convenience of local residents.
- Bylaw No. 6069 proposes to amend the Walnut Grove Community Plan by changing the land use designation to High Density Residential and providing for a Comprehensive Development comprised of townhouse form at a density of up to 27 upa on a site specific basis. An associated Council resolution amends the Walnut Grove Redwoods Neighbourhood Plan by adding a new Comprehensive Residential Development land use designation providing for residential development in a townhouse form at a density of up to 27 upa.

Zoning Amendment:

- Bylaw No. 6070 proposes to rezone a 0.19 ha (0.46 ac) site at 21588 – 96 Avenue to a new Comprehensive Development Zone CD-209 to facilitate development of 12 townhouse units at 63 uph (26.1 upa).
- The proposed development complies with the Comprehensive Development Zone CD-209 and general provisions of the Zoning Bylaw with the exception of the requested variances.

Development Permit:

- The subject lands are located in the Comprehensive Development Permit area in the Walnut Grove Community Plan with associated guidelines in the Redwoods Neighbourhood Plan.
- As the proposed townhouse density is greater than 25 upa, Development Permit No. 101402 is included with this report for Council's consideration.
- Given the adjacent established single family uses to the east, the applicant has been encouraged to advance a proposal which sympathetically responds in form and scale.

The limited size of the site has resulted in the applicant's requests to vary minimum landscape and age-friendly amenity area requirements. Staff note, the applicant proposes to retain trees on the common lot line.

- The proposed development aligns with the development permit area guidelines with the exception of the location of the common parking proposed at the front entrance.
- Access to the site from 216 Street is restricted to right-in right-out movements only.
- One adaptable housing unit is incorporated in the proposed townhouse development.

Development Variance Permit:

- The applicant has applied for a variance to the landscape buffer width requirement of 2.0 m to less than 1.0 m for a portion of the site.
- The applicant has also applied for a variance to the locational and dimensional requirements for the age friendly amenity area to allow the age friendly amenity area to be located in the 2.0 m landscape area and to be less than 6.0 m wide (3.3 m width proposed).
- The requirements in the Zoning Bylaw establish a minimum standard for landscape areas between development that create privacy for residents and buffer adjacent uses. The dimensional requirements for the age friendly amenity area are defined to ensure that the age friendly amenity area is functional and comfortable for use by residents.
- The applicant provides the following rationale for the proposed variances:

  "To address privacy concerns and enhance the Age-Friendly Amenity Area (AFAA), we have implemented a comprehensive design strategy. Landscape Architect has proposed 1800mm high perimeter fence along the south and west boundaries of the property. This fence is intended to provide effective screening and privacy for the amenity area and adjacent properties. Additionally, 1.5m high evergreen hedge is included to complement the fence, ensuring that the space remains visually appealing while maintaining functionality."

Community Amenity Contributions:

- The Community Amenity Contribution (CAC) Policy applies to the subject application and specifies target contribution amounts based on unit types.
- Section 5.2.(g) of the Community Amenity Policy indicates that for an application that includes an increase in the residential density beyond that established in the plan, an additional $20,000 target contribution for townhouse uses is applicable, in addition to the base contribution.
- The proposed plan amendment results in an additional 12 townhouse units provided in the Walnut Grove Community Plan. Based on current target rates, this results in a total contribution of $412,800 as outlined below:

	Unit Count	**Rate per unit**	**Total**
Townhouses	12	$14,400	$172,800
Units exceeding Walnut Grove Community Plan	12	$20,000	$240,000
		Total	**$412,800**

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
19	7	0	20	7	34

Detailed tree management and landscape plans will be provided and reviewed in conjunction with the development permit.

Policy Considerations:

The proposed Walnut Grove Community Plan and Walnut Grove Redwoods Neighbourhood Plan amendments and rezoning will facilitate development of 12 townhouse units on the property. Staff recommend that Council give first and second reading to Bylaws No. 6069 and 6070 (subject to seven (7) development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

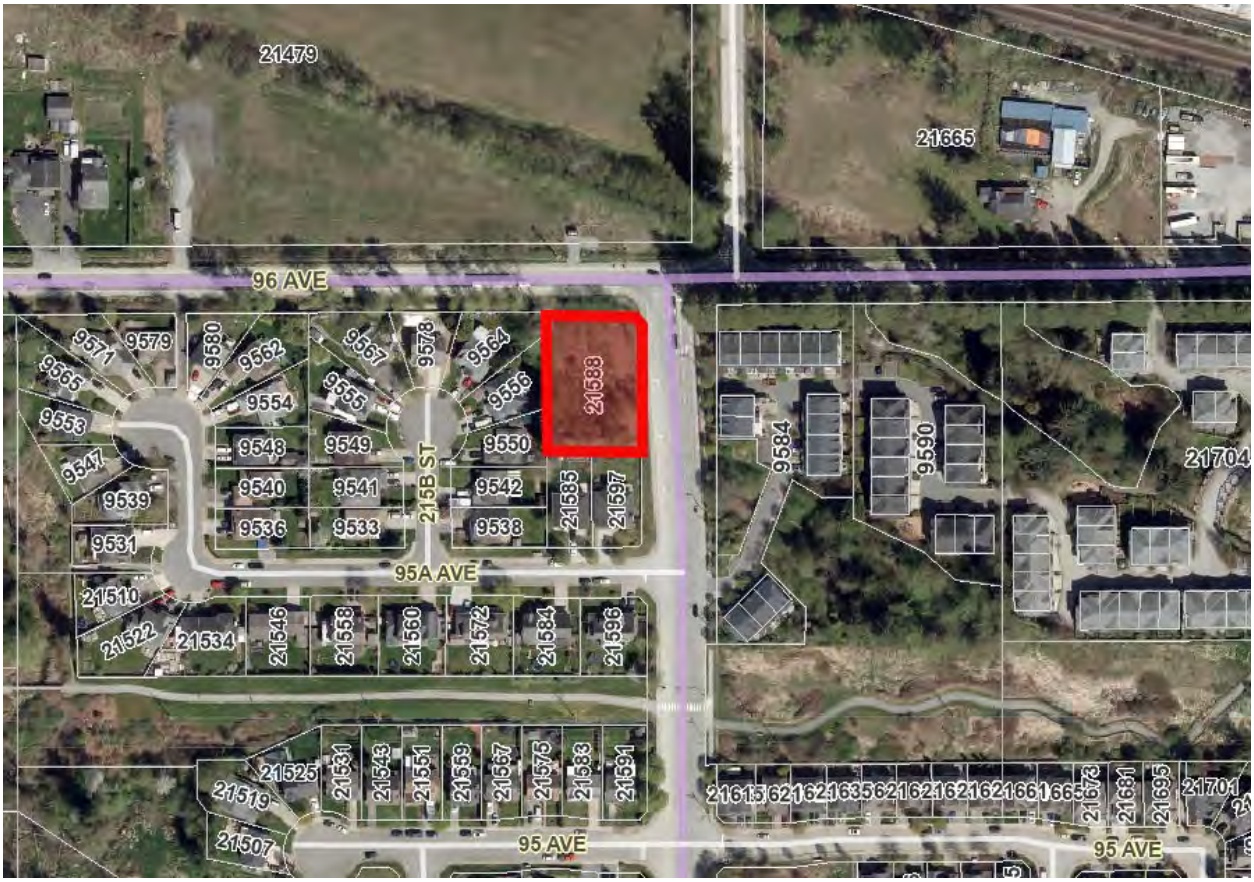
Respectfully submitted,

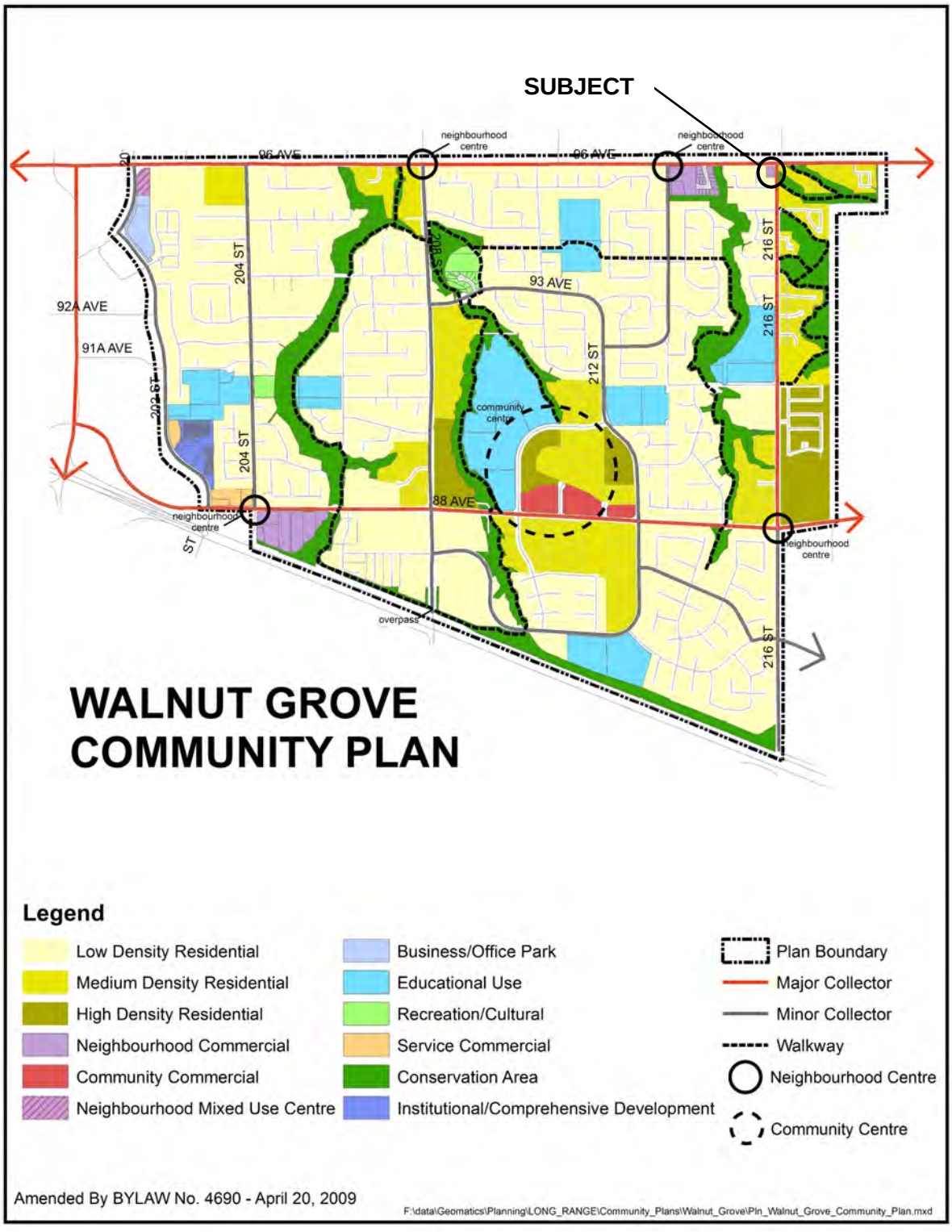
Teresa Hanson
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

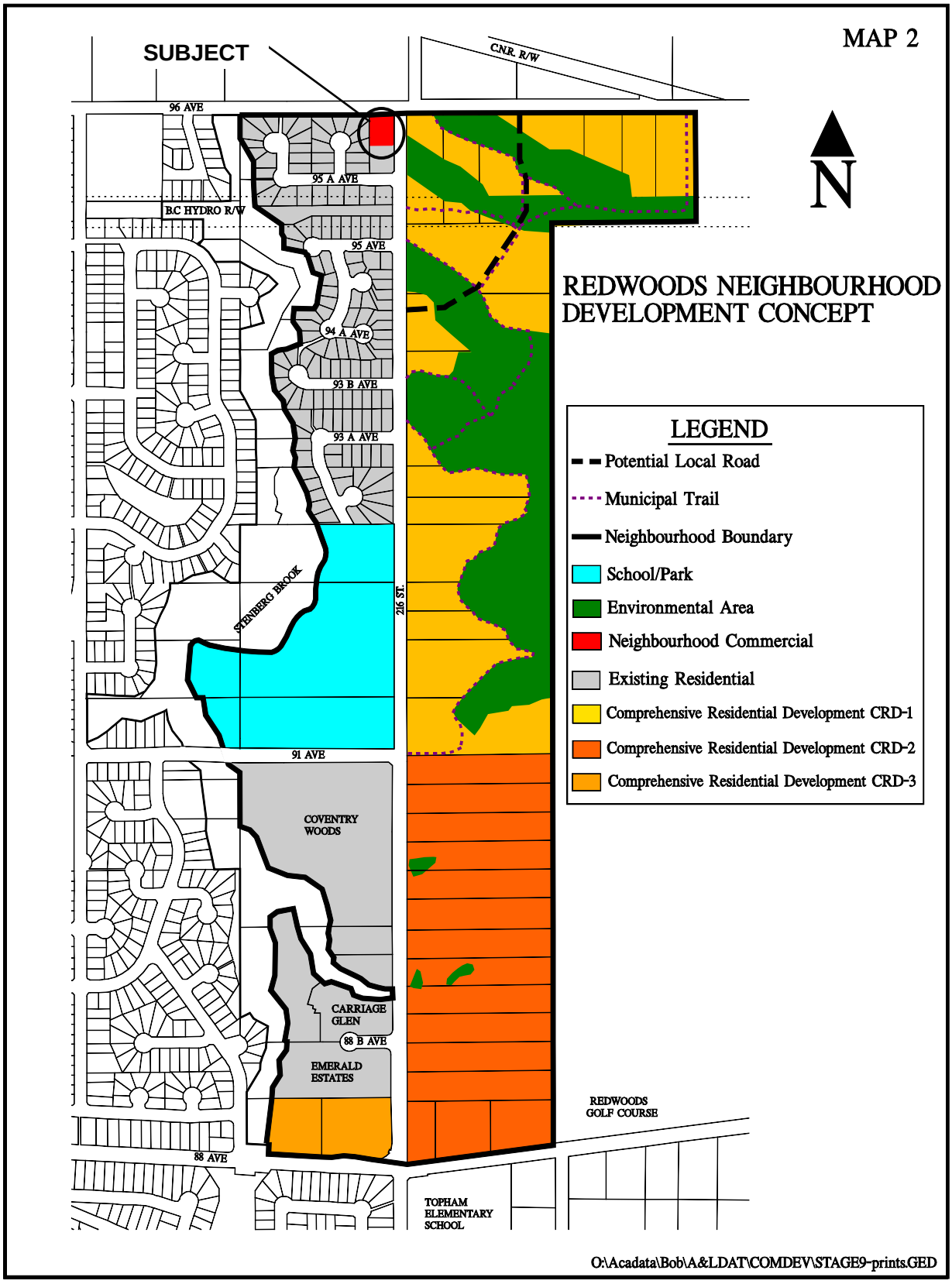
ATTACHMENT A Maps and Graphics

ATTACHMENT B Development Permit (with variances)

~~ATTACHMENT A~~




SUBJECT
96 AVE
96 AVE
neighbourhood centre
neighbourhood centre
92A AVE
91A AVE
204 ST
204 ST
208 ST
93 AVE
212 ST
216 ST
216 ST
216 ST
community centre
88 AVE
neighbourhood centre
neighbourhood centre
overpass
WALNUT GROVE
COMMUNITY PLAN
Legend
Low Density Residential
Medium Density Residential
High Density Residential
Neighbourhood Commercial
Community Commercial
Neighbourhood Mixed Use Centre
Business/Office Park
Educational Use
Recreation/Cultural
Service Commercial
Conservation Area
Institutional/Comprehensive Development
Plan Boundary
Major Collector
Minor Collector
Walkway
Neighbourhood Centre
Community Centre
Amended By BYLAW No. 4690 - April 20, 2009
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Walnut_Grove\Pln_Walnut_Grove_Community_Plan.mxd


MAP 2
SUBJECT
C.N.R. R/W
96 AVE
95 A AVE
B.C HYDRO R/W
95 AVE
94 A AVE
93 B AVE
93 A AVE
STEINBERG BROOK
216 ST.
91 AVE
COVENTRY WOODS
CARRIAGE GLEN
88 B AVE
EMERALD ESTATES
88 AVE
REDWOODS GOLF COURSE
TOPHAM ELEMENTARY SCHOOL
N
REDWOODS NEIGHBOURHOOD DEVELOPMENT CONCEPT
LEGEND
Potential Local Road
Municipal Trail
Neighbourhood Boundary
School/Park
Environmental Area
Neighbourhood Commercial
Existing Residential
Comprehensive Residential Development CRD-1
Comprehensive Residential Development CRD-2
Comprehensive Residential Development CRD-3
O:\Acadata\Bob\A&LDAT\COMDEV\STAGE9-prints.GED



SITE PLAN – SUBMITTED BY APPLICANT

~~ATTACHMENT B~~

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101402

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

1. Name: 1308728 BC Ltd.

   Address: 5438 – 188 Street
   Surrey, BC V3S 6R4

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

   LEGAL DESCRIPTION: Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851

   CIVIC ADDRESS: 21588 – 96 Avenue

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

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

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

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   c. On-site landscaping to be secured by letter of credit at building permit stage.

d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED 12 TOWNHOUSES

21588 96 Ave, Township of Langley, BC



CONTACT LIST

ARCHITECT	Architecture Panel Inc.	Unit 206 1493 Foster Street White Rock, BC, Canada	Ruchir Dhall	(604) 385 3600
LANDSCAPE ARCHITECT	PMG Landscape Architects	Suite C100 - 4185, Still Creek Drive, Burnaby, BC, Canada.	Caelan L. Griffiths	(604) 294 0011
CIVIL CONSULTANTS	City West Consulting Ltd.	#101 - 9030 King George Blvd., Surrey, B.C. V3V 7Y3	Donni Chanyungco	(604) 591 2213
PROJECT OWNERS	130 8728 BC LTD.		Malkeet Singh Saran	(604) 825 1400
ARBORIST	Klimo & Associates	#155-4300 North Fraser Way, Burnaby.	Francis Klimo	(604) 358 5562
AHJ	TOWNSHIP OF LANGLEY			

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL DRAWING INDEX

COVER	A0.01	COVER PAGE
	A0.02	PROJECT STATISTICS
	A0.03	DESIGN RATIONALE
SITE	A1.00	SITE PLAN
PLANS	A2.01	BUILDING 1 - FLOOR PLANS 1
	A2.02	BUILDING 2 - FLOOR PLANS 2
ELEVATIONS	A4.01	BUILDING 1 - ELEVATIONS
	A4.02	BUILDING 2 - ELEVATIONS
SUPPLEMENTAL	A5.01	RENDERS
	A5.02	RENDERS
	A6.00	PROJECT SIGNAGE
	A6.01	CANADA POST SHADE STRUCTURE

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 |
ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
COVER PAGE

Total Sheets **12**	Sheet No. **A0.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

SCHEDULE A

H.1

PROJECT DATA

LEGAL DESCRIPTION	Lot 3 Section 36 Township 8 NWD Plan LMP 37851
BASIS OF DESIGN	BCBC 2018
PROPOSED ZONING	C-4 to CD
PROPOSED OCCUPANCY	Townhouses

AREA CALCULATION	REQUIRED	PROPOSED
BUILDING HEIGHT (STORIES)	3	3
SITE AREA		1,858.82 sq.m (20008.17 sq.ft)
DEDICATIONS (216 STREET AND 96 AVE)		57.26 sq.m (616.34 sq.ft)
NET SITE AREA		1801.56 sq.m (19391.83 sq.ft)
TOTAL BUILDINGS		2 Building
TOTAL NUMBER OF UNITS - RESIDENTIAL		12
TOTAL AMENITY AREA - OUTDOOR (3 sq.m per Unit) (Minimum Contiguous required 70 Sqm)	36 sq.m	73 Sqm
ADAPTABLE UNITS	5% OF TOWNHOUSE UNITS	1 UNIT
TOTAL FLOOR AREA - RESIDENTIAL (EXCLUDING GARAGES)		1691.77 sq.m
LOT COVERAGE	-	740.69/1801.56 = 41%
FAR (TOTAL FLOOR AREA(EXCLUDING GARAGE)/NET SITE AREA)	-	0.939
BUILDING HEIGHT - (TOWNHOUSES)		13.6 m

SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED		
NORTH		3.0m (9' 9 5/8")
SOUTH		5.78m (18' 11 1/2")
WEST		4.5m (14' 9 1/8")
EAST		4.5m (14' 9 1/8") **

PARKING	REQUIRED	PROPOSED
NUMBER OF PARKING SPOTS - RESIDENTIAL (2 per Unit)	24	24
NUMBER OF PARKING SPOTS - VISITORS (1 for 5 Units)	2	2
TOTAL NUMBER OF PARKING SPOTS	26	26

** Partial frontage amended owing to the varying Boulevard dedication disscussed and approved by TOL in consultation with Engineering Department.

PARKING REPORT

	# OF SPACES	SPACE LENGTH (mm)	SPACE WIDTH (mm)
TOTAL VISITOR PARKING	2		
RESIDENTIAL PARKING			
DOUBLE GARAGE (REGULAR)	22	6100	5800
DOUBLE GARAGE (ADAPTABLE UNIT)	2	6100	6990
TOTAL PARKING	26		

UNIT AREA CALCULATION

AREA CALCULATION	NO. OF BEDROOMS	UNITS	LEVEL 1 (EXCLUDING GARAGE)	LEVEL 2	LEVEL 3	PROPOSED UNIT AREA
			sq.m.	sq.m.	sq.m.	sq.m.
PROPOSED UNITS		12				
UNIT 1	3 - Bedroom	1	16.61	59.59	57.98	134.18
UNIT 2	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 3	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 4	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 5	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 6	3 - Bedroom	1	18.61	55.98	54.48	129.07
UNIT 7	3 - Bedroom	1	17.63	55.28	50.92	123.83
UNIT 8	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 9	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 10	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 11	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 12 (ADAPTABLE UNIT)	4 - Bedroom	1	28.28	66.35	63.62	158.25
TOTAL		12	277.77			1691.77

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

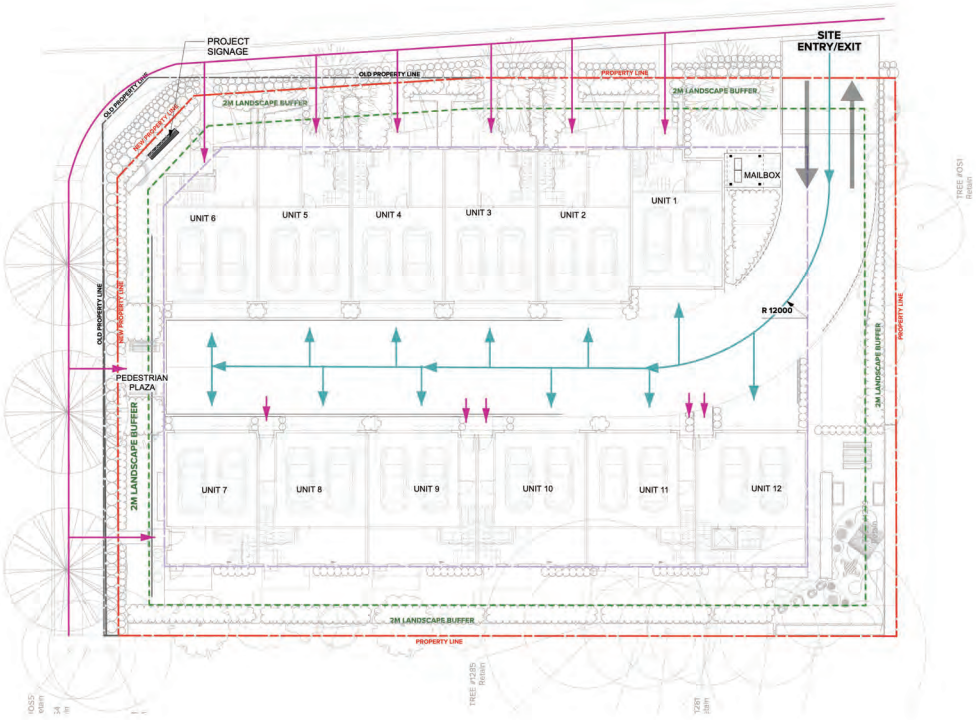
Sheet Title
PROJECT STATISTICS

Total Sheets: **12**	Sheet No.: **A0.02**	Contractors:	Consultants: **Architecture Panel Inc.**
Drawn By: **JK**	Checked By: **RD**	AHJ: **TOWNSHIP OF LANGLEY**	Documents: **DP APPLICATION**
Reviewed By: **RD**	Status: **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

H.1



1 TRAFFIC PLAN
Scale: 1:150

VEHICULAR TRAFFIC

PEDESTRIAN TRAFFIC

DESIGN RATIONALE

The proposed project is a Townhouse Development that is located in the Township of Langley with access from 216 St. This project aims to provide affordable housing while integrating seamlessly into the existing Walnut Grove Redwoods Neighborhood. The project will add 12 dwelling units growing neighborhood.

The proposed development not only respected and responded to the urban character of the existing and approved neighborhood, Walnut Grove Redwood, but also, created a distinctive architectural character through a unique interpretation of each townhouse pitch roof at the front facade. The form and character of each building was developed to coordinate well with upcoming developments in the area. Units facing 216 st are provided with direct access from the sidewalk. Furthermore, walkways on North are also provided with direct access from the sidewalk that will serve to provide easier access the units on North site.

The 12 townhouse units are distributed into 2 building blocks, both building elevations are highlighted with traditional siding, board & batten, and roof shingles. Each unit has access to a private amenity area on private green space. Each unit type also has balconies on second floor. A selection of white, light brown, warm grey color sidings are intentionally utilized to let the units visually diiferentiate from adjoining Units and also intertwine with the surrounding residential buildings.

The vehicular and the pedestrian traffic movement patterns are displayed in the attached graphic which will help the reader understand the site design criteria and the access points to the units as well as the shared amenity spaces.

The shared amenity areas are located at the South West end of the property with an outdoor playground. The onsite landscape for this project promises to ensure that the residents have an enhanced outdoor experience. The ample landscape buffers on the South and East sides of the lot are well utilized; sufficient on-grade planting with thick shrubs and trees are proposed to provide screening from neighboring properties.

We have tried to ensure that there aren't any residual spaces that can be used for unauthorized activity and offer threats to the security of the development. All the ground level patios are contained and separated and the other setback areas are planted with low bushes not offering any unwanted gathering opportunities and (or) risks.

Overall, the proposed Townhouse Development appears to be a well-conceived project that not only addresses the need for affordable housing but also prioritizes architectural character, accessibility, community amenities, and security. These considerations are essential for creating a sustainable and vibrant neighborhood that residents can proudly call home.

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

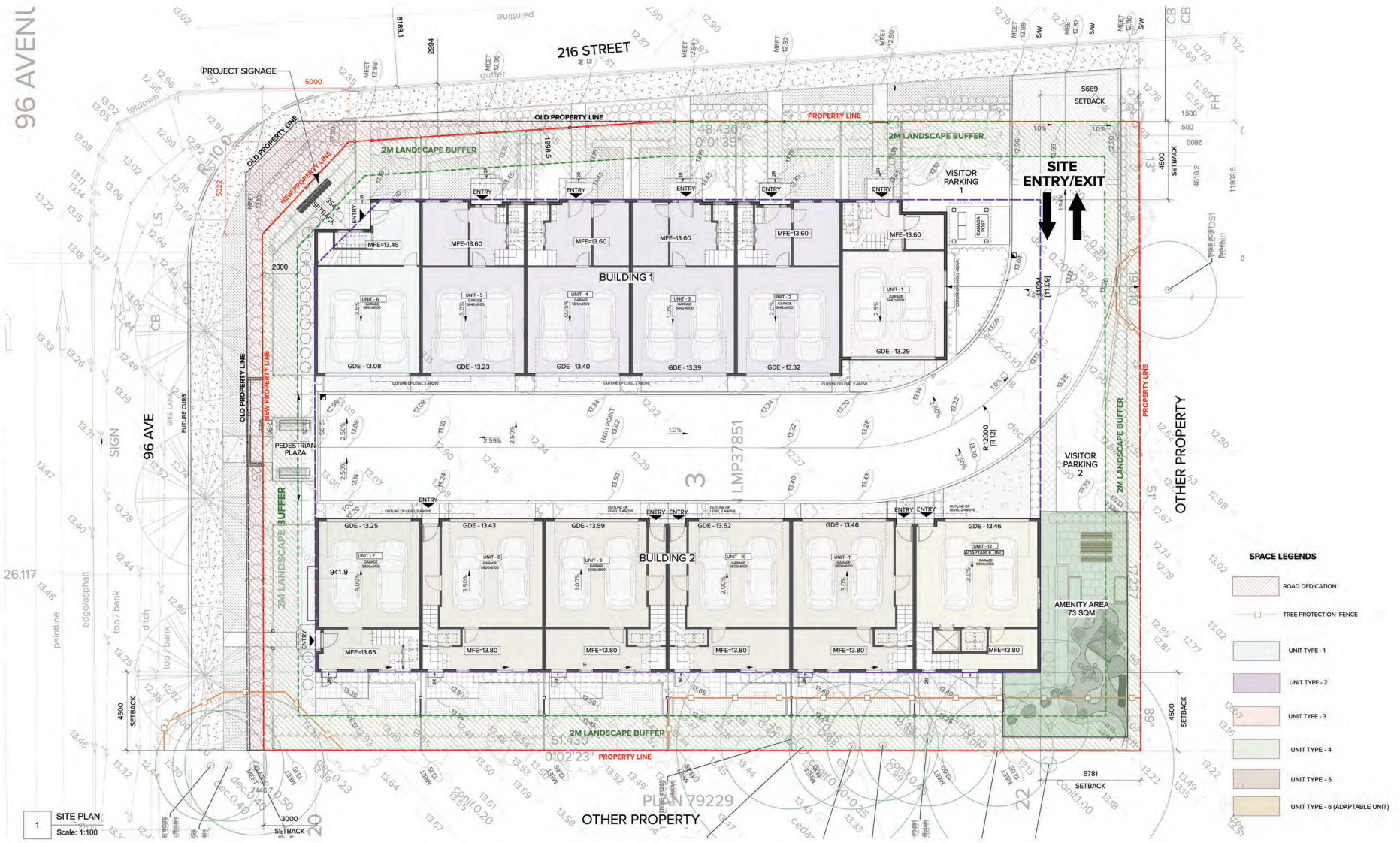
Owner
130 8728 BC LTD.

Sheet Title
DESIGN RATIONALE

Total Sheets	Sheet No.	Contractors	Consultants
12	A0.03		Architecture Panel Inc.
Drawn By	**Checked By**	**AHJ**	**Documents**
JK	RD	TOWNSHIP OF LANGLEY	DP APPLICATION
Reviewed By	**Status**		
RD	DP APPLICATION		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
0 6 12 M



1 SITE PLAN
Scale: 1:100

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

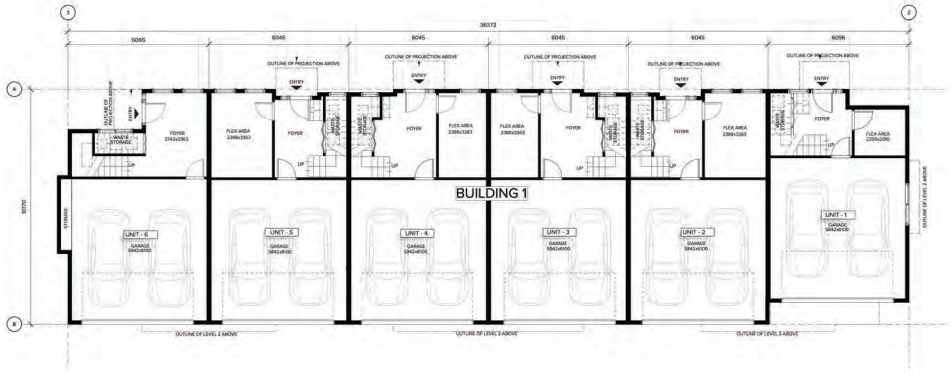
Owner
130 8728 BC LTD.

Sheet Title
SITE PLAN

Total Sheets	Sheet No.	Contractors	Consultants
12	A1.00		Architecture Panel Inc.
Drawn By	Checked By	AHJ	Documents
JK	RD	TOWNSHIP OF LANGLEY	DP APPLICATION
Reviewed By	Status		
RD	DP APPLICATION		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
0 2 5



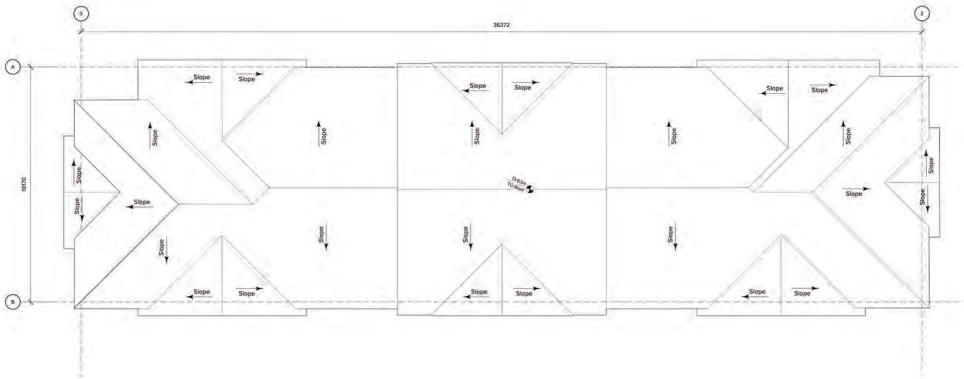
1 BUILDING 1 - MAIN FLOOR PLAN
Scale: 1:100



2 BUILDING 1 - SECOND FLOOR PLAN
Scale: 1:100



3 BUILDING 1 - THIRD FLOOR PLAN
Scale: 1:100



4 BUILDING 1 - ROOF PLAN
Scale: 1:100

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 |
ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

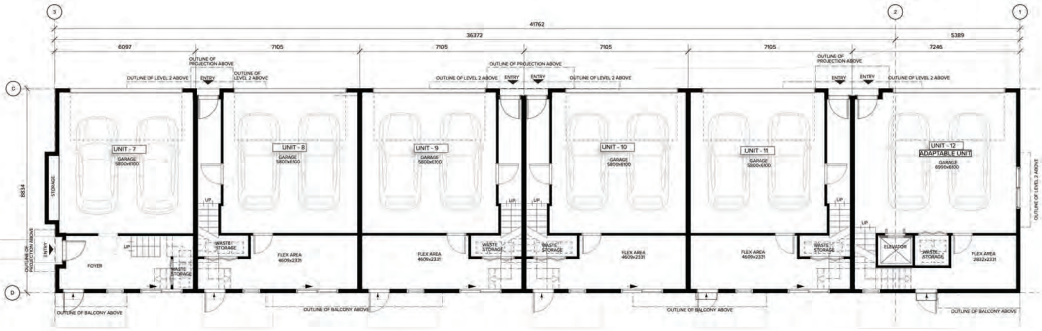
Owner
130 8728 BC LTD.

Sheet Title
BUILDING 1 - FLOOR PLANS 1

Total Sheets **12**	Sheet No. **A2.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
N
0 2 5 7 M



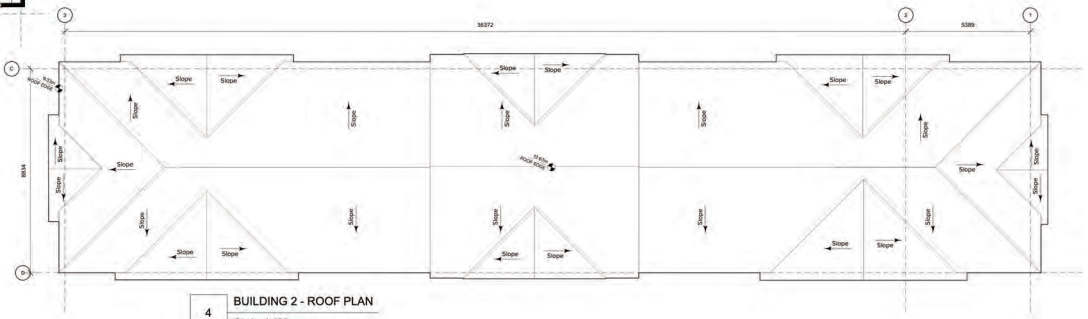
1 BUILDING 2 - MAIN LEVEL PLAN
Scale: 1:100



2 BUILDING 2- SECOND FLOOR PLAN
Scale: 1:100



3 BUILDING 2 - THIRD FLOOR PLAN
Scale: 1:100



4 BUILDING 2 - ROOF PLAN
Scale: 1:100

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
BUILDING 2 - FLOOR PLANS 2

Total Sheets **12**	Sheet No. **A2.02**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
N
0 2 5 7 M



1 BUILDING 1 - EAST ELEVATION
Scale: 1:100



2 BUILDING 1 - NORTH ELEVATION
Scale: 1:100



3 BUILDING 1 - WEST ELEVATION
Scale: 1:100



4 BUILDING 1 - SOUTH ELEVATION
Scale: 1:100

1. SMOOTH FINISH PANELS - DARK GREY
2. 6" HORIZONTAL HARDIE SIDING - LIGHT GREY
3. 6" HORIZONTAL HARDIE SIDING - CHESTNUT BROWN
4. 6" HORIZONTAL HARDIE SIDING - WHITE
5. FASCIA BOARD TO MATCH DARK GREY PANELS
6. CANOPY (COLOUR TO MATCH DARK GREY PANELS)
7. FACE BRICK - LIGHT SANDSTONE (ENDICOTT)
8. ASPHALT SHINGLES - GREY

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
BUILDING 1 - ELEVATIONS

Total Sheets	Sheet No.	Contractors	Consultants
12	**A4.01**		**Architecture Panel Inc.**
Drawn By	Checked By	AHJ	Documents
JK	**RD**	**TOWNSHIP OF LANGLEY**	**DP APPLICATION**
Reviewed By	Status		
RD	**DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
0 2 5 7 M



1 BUILDING 2 - EAST ELEVATION
Scale: 1:100



3 BUILDING 2 - NORTH ELEVATION
Scale: 1:100



2 BUILDING 2 - WEST ELEVATION
Scale: 1:100



4 BUILDING 2 - SOUTH ELEVATION
Scale: 1:100

1. SMOOTH FINISH PANELS - DARK GREY
2. 6" HORIZONTAL HARDIE SIDING - LIGHT GREY
3. 6" HORIZONTAL HARDIE SIDING - CHESTNUT BROWN
4. 6" HORIZONTAL HARDIE SIDING - WHITE
5. FASCIA BOARD TO MATCH DARK GREY PANELS
6. CANOPY (COLOUR TO MATCH DARK GREY PANELS)
7. FACE BRICK - LIGHT SANDSTONE (ENDICOTT)
8. ASPHALT SHINGLES - GREY

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
BUILDING 2 - ELEVATIONS

Total Sheets: **12**	Sheet No.: **A4.02**	Contractors:	Consultants: **Architecture Panel Inc.**
Drawn By: **JK**	Checked By: **RD**	AHJ: **TOWNSHIP OF LANGLEY**	Documents: **DP APPLICATION**
Reviewed By: **RD**	Status: **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
0 2 5 7 M



1 NORTH - EAST SIDE VIEW
Scale: NTS



2 SOUTH - EAST SIDE VIEW
Scale: NTS



3 BUILDING 1 -WEST SIDE VIEW
Scale: NTS



4 BUILDING 2 -EAST SIDE VIEW
Scale: NTS

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
RENDERS

Total Sheets **12**	Sheet No. **A5.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

H.1



1 BUILDING 1 - NORTH EAST SIDE VIEW
Scale: NTS



2 BUILDING 2 - NORTH WEST SIDE VIEW
Scale: NTS



3 BUILDING 1 & 2 - NORTH EAST SIDE VIEW
Scale: NTS



4 BUILDING 1 & 2 - NORTH SIDE VIEW
Scale: NTS

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 |
ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

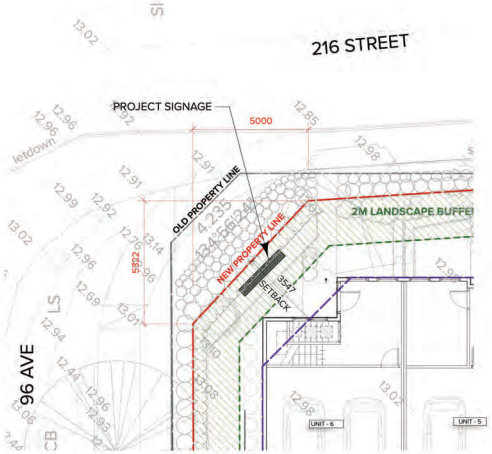
Sheet Title
RENDERS

Total Sheets	Sheet No.	Contractors	Consultants
12	**A5.02**		**Architecture Panel Inc.**
Drawn By	Checked By	AHJ	Documents
JK	**RD**	**TOWNSHIP OF LANGLEY**	**DP APPLICATION**
Reviewed By	Status		
RD	**DP APPLICATION**		

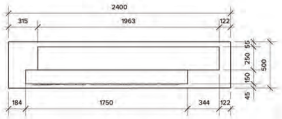
No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

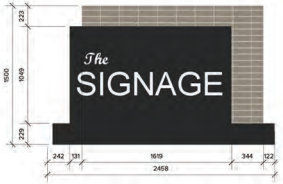
H.1



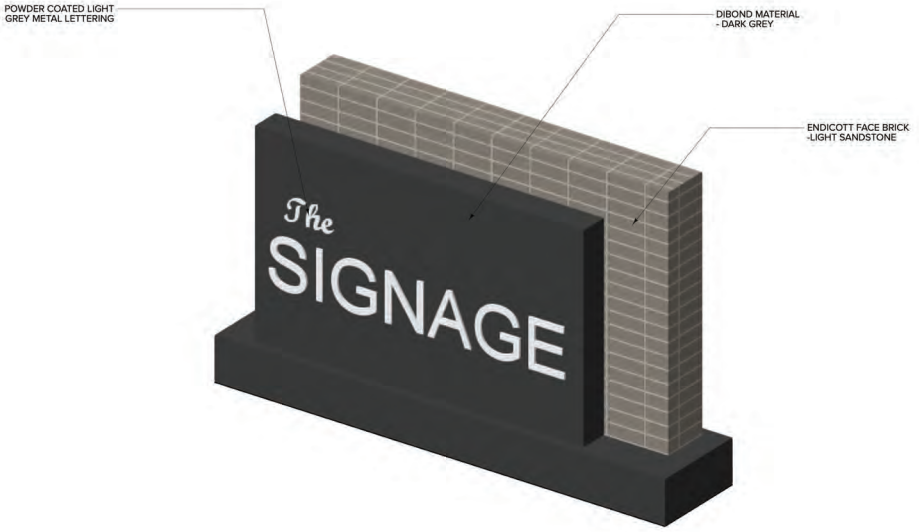
1 PROJECT SIGNAGE LOCATION
Scale: 1:100



2 PROJECT SIGNAGE - TOP VIEW
Scale: 1:25



3 PROJECT SIGNAGE - FRONT VIEW
Scale: 1:25



4 PROJECT SIGNAGE - ISOMETRIC VIEW
Scale: 1:10

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 |
ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

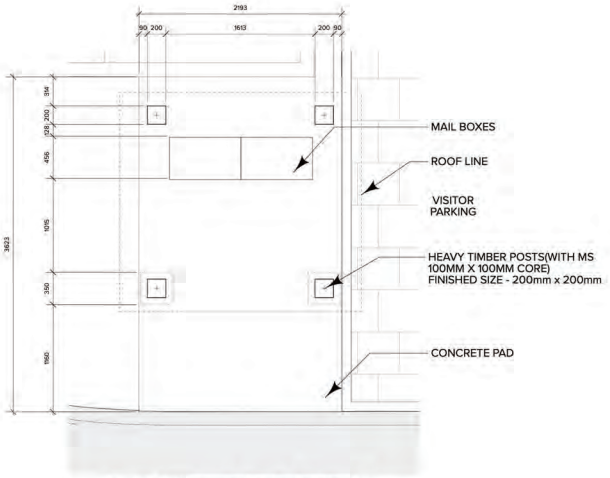
Sheet Title
PROJECT SIGNAGE

Total Sheets **12**	Sheet No. **A6.00**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

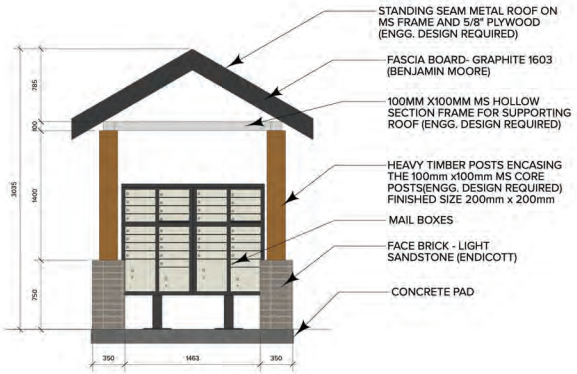
No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

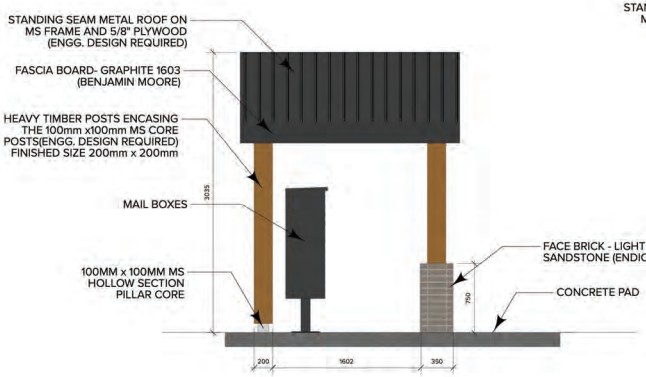
H.1



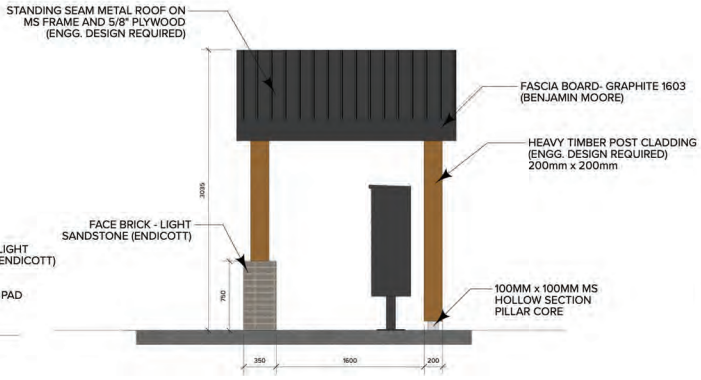
1 CANADA POST SHADE STRUCTURE - TOP PLAN
Scale: 1:25



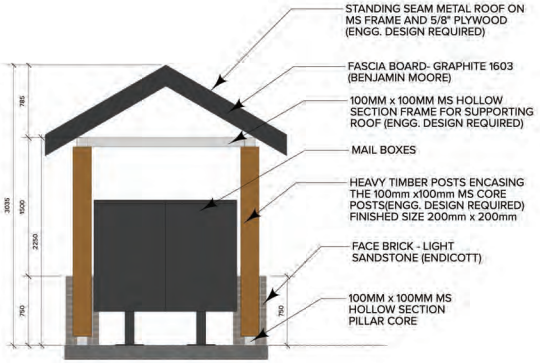
2 CANADA POST SHADE STRUCTURE - SOUTH VIEW
Scale: 1:25



3 CANADA POST SHADE STRUCTURE - WEST VIEW
Scale: 1:25



4 CANADA POST SHADE STRUCTURE - EAST VIEW
Scale: 1:25



5 CANADA POST SHADE STRUCTURE - NORTH VIEW
Scale: 1:25

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
CANADA POST SHADE STRUCTURE

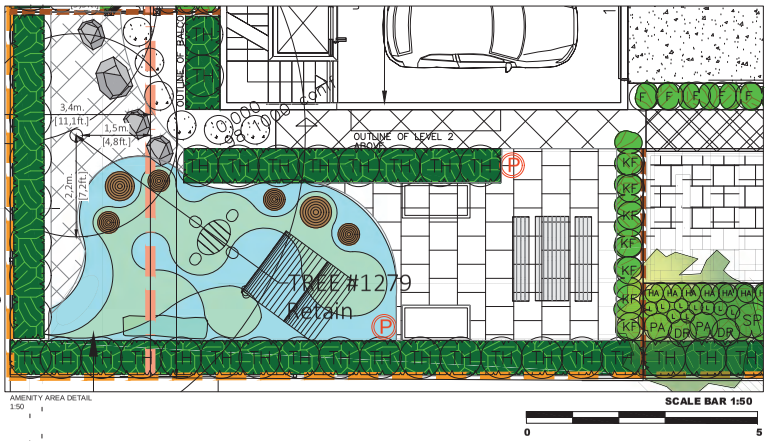
Total Sheets	Sheet No.	Contractors	Consultants
12	A6.01		Architecture Panel Inc.
Drawn By	**Checked By**	**AHJ**	**Documents**
JK	RD	TOWNSHIP OF LANGLEY	DP APPLICATION
Reviewed By	**Status**		
RD	DP APPLICATION		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

H.1





PATTERN	ITEM	DESCRIPTION
	B.F. SAWCUT CONCRETE	STOOPS AND ENTRIES COLOURS - NATURAL; SAW CUT SCORE PATTERN STACKED BOND 2:1 MAX 1200mm APART SPACE EVENLY AND ALIGNED AS SHOWN
	B.F. SCORED CONCRETE	DRIVEWAY APRON, PLAZA, AND SIDEWALKS: B.F. CONCRETE EXPANSION JOINTS MIN. 1500mm O.C., SPACED EVENLY
	PAVING SLABS	NEWSTONE 'MANHATTAN' VIBROPRESSED SLABS: 24"X36"X2" NATURAL GREY
	CONCRETE UNIT PAVERS	PARKING ZONE: MUTUAL MATERIALS - ECOPRIORA 8X8 SQUARE PAVERS COLOUR - CHARCOAL; PATTERN RUNNING BOND
	CONCRETE UNIT PAVERS	UNIT PATIOS: BARKMAN 'BROADWAY' 100mm PLANKS COLOUR - ASH; PATTERN 1 HERRINGBONE
	PLAY SURFACING	PIP RUBBER PLAY SURFACE WITH 9'-0" FALL HEIGHT CUSHION COLOUR/PATTERN - CUSTOM

TREE SCHEDULE

PMG PROJECT NUMBER: 23-033

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	1	ACER PALMATUM 'AKANE'	AKANE JAPANESE MAPLE	#10 POT, TREE FORM
	2	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 1.8M STD; B&B
	3	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE EUROPEAN HORNBEAM	6CM CAL; 1.8M STD; B&B
	2	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'	UPRIGHT JAPANESE PLUM YEW	#10 POT, FULL
	6	GINKGO BILOBA 'FASTIGIATA'	COLUMNAR MAIDENHAIR TREE	6CM CAL; 1.8M STD; B&B
	3	SORBUS AUCUPARIA 'FASTIGIATA'	COLUMNAR MOUNTAIN ASH	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.

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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.
4	24.AUG.08	UPDATE PER CITY COMMENTS	CG
3	24.JUN.04	REVISION PER ARCH COMMENTS	AO
2	24.MAY.22	NEW CIVIL PLAN	AO
1	23.MAY.03	NEW BUILDING SITE PLAN	BJ

CLIENT:

PROJECT:

12 UNIT TOWNHOUSE DEVELOPMENT

21588 96TH AVENUE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	23.FEB.21
SCALE:	1:150
DRAWN:	BJ
DESIGN:	AO
CHK'D:	CG

DRAWING NUMBER: L1 OF 8

PMG PROJECT NUMBER: 23-033

SCHEDULE B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WALNUT GROVE COMMUNITY PLAN) BYLAW 1978 NO. 1836
AMENDMENT (1308728 BC LTD.) BYLAW NO. 6069

EXPLANATORY NOTE

Bylaw No. 6069 amends the Walnut Grove Community Plan for land located at 21588 – 96 Avenue to change the land use from Neighbourhood Commercial to High Density in the Community Plan to facilitate the development of 12 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WALNUT GROVE COMMUNITY PLAN) BYLAW 1978 NO. 1836
AMENDMENT (1308728 BC LTD.) BYLAW NO. 6069

A Bylaw to amend Walnut Grove Community Plan Bylaw No. 1836.

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment as amended is further amended by:

   a) Changing the land use designation on the Walnut Grove Community Plan from “Neighbourhood Commercial” to “High Density Residential” for the lands legally described as:

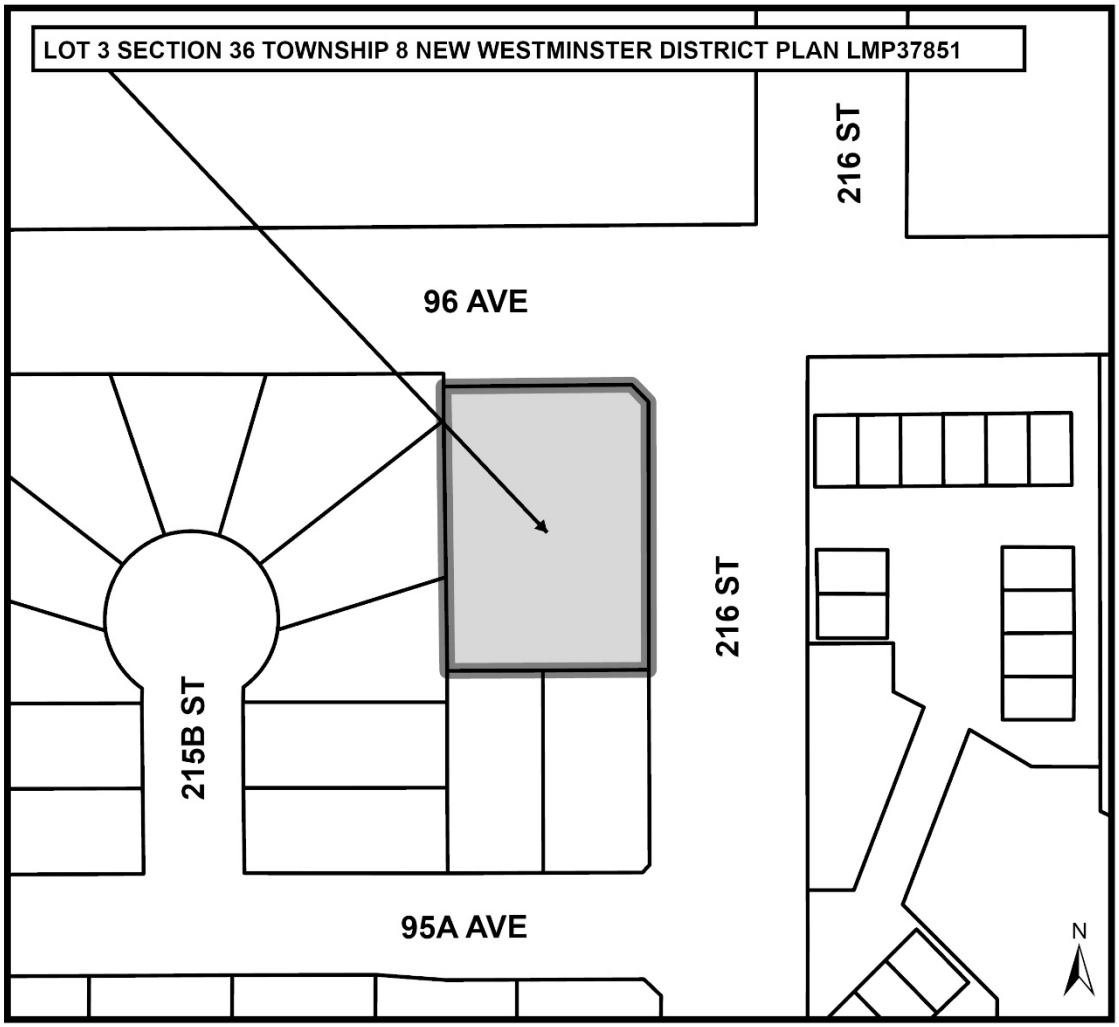
      Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851

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

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6069



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1308728 BC LTD.) BYLAW NO. 6070

EXPLANATORY NOTE

Bylaw No. 6070 rezones land located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to permit development of 12 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1308728 BC LTD.) BYLAW NO. 6070

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (130828 BC Ltd.) Bylaw No. 6070".

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

    a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-209" after the words "Comprehensive Development Zone CD-208"
    b. Adding to Section 110.1 after the words "CD-208" the words "CD-209 – 1,500 m^2"
    c. Adding after Section 1108 "Comprehensive Development Zone CD-208" the following as Section 1109 "Comprehensive Development Zone CD-209"

1109 **COMPREHENSIVE DEVELOPMENT ZONE CD-209**

Uses Permitted

1109.1 In the CD-209 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* in accordance with Section 1109.2

Residential Uses

1109.2 *Residential uses* shall consist of *townhouses,* on lands zoned Comprehensive Development Zone CD-209. A maximum of 12 residential units are permitted in Comprehensive Development Zone CD-209.

Lot Coverage

1109.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 45% of the *lot area*.

Siting of Buildings and Structures

1109.4 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1109.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of three *storeys* for *townhouses*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1109.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1109.7 All lots created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1109.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age-Friendly Amenity

1109.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5.

Development Permit Requirements

1109.9 A Development Permit shall be issued prior to issuance of a Building Permit.

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

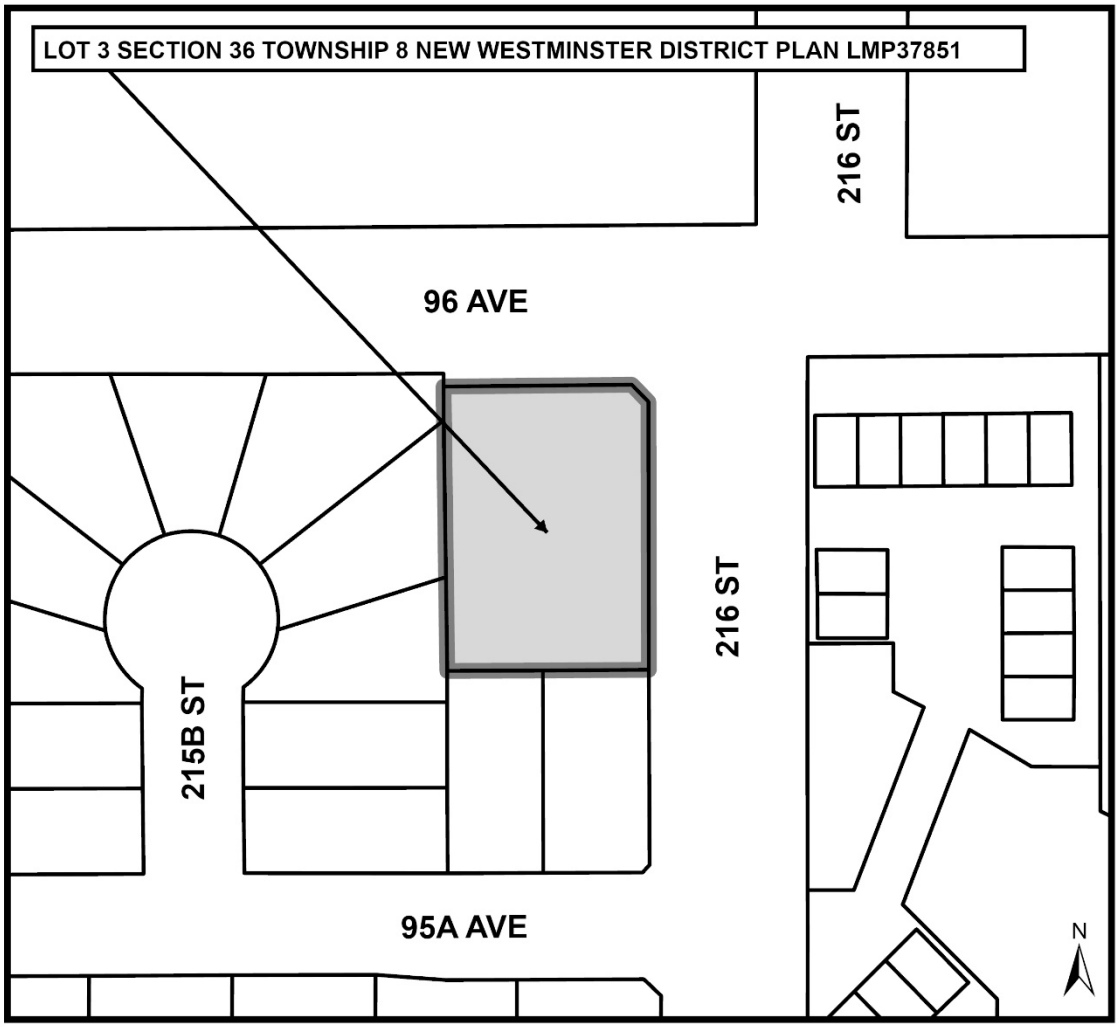
Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-209

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6070



Township of Langley
Est. 1873

ATTACHMENT D

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 2, 2024
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	08-36-0219
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100256 AND DEVELOPMENT PERMIT APPLICATION NO. 101402 (1308728 BC LTD. / 21588 – 96 AVENUE)		

At the November 18, 2024 Meeting, Council granted first and second reading to Official Community Plan Amendment and Rezoning Bylaws No. 6069 and 6070. This memorandum provides information regarding intersection improvements at 216 Street and 96 Avenue in relation to the proposed development project (Attachment A).

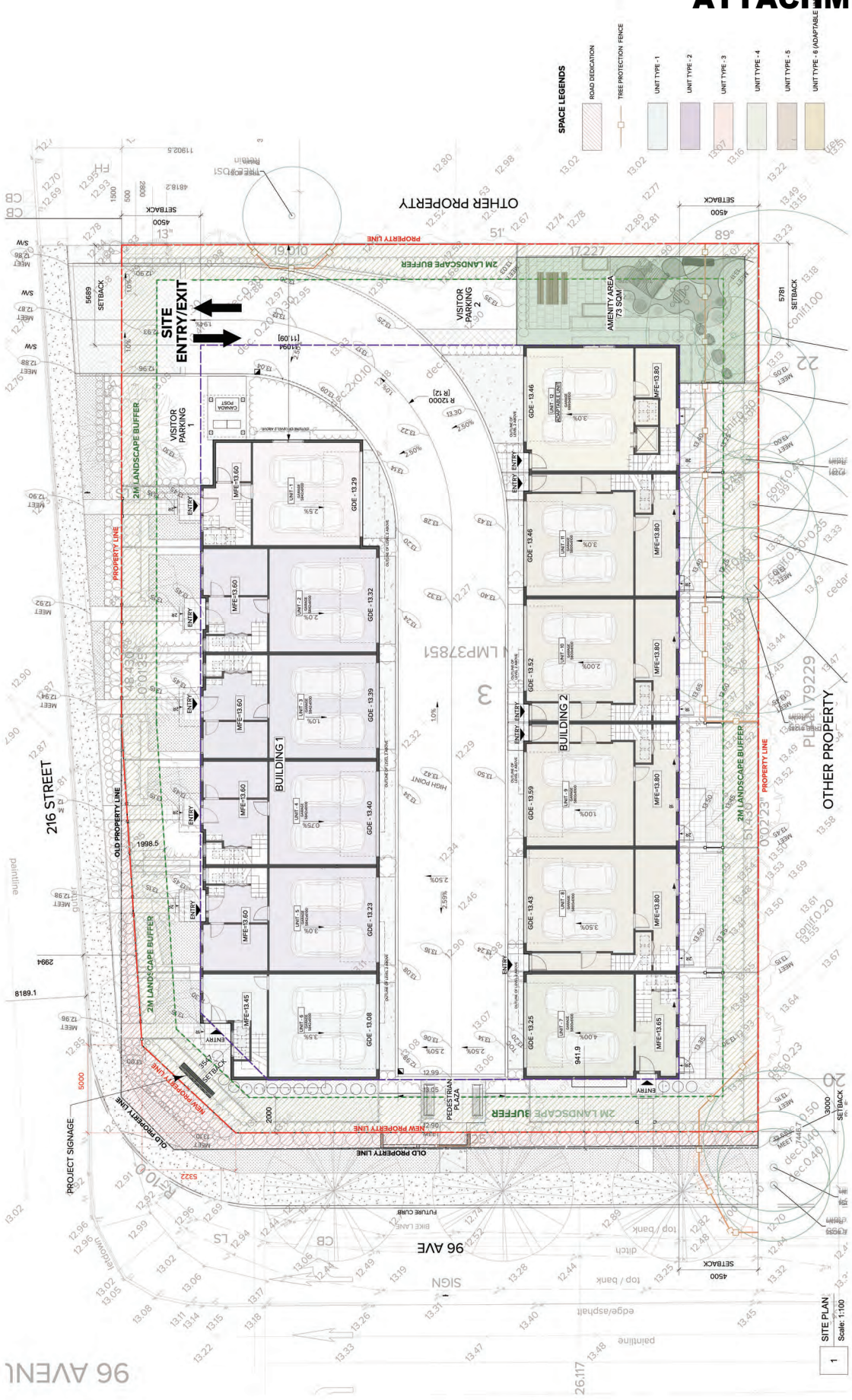
On July 15, 2024, Council received report 24-157 – 216 Street Complete Street Project Update (Attachment B) regarding design for potential road improvements to 216 Street including the intersection of 216 Street and 96 Avenue.

As part of the development review for the subject application, road dedication requirements for the 216 Street project have been incorporated into the design including required road dedications on 96 Avenue, 216 Street and southwest corner intersection truncation, to accommodate ultimate works. Staff note that the following development prerequisite must be satisfied prior to final reading:

"Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Walnut Grove Community Plan."

Staff also note that access to the development site is restricted to 216 Street with right-in right-out movements only.

ATTACHMENT A Site Plan
ATTACHMENT B Council Report 24-157 (excluding Attachments D and E)



No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP PE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Project
21588 96 AVE,
TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
SITE PLAN

Total Sheets
12

Drawn By
JK

Reviewed By
RD

Sheet No.
A1.00

Checked By
RD

Status
DP APPLICATION

Contractors

A+U
TOWNSHIP OF LANGLEY

Consultants
Architecture Panel Inc.

Documents
DP APPLICATION

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marina Drive, Whiterock, BC | 6047831450 |
ruche@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor shall verify and be responsible for all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Written dimensions govern.
© Architecture Panel Inc. All rights reserved.

~~ATTACHMENT B~~

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 15, 2024 - REGULAR MEETING	**REPORT:**	24-157
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-162
SUBJECT:	216 STREET COMPLETE STREET PROJECT UPDATE		

RECOMMENDATIONS:

That Council endorse modifying the preliminary design to incorporate the optional design elements illustrated in Attachment B, to optimize the on-street parking supply on 216 Street.

That Council direct staff to include the 216 Street Complete Street project in the 2025 Capital Budget for Council's consideration.

EXECUTIVE SUMMARY:

At its September 25, 2023 Regular Meeting, Council authorized staff to proceed with the detailed design and public consultation for the ultimate road dieting project on 216 Street between 88 Avenue and 96 Avenue, including intersection improvements at 91 Avenue and 96 Avenue.

In Q1 2024, a qualified engineering consulting firm, was engaged by the Township of Langley (Township) to undertake the detailed design work, parking study, and public consultation. The design embraces a 'Complete Streets' approach, which considers people of all ages and abilities traveling by various modes. As such, the following key design features have been incorporated into the preliminary design (Attachment A) to enhance corridor safety and community livability:

- Unidirectional protected bike lanes on both sides of the street.
- Raised center median with left turn bays.
- Realignment of the north leg of 216 Street to create a four-legged signalized intersection.
- Conversion of the existing pedestrian signal at 91 Avenue to a full traffic signal.
- New crosswalk with overhead warning flashers at 92 Avenue.
- Removal of the southbound channelized right turn at 88 Avenue.

In May of 2024, public engagement was initiated as part of the project to provide an opportunity for the public to comment on the preliminary design. Public engagement included an online survey, a public open house, and a stakeholder meeting, supported by various marketing and promotional materials to raise awareness, and provide opportunities for public participation. The proposed design received strong support from both the community and stakeholders.

However, public concerns about street parking along certain segments of 216 Street were raised and corroborated by the findings of the parking study conducted in April of 2024. In response, the project team thoroughly examined the public feedback and explored viable options to optimize the on-street parking arrangements to support community needs and project

goals. As a result, parking focused optional design elements (Attachment B) were developed for three (3) segments of the 216 Street corridor to retain additional street parking spaces.

At present, there are approximately 258 signed temporary street parking spaces along 216 Street between 88 Avenue and 96 Avenue. Upon completion of this project with the modified design illustrated in Attachment B, approximately 127 street parking spaces will be retained as permanent.

The preliminary (Class D) construction cost estimate for the preliminary design of the 216 Street Complete Street Project is $9,386,000.

Subject to endorsement of the preliminary design and optional design elements, the project team will continue to improve and refine the design, collaborating with relevant authorities to secure necessary approvals. The final design, along with a detailed cost estimate, will be presented to the Council in the fall of 2024 along with a funding request to begin construction in 2025.

PURPOSE:

To provide Council with updated information on the design of 216 Street from 88 Avenue to 96 Avenue, present the results of the public consultation, and seek endorsement of incorporating the optional design elements into the final design.

BACKGROUND/HISTORY:

216 Street between 88 Avenue and 96 Avenue is part of TransLink's Regional Major Road Network and Major Bikeway Network. It is designated as a Major Arterial Road in the Township's 2009 Master Transportation Plan (MTP) and a Truck Route in the Township Highway and Traffic Bylaw. The route provides regional connections, facilitate the movement of goods and people, and provide intra-community connectivity, particularly in relation to recreational, commercial, and educational needs.

On May 13, 2019, the Council directed staff to proceed with a study to determine potential improvements to 216 Street, between Telegraph Trail and 96 Avenue, with a two-phased approach. Phase 1 of the 216 Street Corridor Study (Study) reviewed the conditions prior to the opening of the 216 Street interchange and developed potential improvement options and strategies to meet the future needs of the corridor while addressing public concerns. Phase 2, completed after the interchange opened, examined the post-interchange conditions of the corridor.

Both phases of the Study confirmed that four (4) vehicle travel lanes are not needed on this section of 216 Street. The key improvement strategy identified for the corridor was road dieting, allowing for the implementation of active transportation infrastructure, and other safety improvements to reconfigure the road into a "complete street" that accommodates multiple modes.

To minimize the impact on existing sidewalks and mature landscaping, options were developed to reallocate the road space within the curb-to-curb width. Three (3) road dieting options were presented to the public in 2020. From these three (3) design options, a community-preferred conceptual design (Attachment C) was selected based on technical analysis and input received through the consultation process.

In early 2024, a qualified professional was engaged to advance the community's preferred conceptual design into detailed design. Their scope also includes conducting a parking study and public engagement.

DISCUSSION/ANALYSIS:

<u>216 Street Complete Street Design</u>

The 216 Street Complete Street Design builds upon the community-preferred conceptual design (Attachment C) from the 2021 Study. The previous design was revisited with a 'Complete Streets' approach, considering the needs of people of all ages and abilities using various modes of transportation. The primary objective of the 216 Street Complete Street Project is to enhance community livability and safety, and increase comfort levels for pedestrians and cyclists, while maintaining road capacity and service levels for passenger vehicles and trucks.

The key design features included in the preliminary design (Attachment A) of the 216 Street Complete Street Project and their associated benefits are summarized in the following table:

Feature	Description	Benefits
All Ages and Abilities Unidirectional Protected Bike Lanes	Bike lanes on both sides of the street, separated from vehicle traffic by physical barriers.	- Enhances cyclist safety, encourages cycling by reducing interaction with vehicular traffic.
Raised Center Median with Left-Turn Bays	A raised median that includes designated lane for vehicles to wait while making left turns.	- Channelizes vehicle movements, reduce the likelihood of head-on collisions, and naturally slow traffic speeds. - Provides landscaping opportunity to enhance the aesthetics of the roadway.
Realignment of North Leg of 216 Street	Converting two offset T-intersections to a four-legged signalized intersection by realigning the north leg of 216 Street.	- Improves intersection operations and safety and supports safe crossings for pedestrians and cyclists.
Full Traffic Signal Upgrade at 91 Avenue	Upgrade of existing pedestrian signal to full traffic signal with protected northbound left turn phase.	- Provides for the orderly movement of traffic by assigning right-of-way to conflicting movements of traffic. - Improves the overall safety and operation of the intersection.
Special Crosswalk at 92 Avenue	Installation of a crosswalk with overhead warning flashers.	- Aids pedestrians in crossing the road by warning motorists of the presence of pedestrians waiting to cross.
Removal of Channelized Right Turn at 88 Avenue	Elimination of the southbound channelized right-turn.	- Reduces right turning speed. - Improves pedestrians and cyclists' safety.

Parking Study

The design prioritizes minimizing the impact on existing infrastructure, preserving mature landscaping, and retaining as much on-street parking as possible. However, due to insufficient curb-to-curb width in some segments of the corridor, some of the current signed temporary on-street parking will be removed to facilitate the previous community-preferred design concept.

To assess the parking impacts on residents along 216 Street and the surrounding area two (2) parking surveys were conducted in April of 2024; one at 10:00pm on a weekday and another at 1:00pm on a weekend. This study estimated the current and future parking supply for both the 216 Street corridor and the connecting local streets, as well as the existing and future street parking utilization. At a more localized level, three (3) segments have been identified that may experience high on-street parking utilization due to the reduction in on-street parking availability:

- East side of 216 Street from 88 Avenue to 125m north of 88B Avenue.
- West side of 216 Street from 88 Avenue to 100m north of 88B Avenue.
- West side of 216 Street from 91 Avenue to 180m south of 93A Avenue.

While the project corridor and adjacent public side streets, along with neighboring private communities, are expected to accommodate the parking demand under the proposed scenario, the project team explored opportunities to increase the number of permanent on-street parking spaces along 216 Street to address current and future parking needs.

The detailed results of the parking study are summarized in the 216 Street (88 Avenue to 96 Avenue) Parking Survey (Attachment D).

Public Engagement

Public engagement efforts were undertaken to gauge community support for the proposed preliminary design and assist the project team in refining the design. Launched in May of 2024, these efforts included various marketing and promotional materials aimed at raising awareness and encouraging public participation. Key engagement activities included:

- Social media marketing and newspaper advertisements.
- Notification postcards sent to over 1,000 addresses in the project area.
- An online survey with over 640 participants.
- A virtual stakeholder meeting with representatives from nine stakeholder groups.
- A public open house attended by over 150 individuals.

In the online survey, most respondents agreed that the design meets the objectives of improving community livability and safety, enhancing comfort for walking, and cycling, and addressing local and regional travel needs. At the public open house, 57 attendees expressed that they were very or somewhat supportive of the proposed design improvements, while 43 indicated they were very or somewhat unsupportive.

Despite the strong support for the proposed preliminary design from the community and stakeholders, concerns about street parking along certain segments of 216 Street were prominent. These concerns were among the most common feedback received through online surveys, public open house, and other channels.

Details on these public engagement activities and the feedback received are summarized in the "What We Learned Report" (Attachment E).

Optional Design Elements

During the public engagement process, parking emerged as a major concern among residents along 216 Street, consistent with the findings of the parking study for some segments of the corridor. In response, staff thoroughly examined public feedback and explored viable options to optimize street parking arrangements, balancing community needs and project goals. Four (4) segments of 216 Street were closely analyzed:

1. 216 Street between 88 Avenue and 88B Avenue:
    - Options Considered: Converting the southbound curb lane into a parking lane.
    - Conclusion: Due to the numerous existing driveways and potential disruptions to traffic operations at the 88 Avenue intersection, this change was deemed unfeasible.
2. 216 Street between 88B Avenue and 90 Avenue:
    - Option Considered: Narrowing the planned center median to 0.8 meters, shifting the northbound travel lane west and creating a parking lane on the east side of 216 Street.

- Outcome: This adjustment would retain approximately seven (7) parking spaces on the east side of 216 Street.

3. 216 Street between 91 Avenue and 92 Avenue:

    - Option Considered: Narrowing the planned center median to 0.8 meters, shifting the southbound travel lane to the east, and creating a parking lane on the west side of 216 Street.
    - Outcome: This adjustment would retain approximately eleven (11) parking spaces on the west side of 216 Street.

4. 216 Street between 95A Avenue and 96 Avenue:

    - Option Considered: Switching parking from the west side to the east side of 216 Street.
    - Outcome: This adjustment would increase street parking by seven (7) spaces and mitigate potential conflicts with the driveway planned for the development project at the southwest corner of the 96 Avenue intersection.

Modified, parking-focused designs (Attachment B) were developed for segments 2, 3, and 4 to increase the on-street parking supply by an additional 25 spaces while maintaining the corridor's functionality. In addition, shifting the travel lanes east and west also provides an improved traffic calming design. In contrast, the original preliminary design presented to the public prioritized landscaping opportunities and geometric layout.

At present, there are approximately 258 signed temporary street parking spaces along 216 Street between 88 Avenue and 96 Avenue. Upon completion of this project with the modified design illustrated in Attachment B, approximately 127 street parking spaces will be retained as permanent.

Staff recommend modifying the current preliminary design to include the optional design for segments 2, 3, and 4 on 216 Street. This will address the community's parking concerns while ensuring the project's overall goals and functionality are maintained.

Estimated Cost

A preliminary (Class D) cost estimate has been prepared and the completion of works for 216 Street Complete Street Project is estimated to cost $9,386,000. The details of the cost estimates are summarized in the following table:

	Civil Works & Traffic Signals	Corridor Resurfacing*	Property Acquisition	Construction Services	Total
216 Street Corridor Improvements	$4,328,000	$1,109,000	$1,260,000	$272,000	**$6,969,000**
96 Avenue Intersection Realignment	$2,154,000	-	$173,000	$90,000	**$2,417,000**

*Note: Not included within the DCC Program

Given the conceptual nature of the design, the civil works and traffic signal installations cost estimate includes a 30% contingency for the corridor improvements and a 40% contingency for the intersection realignment. Additionally, the cost estimate for corridor resurfacing includes a 25% contingency.

Following completion of the design work, staff will provide a more detailed cost estimate including potential funding sources for Council's consideration.

Next Steps

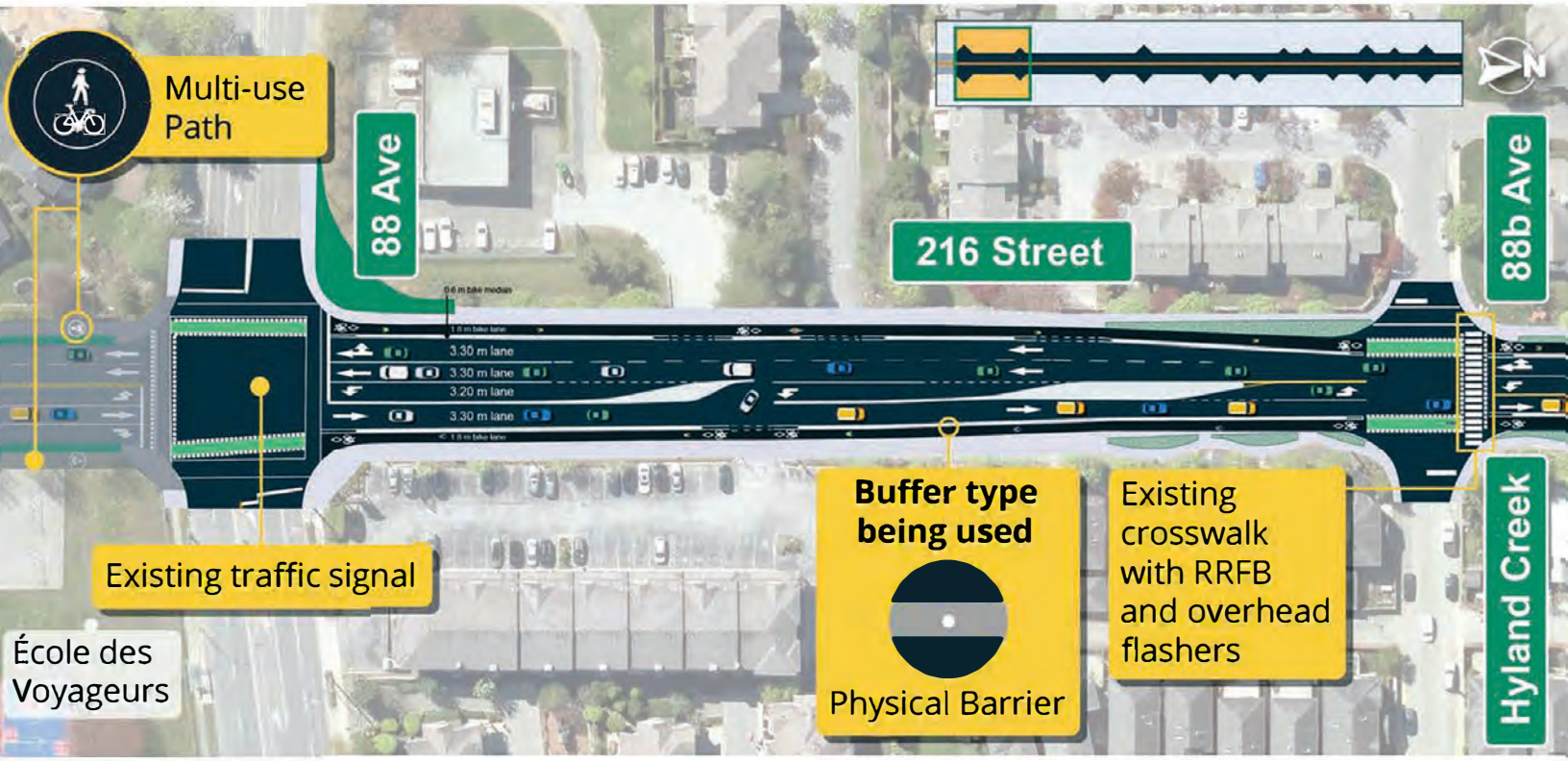
Subject to Council endorsement of the preliminary design with the optional design elements, the project team will continue to improve and refine the design, collaborating with relevant authorities to secure necessary approvals. The final design, along with a detailed cost estimate, will be presented to the Council in the budget process for consideration.

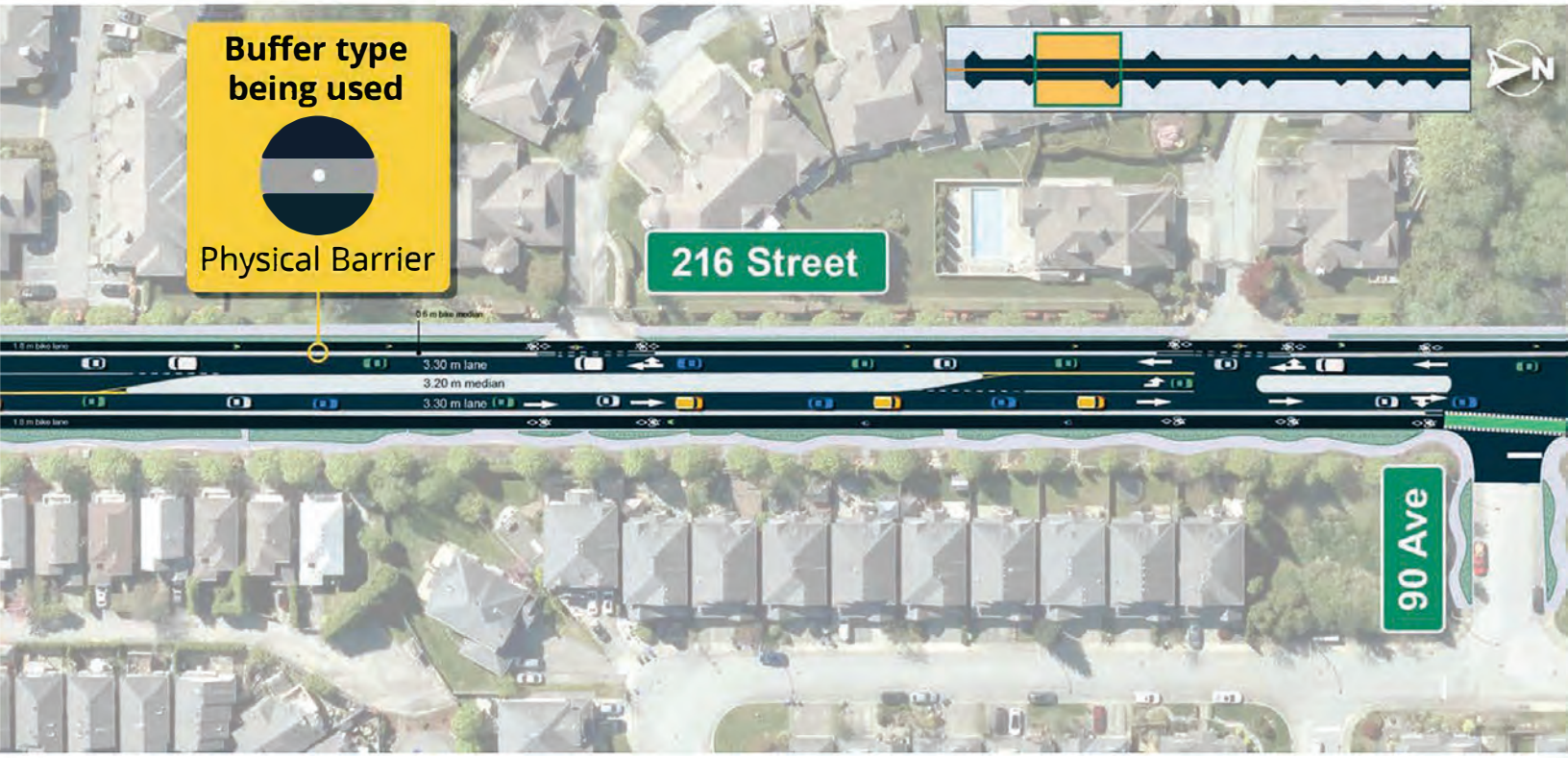
Respectfully submitted,

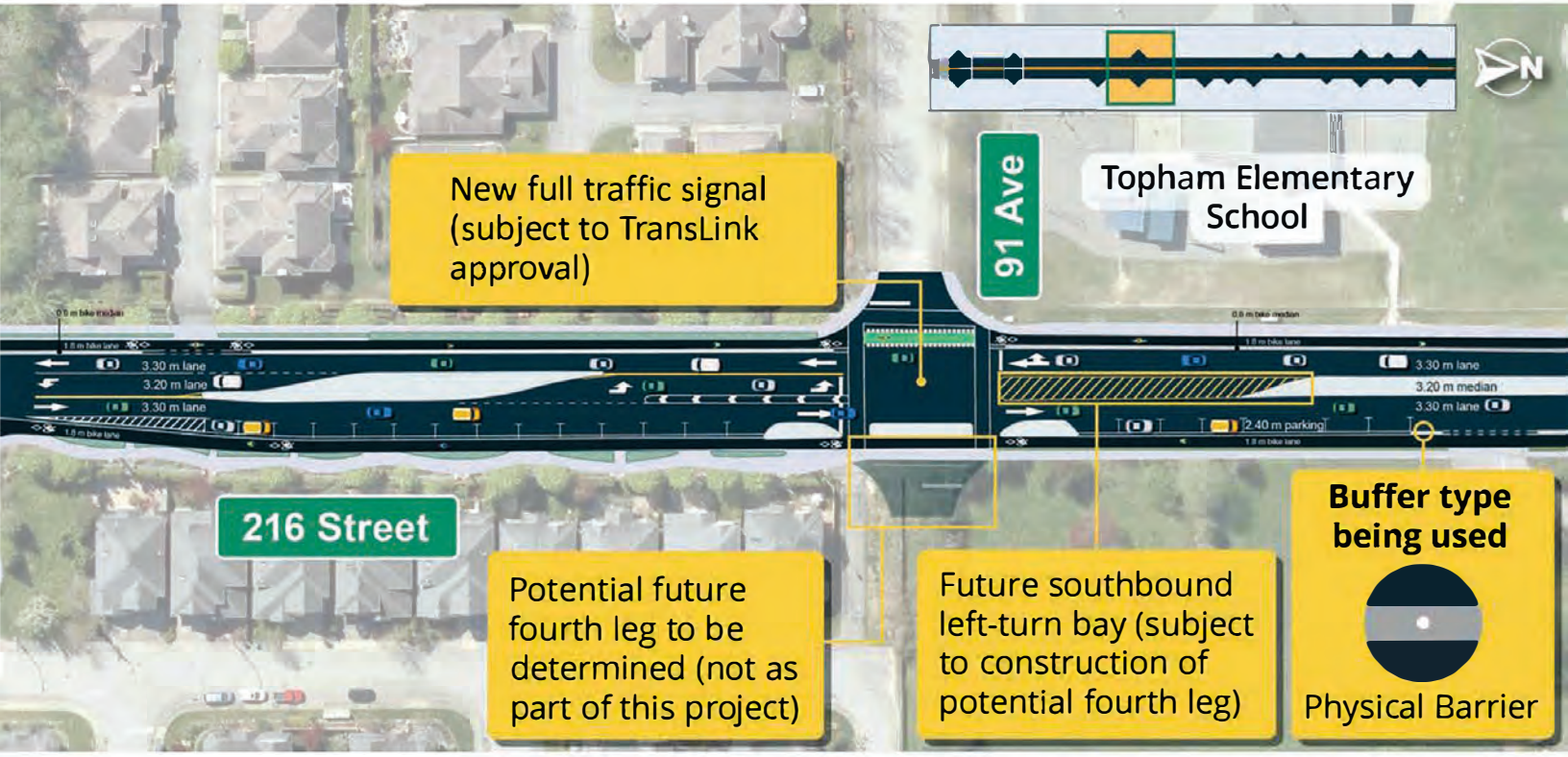
Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

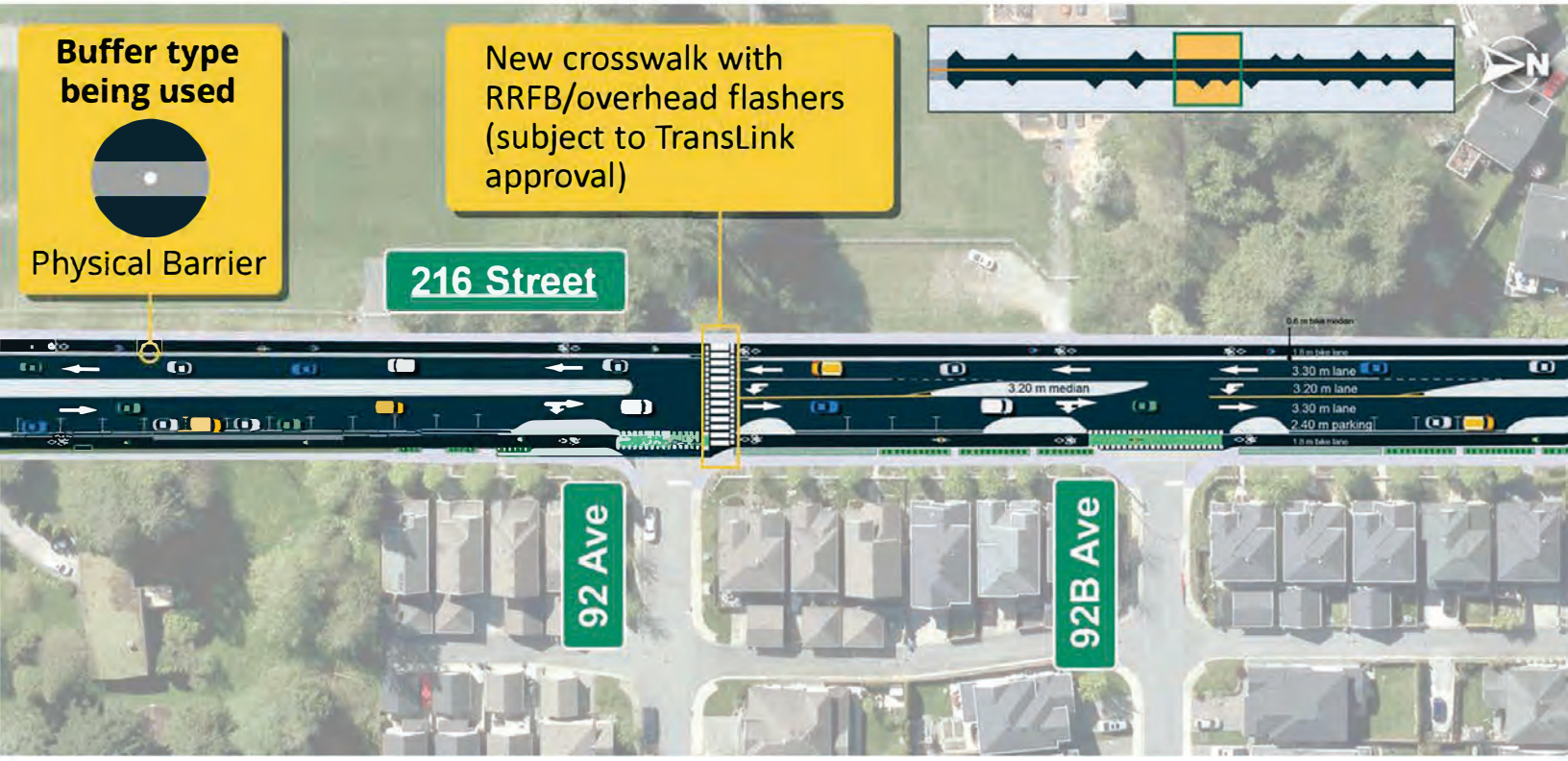
ATTACHMENT A	216 Street Complete Street Preliminary Design
ATTACHMENT B	216 Street Optional Design Elements
ATTACHMENT C	216 Street Corridor Study Preferred Design
ATTACHMENT D	216 Street (88 Avenue to 96 Avenue) Parking Survey
ATTACHMENT E	What We Learned Report

~~ATTACHMENT A~~

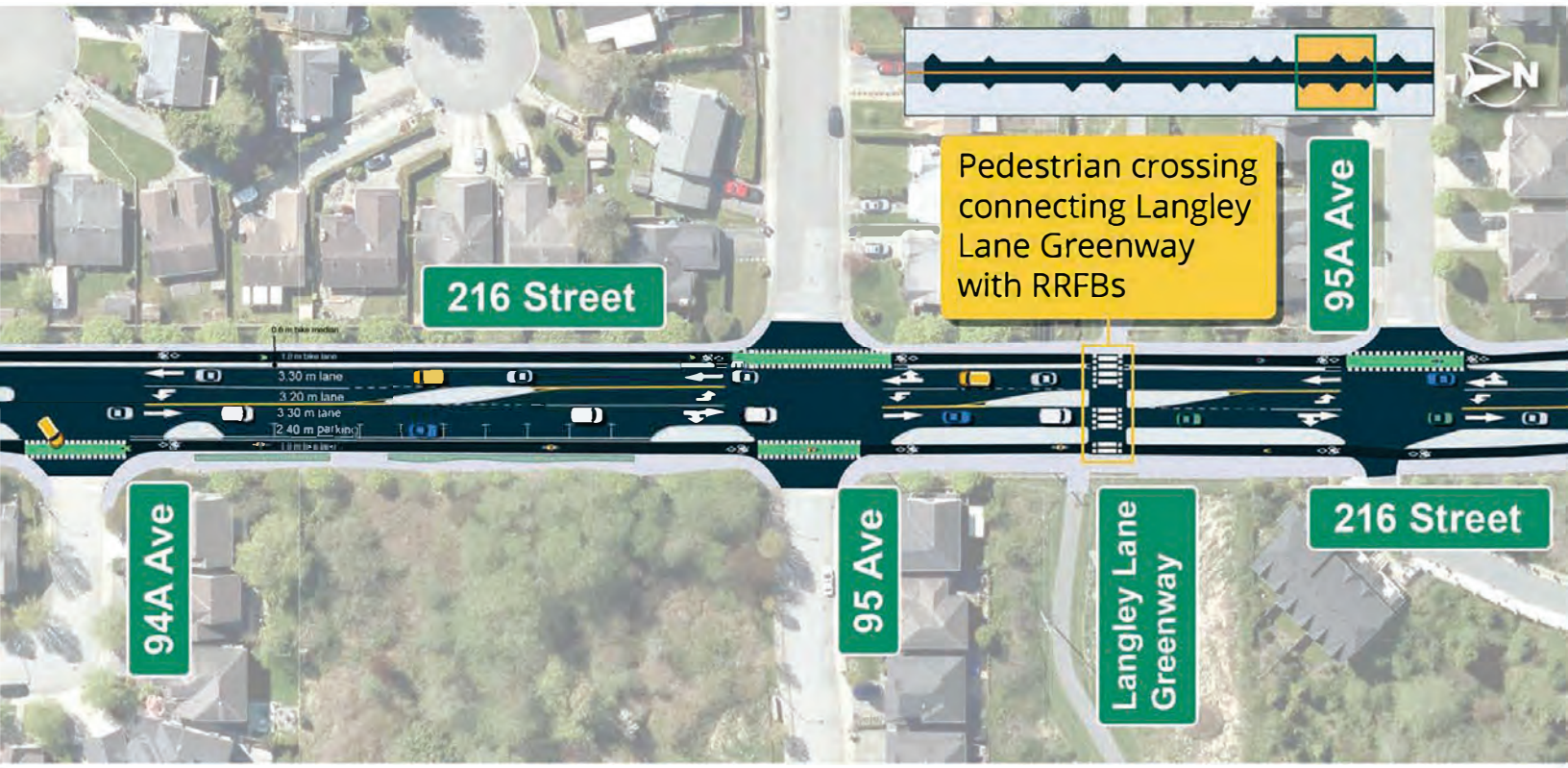


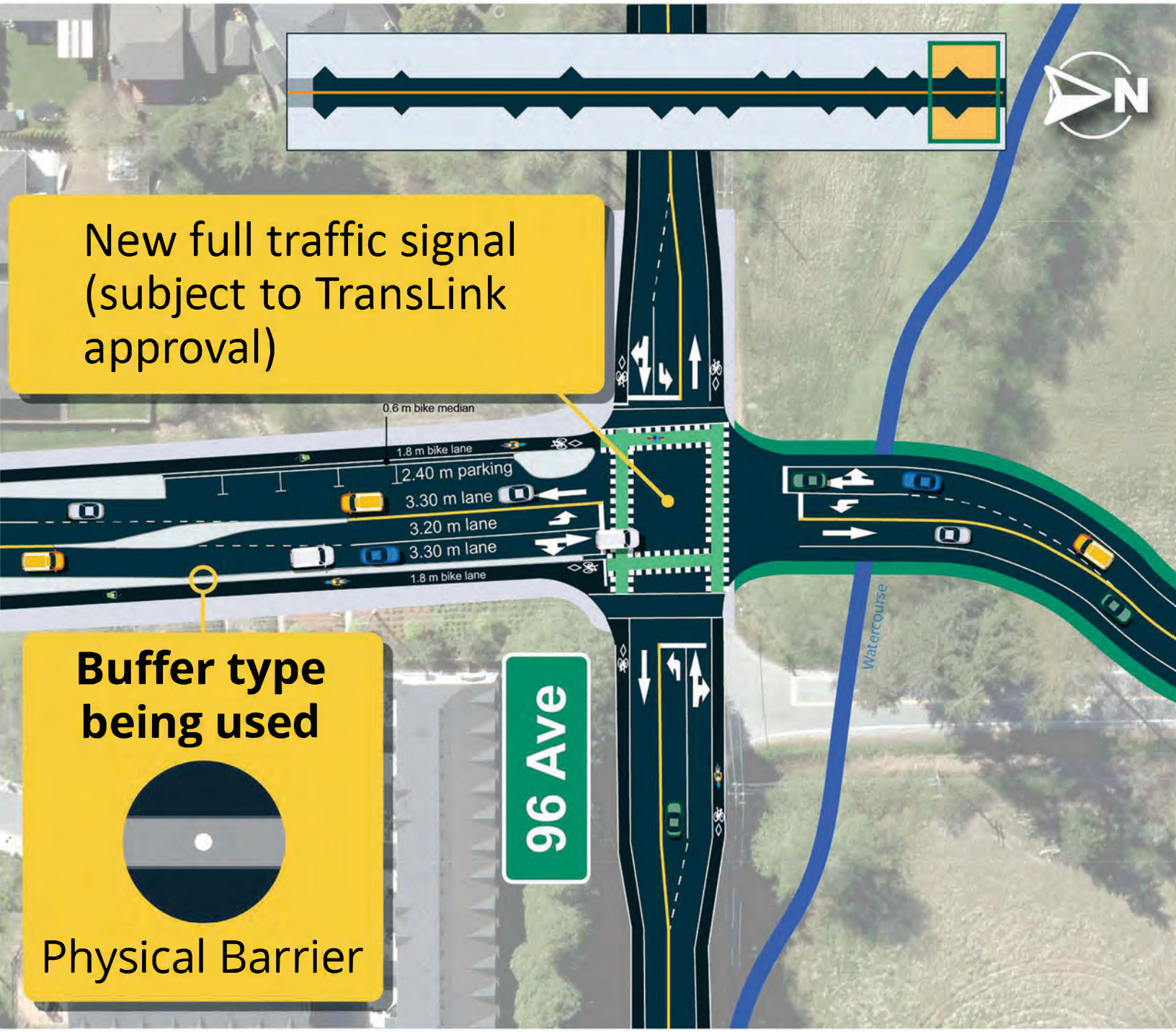

Buffer type being used
Physical Barrier
216 Street
90 Ave
3.30 m lane
3.20 m median
3.30 m lane
N

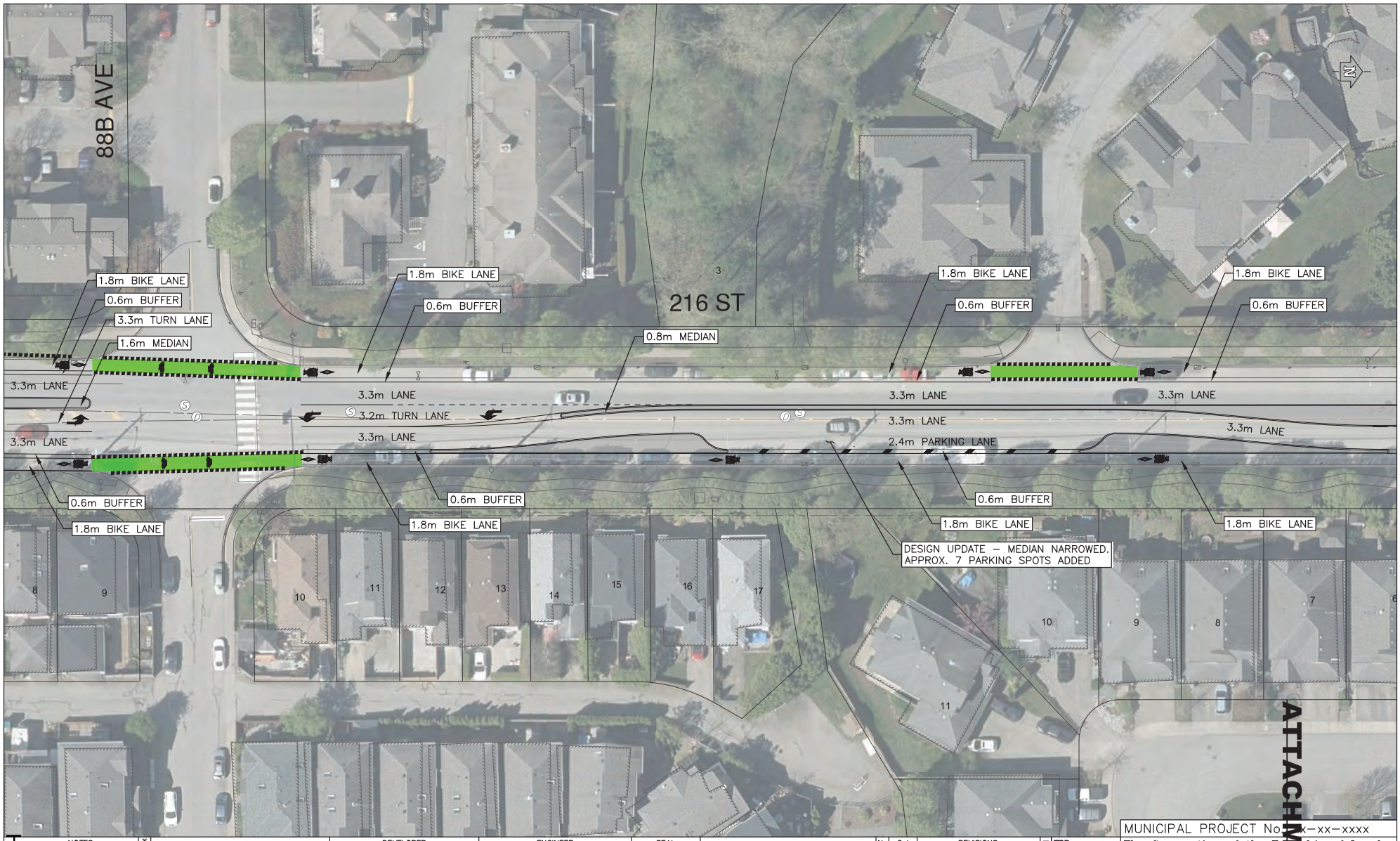

New full traffic signal (subject to TransLink approval)
91 Ave
Topham Elementary School
N
3.30 m lane
3.20 m lane
3.30 m lane
3.20 m median
3.30 m lane
2.40 m parking
216 Street
Potential future fourth leg to be determined (not as part of this project)
Future southbound left-turn bay (subject to construction of potential fourth leg)
Buffer type being used
Physical Barrier


Buffer type being used
Physical Barrier
New crosswalk with RRFB/overhead flashers (subject to TransLink approval)
216 Street
92 Ave
92B Ave
3.30 m lane
3.20 m lane
3.20 m median
3.30 m lane
2.40 m parking
N


Buffer type being used
Physical Barrier
93A Ave
93B Ave
93 Ave
216 Street
3.30 m lane
3.20 m lane
3.30 m lane
2.40 m parking
3.20 m median
N


Pedestrian crossing connecting Langley Lane Greenway with RRFBs
216 Street
95A Ave
94A Ave
95 Ave
Langley Lane Greenway
216 Street
3.30 m lane
3.20 m lane
3.30 m lane
2.40 m parking
N


New full traffic signal (subject to TransLink approval)
0.6 m bike median
1.8 m bike lane
2.40 m parking
3.30 m lane
3.20 m lane
3.30 m lane
1.8 m bike lane
Buffer type being used
Physical Barrier
96 Ave
Watercourse
N



NOTES	BENCHMARK	DEVELOPER	ENGINEER	SEAL	No	Date	REVISIONS	PLAN
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	LEGAL		ISSUED FOR DISCUSSION 2024-04-26 urbansystems.ca	I, _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____				DESIGN BY: M. KELDER DRAWN BY: P. TAM APPROVED BY: R. LEW DATE: 2024-04-26 SCALE: 1:200 0 5 10m

MUNICIPAL PROJECT No. xxx-xx-xxxx

The Corporation of the Township of Langley

216 STREET SAFETY IMPROVEMENTS
88b AVENUE TO 90 AVENUE – OPTION 2

DESIGN FILE No | PLAN No. 2 OF 5
AS BUILT No. | SHEET No. 5 | REV. 1

ATTACHMENT B

H.1



NOTES	BENCHMARK	DEVELOPER	ENGINEER	SEAL
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	LEGAL		ISSUED FOR DISCUSSION 2024-04-26 urbansystems.ca	

I, _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

No	Date	REVISIONS

PLAN

DESIGN BY: M. KELDER
DRAWN BY: P. TAM
APPROVED BY: R. LEW
DATE: 2024-04-26
SCALE: 1:200 0 5 10m

MUNICIPAL PROJECT No. xx–xx–xxxx

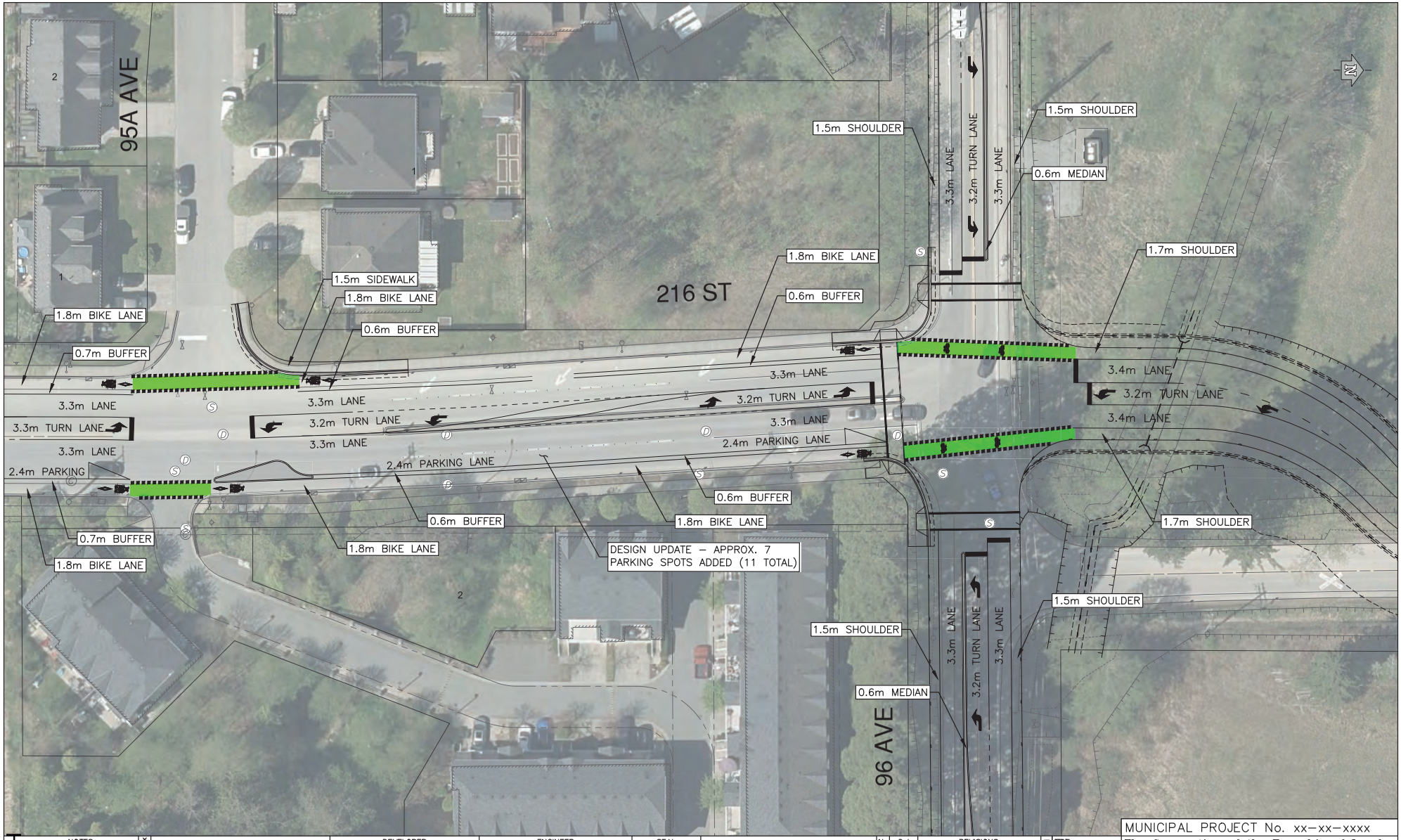
The Corporation of the Township of Langley

Township of Langley

216 STREET SAFETY IMPROVEMNETS
91 AVENUE TO 92 AVENUE – OPTION 2

DESIGN FILE No	PLAN No 5 OF 5	
AS BUILT No.	SHEET NO. 5	REV. 1

H.1



NOTES	BENCHMARK	DEVELOPER	ENGINEER	SEAL	No	Date	REVISIONS
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	LEGAL		ISSUED FOR DISCUSSION 2024-04-26 urbansystems.ca	I _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____			

PLAN — DESIGN BY: M. KELDER; DRAWN BY: P. TAM; APPROVED BY: R. LEW; DATE: 2024-04-26; SCALE: 1:250

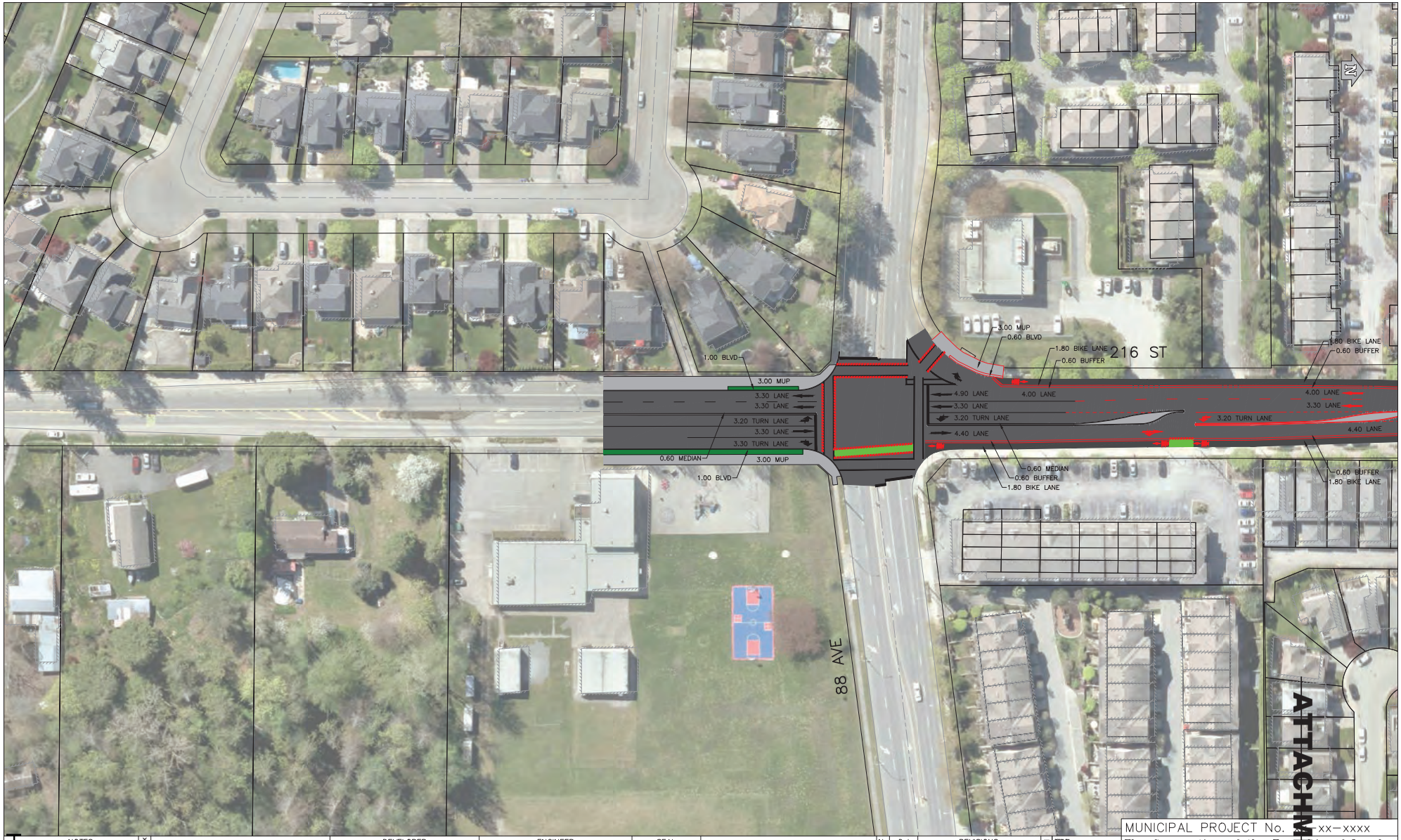
MUNICIPAL PROJECT No. xx-xx-xxxx

The Corporation of the Township of Langley

216 STREET SAFETY IMPROVEMENTS
95a AVENUE TO 96 AVENUE – OPTION 2

DESIGN FILE No | PLAN No 5 OF 5
AS BUILT No. | SHEET NO. 5 | REV. 1

H.1



NOTES

ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION

BENCHMARK

LEGAL

DEVELOPER

ENGINEER

ISSUED FOR DISCUSSION

2020-10-13

urbansystems.ca

SEAL

I _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

No	Date	REVISIONS

PLAN

DESIGN BY: M.KELDER
DRAWN BY: M.KELDER
APPROVED BY: N.SUNUWAR
DATE: 2020-09-18
SCALE: HORIZ. 1:500 VERT. 1:50

MUNICIPAL PROJECT No. xx-xxxx

The Corporation of the Township of Langley

Township of Langley

216 STREET IMPROVEMENTS CONCEPT
2 LANE – OPTION 5

DESIGN FILE No.
PLAN No.
AS BUILT No.
SHEET NO.
REV. A

ATTACHMENT C
H.1



NOTES	BENCHMARK	DEVELOPER	ENGINEER	SEAL
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	LEGAL		ISSUED FOR DISCUSSION 2020-10-13 mbenneyatmus.ca	I, _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____

No	Date	REVISIONS

DESIGN BY	M.KELDER
DRAWN BY	M.KELDER
APPROVED BY	N.SUNUWAR
DATE	2020-09-18
SCALE	HORIZ. 1:500 VERT. 1:50

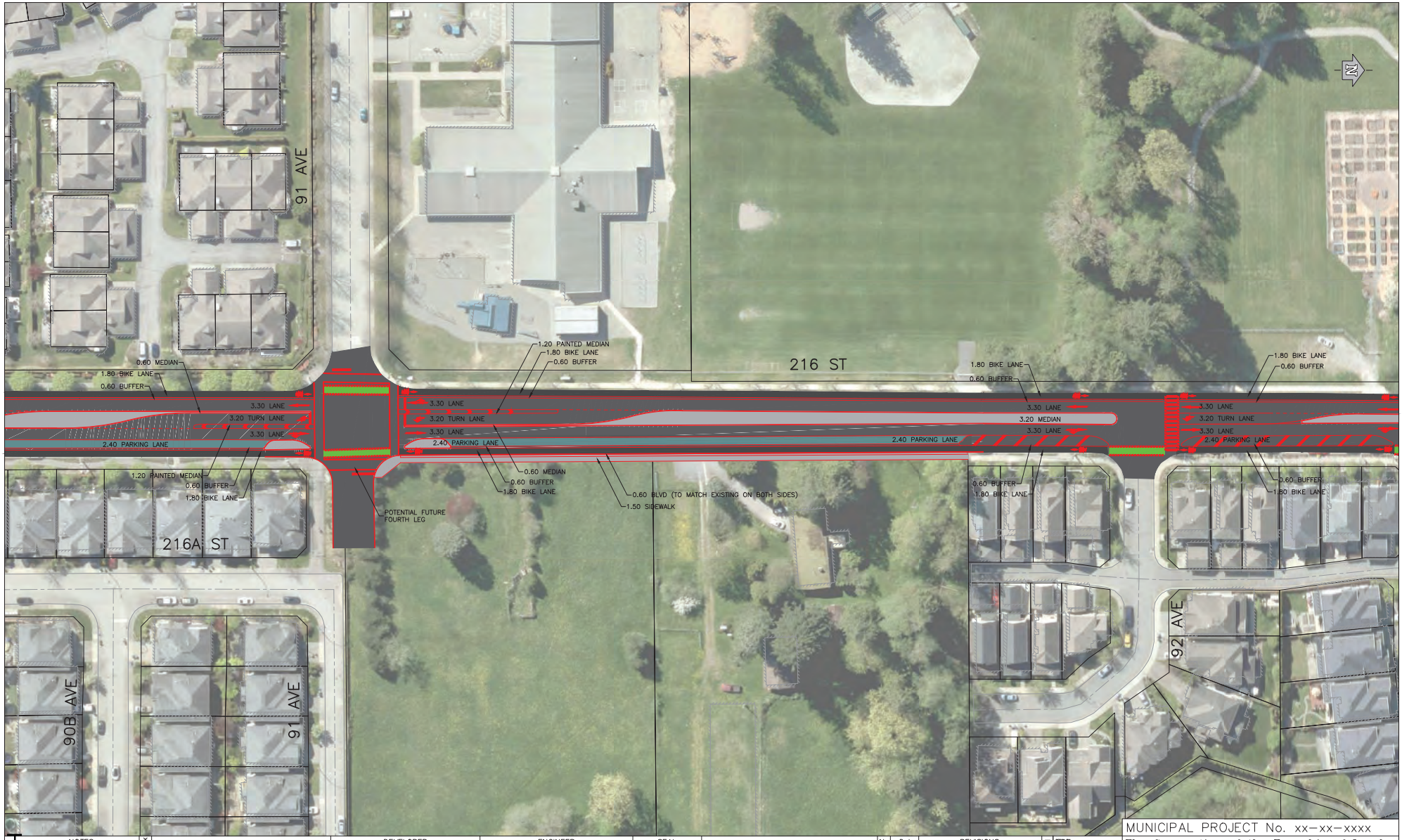
MUNICIPAL PROJECT No. xx-xx-xxxx

The Corporation of the Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

H.1

DESIGN FILE No	PLAN No 2 OF 5
AS BUILT No.	SHEET NO. REV. A



NOTES

ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION

BENCHMARK

LEGAL

DEVELOPER

ENGINEER

ISSUED FOR DISCUSSION
2020-10-13
urbanmeyer.ca

SEAL

I _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

No	Date	REVISIONS

PLAN

DESIGN BY: M.KELDER
DRAWN BY: M.KELDER
APPROVED BY: N.SUNUWAR
DATE: 2020-09-18
SCALE: HORIZ. 1:500 VERT. 1:50

MUNICIPAL PROJECT No. xx-xx-xxxx

The Corporation of the Township of Langley

Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

H.1

DESIGN FILE No.
PLAN No. 3 OF 5
AS BUILT No.
SHEET NO.
REV. A



NOTES		DEVELOPER	ENGINEER	SEAL		No	Date	REVISIONS	PLAN
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION	BENCHMARK		ISSUED FOR DISCUSSION 2020-10-13 urbansystems.ca	I, _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____					DESIGN BY: M.KELDER DRAWN BY: M.KELDER APPROVED BY: N.SUNUWAR DATE: 2020-09-18 SCALE: HORIZ. 1:500 VERT. 1:50
	LEGAL								

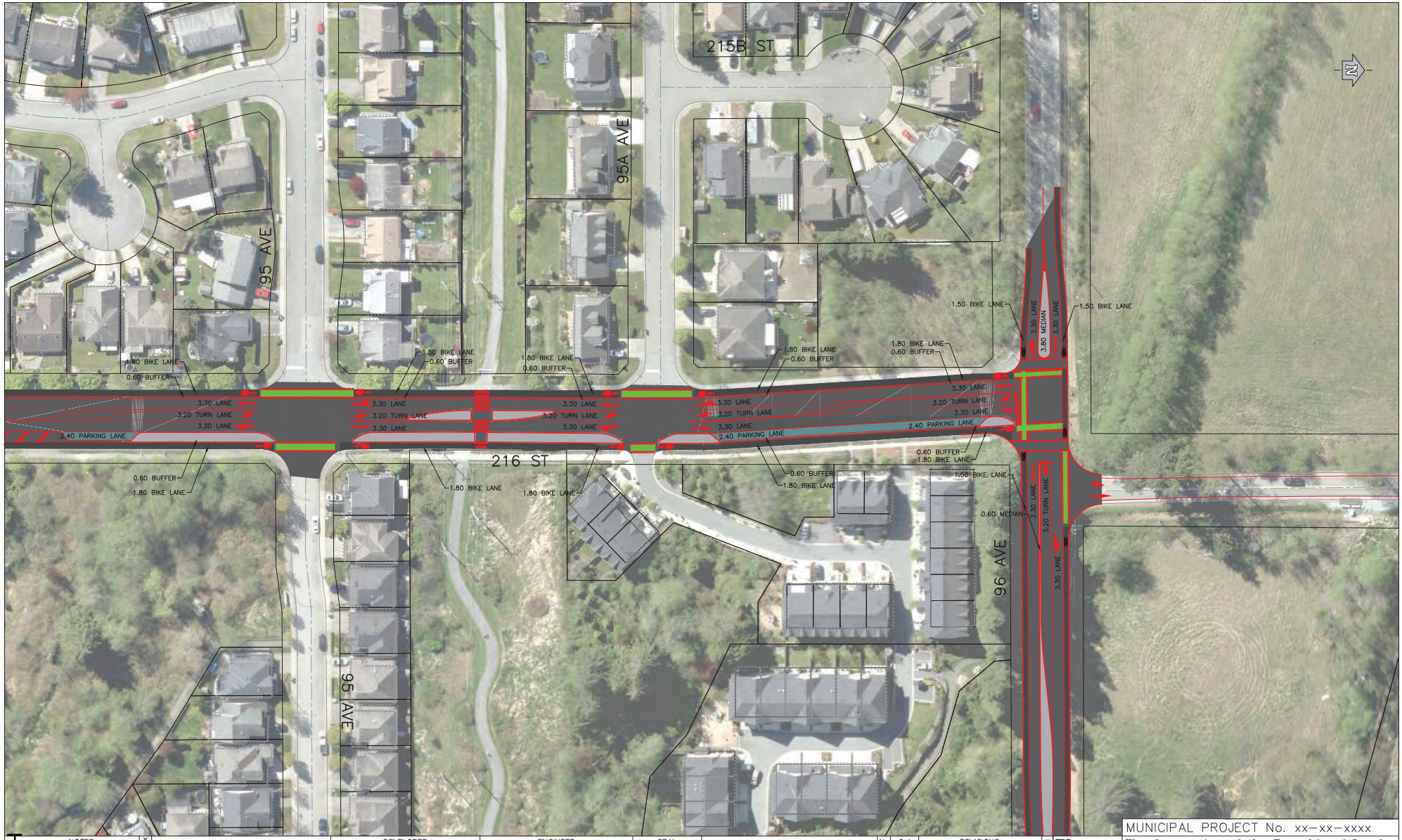
MUNICIPAL PROJECT No. xx-xx-xxxx

The Corporation of the Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

H.1

DESIGN FILE No	PLAN No 4 OF 5	
AS BUILT No.	SHEET NO.	REV. A



NOTES	DEVELOPER	ENGINEER	SEAL	No	Date	REVISIONS
ALL DRAWINGS ARE CONCEPTS AND REQUIRE FURTHER REFINEMENT AND EVALUATION		ISSUED FOR DISCUSSION 2020-10-13 urbansystems.ca	I, _____, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS: _____			

BENCHMARK
LEGAL

PLAN

DESIGN BY: M.KELDER
DRAWN BY: M.KELDER
APPROVED BY: N.SUNUWAR
DATE: 2020-09-18
SCALE: HORIZ. 1:500 VERT. 1:50

MUNICIPAL PROJECT No. xx-xx-xxxx

The Corporation of the Township of Langley

Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

H.1

DESIGN FILE No	PLAN No 5 OF 5	
AS BUILT No.	SHEET NO.	REV. A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PUBLIC SPACES REGULATION

BYLAW NO. 6059

EXPLANATORY NOTE

Public Spaces Bylaw No. 6059 repeals and replaces Langley Public Spaces Regulation Bylaw 2018 No. 5298 and regulates the use of public spaces in the Township of Langley.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PUBLIC SPACES REGULATION

BYLAW NO. 6059

WHEREAS section 8(3) of the *Community Charter,* SBC 2003, c 26 authorizes Council to, by bylaw, regulate, prohibit, and impose requirements in relation to, among other things, public places, the protection of the natural environment, trees, animals, and nuisances;

WHEREAS it is deemed necessary and desirable to repeal and replace Public Spaces Regulation Bylaw 2018, No. 5298;

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

PART 1: TITLE

1. This Bylaw may be cited for all purposes as “Public Spaces Regulation Bylaw No. 6059”.

PART 2: INTERPRETATION

Interpretation

2.1 In this Bylaw:

(1) words importing the singular number include the plural, and vice versa, and words importing the neutral gender include the masculine and the feminine genders;

(2) headings given to sections are for convenience of reference only and do not form part of this Bylaw;

(3) unless expressly stated otherwise, a reference to a “section” is a reference to a section in this Bylaw and a reference to a “Part” is a reference to a Part in this Bylaw; and

(4) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and regulations promulgated thereto, as amended, revised, consolidated or replaced from time to time, and a reference to a bylaw or policy is a reference to a Township bylaw or policy, as amended, revised, consolidated or replaced from time to time.

Definitions

2.2 In this Bylaw and unless the context otherwise requires, words and terms will have the meaning indicated:

(1) "**Administrator**" means the person appointed to the position of Director of Engineering and Public Works or its equivalent, and their designates and authorized agents;

(2) "**Council**" means the elected council of the Township;

(3) "**Drugs**" means "controlled substance" as defined in the *Controlled Drugs and Substances Act* (S.C. 1996, c. 19), as amended or replaced from time to time;

(4) "**Drug Paraphernalia**" means any product, equipment, thing or material of any kind primarily used or intended to be primarily used to produce, process, package, store, inject, ingest, inhale or otherwise introduce into the human body a "controlled substance" as defined in the *Controlled Drugs and Substances Act* (S.C. 1996, c. 19), as amended or replaced from time to time;

(5) "**Fireworks**" has the meaning ascribed to it in the Fire Prevention Bylaw No. 6061, as amended or replaced from time to time;

(6) "**Geocache**" means a container, usually containing a logbook and small trading items, hidden for persons to find generally through the use of a global positioning system;

(7) "**Highway**" has the meaning ascribed to it in the *Community Charter* (S.B.C. 2003, c. 26), as amended or replaced from time to time;

(8) "**Highway and Traffic Bylaw**" means the Highway and Traffic Bylaw 2010 No. 4758, as amended or replaced from time to time;

(9) "**Hoverboard or Motorized Cycle**" means any motorized bicycle, scooter, e-scooter, segway or hoverboard;

(10) "**Idle**" means operating a Vehicle engine when the Vehicle is stationary and not providing power for authorized work equipment or conducting authorized work activities;

(11) "**Liquor**" has the meaning ascribed to it in the *Liquor Control and Licensing Act* (S.B.C. 2015, c. 19), as amended or replaced from time to time;

(12) "**Liquor License**" means a licence issued pursuant to the *Liquor Control and Licensing Act* (S.B.C. 2015, c. 19) and its regulations, as amended or replaced from time to time;

(13) "**Outside Waste**" means Waste generated outside Public Space;

(14) "**Park**" means land and improvements owned, occupied or controlled by the Township dedicated and open for the use, recreation or enjoyment of the general public including, but not limited to, land gifted, dedicated, open and reserved for use as a park;

(15) "**Prohibited Vehicle**" means:

(a) a device designed to be moved by animal power like a horse-drawn carriage; and

(b) a recreational vehicle, including without limitation, a go-kart, a golf cart, a motorcross bike, a snowmobile, and an all-terrain vehicle, but does not include a Hoverboard or Motorized Cycle;

(16) "**Public Space**" means all spaces that are open to the public and are owned or controlled by the Township, and includes, without limitation, all Parks, natural areas, forests, playgrounds, driveways, Highways, roadways, sidewalks, paths, trails, boulevards, beaches, wading pools, swimming pools, spray parks, water playgrounds, skateboard parks, community recreation and other civic facilities, museums, Sport Fields, cemeteries, buildings and structures, and which also includes School Spaces;

(17) "**Public Space Permit**" has the meaning ascribed to it in section 4.3;

(18) "**Public Space Permit Application**" has the meaning ascribed to it in section 4.3;

(19) "**Restriction Notice**" has the meaning ascribed to it in section 4.17;

(20) "**School District**" means the Board of Education of School District No. 35 (Langley);

(21) "**School Spaces**" means playgrounds, recreational facilities, trails and parking lots owned or occupied by the School District that are open to the public and that the School District permits the general public to use for recreation or enjoyment, subject to such rules and policies as the School District may impose;

(22) "**Service Dog**" has the meaning ascribed to it in the *Guide Dog and Service Dog Act* (S.B.C. 2015, c. 17), as amended or replaced from time to time;

(23) "**Smoke**" means:

(a) to burn a cigarette, cigar, or cannabis cigarette; or

(b) to burn or heat any substance, including, but not limited to, tobacco, cannabis, or any other plant or herb, including any oils, e-liquids or e-juices, using any type of smoking device, including, but not limited to, a pipe, a bubbler, a bong, a hookah, an e-cigarette, a vaporizer, an electronic smoking device or a home-made smoking device;

(24) "**Special Event**" means a gathering at a Public Space which less than 300 but more than 100 persons are expected to attend or any other event otherwise designated by the Administrator as a Special Event in their sole discretion, including, without limitation, any event planned in a Public Space that is pre-planned, where members of the public are invited to attend, and/or where the Administrator has concerns over insurance, safety, capacity, noise, disturbance, nuisance or any other concerns with the event, in their sole discretion;

(25) "**Sport Field**" means an area in a Public Space used to play one or more outdoor sports and includes, but is not limited to, a soccer field, a football field, a rugby field, a baseball field, a field hockey field, a basketball court, a volleyball court, a pickleball court and a tennis court;

(26) **"Temporary Shelter"** means a tent or other form of shelter that is not fixed to the ground, which is temporary and portable in nature that is constructed from nylon, plastic, cardboard or other similar non-rigid material;

(27) "**Township**" means the Corporation of the Township of Langley;

(28) "**Township Clerk**" means the person appointed by Council to the position having that name, and their designates and authorized agents;

(29) "**Township of Langley"** means the geographic area subject to regulation by the Township;

(30) "**Unhoused Person**" means a person who has no fixed address or a predictable residence to return to on a daily basis and who has no reasonable means to acquire a predictable residence;

(31) "**Unmanned Aerial Vehicle**" means a device or machine capable of flight without an onboard human pilot and includes all drones, with or without camera or video capabilities;

(32) "**Vehicle**" means a device, other than a Prohibited Vehicle, in, on or by which a person or thing is or may be transported or drawn on a Highway including, but not limited to:

(a) a device designed to be moved by human power like a cycle or a skateboard,

(b) a Hoverboard or Motorized Cycle, and

(c) a device designed to provide mobility to a person with a disability like a scooter;

(33) "**Vessel**" means any boat or craft designed, used or capable of being used for marine navigation, whether self-propelled or not and without regard to the method of propulsion, and includes a raft or boom of logs or lumber;

(34) "**Waste**" means any litter, garbage, rubbish, refuse, or other form of waste (including organic waste);

(35) "**Weapon**" means any thing designed, used or capable of being used to inflict bodily harm and includes, but is not limited to, a firearm, a bow, a crossbow, a knife, a sword, pepper spray, bear spray, a taser, a slingshot, a catapult, and nunchucks; and

(36) "**Wildlife**" means a species, subspecies, variety or geographically or genetically distinct population of animal, plant or other organism, other than a bacterium or virus, that is wild by nature and includes fish.

PART 3: APPLICATION

Public Spaces

3.1 Every Public Space shall be subject to the provisions of this Bylaw except to the extent that the provisions of this Bylaw directly conflict with a condition under which the Public Space was acquired by the Township or the School District.

Exemptions

3.2 Other than the prohibition in section 5.25 [*Smoking*], and unless required by the Administrator, the prohibitions in this Bylaw do not apply to:

(1) a Township officer or employee engaged in the performance of their lawful duties;

(2) a Township contractor, agent, volunteer or other invitee engaged in the performance of their lawful duties at the Township's request or pursuant to an agreement with the Township;

(3) a School District officer or employee engaged in the performance of their lawful duties;

(4) a School District contractor, agent, volunteer or other invitee engaged in the performance of their lawful duties at the School District's request or pursuant to an agreement with the School District; or

(5) a police officer engaged in the performance of their lawful duties.

PART 4: ADMINISTRATION

Administration

4.1 The Administrator is responsible for the administration and enforcement of this Bylaw.

4.2 The Administrator may make rules for the administration, management, use, and protection of Public Spaces.

Public Space Permits

4.3 A person may submit an application (a "**Public Space Permit Application**") to the Administrator for a permit (a "**Public Space Permit**") authorizing them to host a Special Event, including engaging in one or more of the activities prohibited under this Bylaw. Where the Administrator has designated an event as a Special Event under this Bylaw, the organizer of that Special Event must submit a Public Space Permit Application.

4.4 A Public Space Permit Application must comply with the requirements of any applicable Council policy or rules made by the Administrator.

4.5 A Public Space Permit Application for:

(1) a Special Event must be submitted to the Administrator at least 30 days prior to commencement of the Special Event; and

(2) an activity other than a Special Event must be submitted to the Administrator at least 14 days prior to commencement of the activity in respect of which the Public Space Permit is sought.

4.6 The Administrator may consult with Township staff with respect to the merits of a Public Space Permit Application.

4.7 Within 30 days of receiving an application under section 4.5(1), or within 14 days of receiving an application under section 4.5(2), the Administrator shall:

(1) issue a Public Space Permit, with terms and conditions in the sole discretion of the Administrator; or

(2) refuse a Public Space Permit.

4.8 A Public Space Permit issued pursuant to section 4.7(1) must be in writing and must specify:

(1) the activity in relation to which the Public Space Permit is issued;

(2) the time period during which the Public Space Permit is effective; and

(3) any terms or conditions of the Public Space Permit.

4.9 A Public Space Permit which is refused pursuant to section 4.7(2) must be in writing and must specify:

(1) the reasons for refusing the Public Space Permit; and

(2) the applicant's right to request reconsideration of the decision to refuse the Public Space Permit in accordance with this Bylaw.

4.10 An applicant who has been refused a Public Space Permit pursuant to section 4.7(2) may request reconsideration of the decision to refuse the Public Space Permit in accordance with the following procedures:

(1) the applicant may apply for reconsideration by Council by providing written notice to the Township Clerk within 14 days of receiving the written decision; and

(2) the applicant shall within 14 days of providing written notice to the Township Clerk make written submissions to Council, which submissions must be no more than five (5) pages in length, explaining why a Public Space Permit should be issued to the applicant.

4.11 Upon receiving an application for reconsideration under section 4.10, Council shall review the written submissions of the applicant and either:

(1) issue a Public Space Permit with terms and conditions in Council's sole discretion; or

(2) uphold the decision to refuse the Public Space Permit.

4.12 A Public Space Permit issued pursuant to section 4.11(1) must be in writing and must specify:

(1) the activity in relation to which the Public Space Permit is issued;

(2) the time period during which the Public Space Permit is effective; and

(3) any terms or conditions of the Public Space Permit.

4.13 A decision made pursuant to section 4.11(2) must be in writing and must specify the reasons for upholding the decision to refuse the Public Space Permit.

4.14 A Public Space Permit issued pursuant to section 4.7(1) or 4.11(1) may be revoked by the decision-maker who issued the Public Space Permit, if the decision-maker is of the opinion that the person to whom the Public Space Permit was issued:

(1) contravened, or permitted a person to contravene, a term of the Public Space Permit or did not comply, or permitted a person not to comply, with a condition of the Public Space Permit;

(2) contravened a Township bylaw; or

(3) for any other reason, acting reasonably.

4.15 No person shall violate, or permit the violation of, the terms or conditions of a Public Space Permit.

4.16 Every person who receives a Public Space Permit shall indemnify and save harmless the Township, and its elected and appointed officials, employees and agents from and against any and all claims, demands, suits or compensation arising, directly or indirectly, from the granting of the permission contained in the Public Space Permit.

Restrictions on use of Public Spaces

4.17 If a person has contravened this Bylaw more than three (3) times over the course of the period of one (1) year, which period starts from the first contravention, the Administrator, in their sole discretion, may provide the person with a written notice (a "**Restriction Notice**") which:

(1) prohibits the person from using one (1) or more specified Public Spaces for a specified period of time not to exceed one year; and

(2) imposes conditions on the person's use of one (1) or more specified Public Spaces for a specified period of time not to exceed one (1) year.

4.18 No person shall violate, or permit the violation of, the terms or conditions of a Restriction Notice.

Seizure and detention of chattels left in a Public Space contrary to this Bylaw

4.19 The Administrator may in their sole discretion:

(1) seize, remove and store, or cause to be seized, removed, and stored, any chattel placed within a Public Space contrary to this Bylaw or otherwise without written authorization from the Township;

(2) seize and remove any chattel left unclaimed within a Public Space for more than twelve (12) hours; and

(3) immediately seize and remove any chattel located within a Public Space that, in the opinion of the Administrator in their sole discretion, causes an obstruction, hazard, or which otherwise threatens the safety, security or integrity of the Public Space.

4.20 If the contact information for the owner of a chattel seized under section 4.19 can be reasonably identified by the Administrator, the Administrator must make reasonable efforts to contact the owner of the chattel and notify them of the seizure and their rights to reclaim the chattel seized under this Bylaw.

4.21 If the contact information for the owner of a chattel seized under section 4.19 cannot be reasonably identified by the Administrator, the Administrator is not required to make any efforts to contact the owner of the chattel or to notify them of the seizure or their rights to reclaim the chattel under this Bylaw.

4.22 Within seven (7) days of receipt of notification under section 4.20, or if notification cannot be achieved in accordance with this Bylaw, within seven (7) days of seizure of a chattel described in section 4.19, the owner of a chattel seized under section 4.19 may obtain possession of the chattel only after:

(1) providing the Administrator with proof of ownership of the chattel; and

(2) paying the Township a sum equal to all expenses incurred by the Township to seize, remove, and store the chattel.

4.23 If the owner of a chattel seized under section 4.19 has not obtained possession of the chattel in accordance with section 4.21, within seven (7) days of receipt of notification under section 4.20, or if notification cannot be achieved in accordance with this Bylaw, within seven (7) days of seizure of a chattel described in section 4.19:

(1) the Administrator may cause the chattel to be sold by public auction to the highest bidder, or through other reasonable means determined by the Administrator in their sole discretion; or

(2) the Administrator may otherwise dispose of the chattel in their sole discretion.

4.24 The Administrator must apply the proceeds of an auction or other sale held under section 4.23(1) in the following manner:

(1) firstly, deduct the costs of the auction or other means of sale;

(2) secondly, deduct the expenses incurred by the Township to seize, remove, and store the chattel; and

(3) thirdly, pay the surplus, if any, to the owner of a chattel sold, if the Administrator can reasonably locate the owner of the chattel.

4.25 If an auction or other sale under section 4.23(1) generates a surplus, and the Administrator cannot reasonably locate the owner of the chattel sold in the auction to pay them the surplus, the Administrator shall:

(1) hold the surplus for six (6) months from the date of the auction or other sale; and

(2) pay the amount of the surplus into the Township's general revenues if the surplus is not claimed within six (6) months from the date of the auction or other sale.

4.26 An amount paid into the Township's general revenues under section 4.25(2) is absolutely forfeited to the Township.

Closing Public Space

4.27 The Administrator may close part or all of a Public Space if, in their sole discretion, such closure is necessary to protect the environment or the health, safety or security of the public, or for maintenance, renovation, or other work in the Public Space, or for any other reason determined by the Administrator acting reasonably.

4.28 A Public Space, or a portion of a Public Space, closed pursuant to section 4.27 shall only be closed for so long as the closure is necessary to protect the environment or the health, safety or security of the public or for maintenance, renovation, or other work in the Public Space, or for any other reason determined by the Administrator acting reasonably.

4.29 Unless otherwise authorized by the Township or the School District, a person must not enter or remain in any Public Space, or part of the Public Space, that has been closed under this Bylaw.

PART 5: GENERAL REGULATIONS

Animals

5.1 A person who owns or has custody, care or control of an animal shall ensure that such animal does not do any of the following in a Public Space:

(1) run at large or be uncontrolled except in an area specifically designated by the Administrator for such activity;

(2) kill or injure a person or animal;

(3) harass, disturb or frighten a person or animal;

(4) bathe or swim in a body of water except in a body of water specifically designated by the Administrator for such activity; or

(5) damage property.

5.2 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 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 (with or without a leash), or in any other area of a Public Space where dogs are not permitted on identified signage.

5.3 A person who owns or has custody, care, or control of an animal shall ensure that:

(1) they are in posession of means to dispose of the animal's waste in a reasonable and sanitary manner;

(2) the animal does not enter onto any Public Space where the animal is not authorized to be under this Bylaw or under according to any signage in the Public Space; and

(3) any waste deposited by such animal in a Public Space is immediately disposed of in a sanitary manner.

(4) Notwithstanding items (1) through (3), horses are permitted in Public Spaces to the extent that such Public Spaces are designated by the Township or the Administrator as horse trails or are Highways and roadways, and horse manure is only required to be removed by riders where it is safe and practical to do so.

Boats

5.4 No person shall operate a Vessel in a Public Space except on water in a Public Space as authorized by and in compliance with a Public Space Permit.

Commercial activities

5.5 No person shall display, distribute, post, paint, or affix any advertisements or other promotional material of any kind whatsoever in a Public Space except:

(1) on information boards provided expressly for that purpose;

(2) in a Public Space, other than a School Space, as authorized by and in compliance with a Public Space Permit or a written agreement with the Township; or

(3) in a School Space as authorized by and in compliance with a written agreement with the School District.

5.6 No person shall offer for sale, or sell, any goods or services, including without limitation, food, in a Public Space except:

(1) in a Public Space, other than a School Space, as authorized by and in compliance with a Public Space Permit or a written agreement with the Township; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

5.7 No person shall offer for sale, or sell, food in a Public Space using materials that are not recyclable, biodegradable or compostable.

5.8 No person shall solicit funds in a Public Space for any commercial purpose except:

(1) in a Public Space, other than a School Space, as authorized by and in compliance with a Public Space Permit or a written agreement with the Township; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

Conduct

5.9 No person shall:

(1) conduct themselves in an indecent manner or use abusive, profane, or grossly insulting language in a Public Space;

(2) harass, disturb, frighten, or endanger any other person in a Public Space;

(3) interfere with, obstruct, or impede the lawful free use and enjoyment of any Public Space by any other person;

(4) violate any rule, notice or order of the Township which applies in a Public Space, other than a School Space, and which is posted in the Public Space or is otherwise available to the public;

(5) make any noise or sound that breaches the noise provisions of the Township's Community Standards Bylaw, as amended or replaced from time to time or that, in the discretion of the Administrator, disturbs, or tends to disturb, the quiet, peace, rest, enjoyment, comfort or convenience of persons in the Public Space, or in the adjacent neighborhood or surrounding properties, whether amplified or not;

(6) operate any amplifying system or loud speaker in any Public Space unless permitted under a Public Space Permit or other written authorization from the Administrator;

(7) urinate or defecate in a Public Space, except in a facility designed for that purpose;

(8) in any way damage, disturb, deface, or otherwise interfere with any natural feature, amenity or facility within a Public Space;

(9) violate any rule, notice, or order of the School District which applies in a School Space and which is posted in the School Space or is otherwise available to the public; or

(10) interfere with, obstruct, or impede within a Public Space:

(a) a Township officer or employee in the performance of their lawful duties;

(b) a Township contractor, agent or volunteer in the performance of their lawful duties at the Township's request;

(c) a School District officer or employee engaged in the performance of their lawful duties;

(d) a School District contractor, agent or volunteer engaged in the performance of their lawful duties at the School District's request;

(e) a police officer in the performance of their lawful duties; or

(f) signage posted or placed in a Public Space by the Township.

Construction of buildings, structures and shelters

5.10 No person shall construct, erect, or install a building, structure or shelter of any kind, whether permanent or temporary, other than a temporary canopy that is 3 by 3 metres in size, or less, and which is not be used as a Temporary Shelter, in a Public Space, except:

(1) in a Public Space, other than a School Space, as authorized by and in compliance with a Public Space Permit or a written agreement with the Township; or

(2) in a School Space as authorized by and in compliance with a written agreement with the School District.

5.11 The Administrator may, in addition to any other authority granted under this Bylaw, and in their sole discretion, remove or cause to be removed from any Public Space, and dispose of or cause the disposal of any Temporary Shelter that is not in compliance with this Bylaw, including any possessions, waste, Outside Waste, and all other materials located in or around the Temporary Shelter.

Drug paraphernalia

5.12 No person shall use or consume Drugs or possess or use Drug Paraphernalia in a Public Space or any other place under the ownership, custody, care, operation, or management of the Township of Langley or the School District.

Further, no person shall use or consume Drugs or possess or use Drug Paraphernalia in any area within 15 metres of a Public Space or any other place under the ownership, custody, care, operation, or management of the Township of Langley or the School District, but excluding any property under the ownership, custody, care, operation, oversight or management of a provincial health authority, and any private property,

including private residences, unless under the ownership, custody, care, operation, or management of the Township of Langley or the School District.

Footwear and sporting equipment

5.13 No person shall play any organized sports in a Public Space unless wearing appropriate footwear, and using sporting equipment, specifically designed for such activity. For certainty, footwear with metal spikes is not permitted on synthetic turf Sport Fields.

Fires

5.14 No person shall light a fire within a Public Space, except in a self-contained propane, white gas or natural gas barbeque or CSA approved fire pit, but only if such device or the use of such device is done safely and in a reasonable manner and is not otherwise banned by the Township, or such other regulatory authority with jurisdiction.

Fireworks

5.15 No person shall discharge Fireworks in a Public Space, except as authorized by, and in compliance with, a permit issued pursuant to the Fire Prevention Bylaw No. 6061, as amended or replaced from time to time**.**

Geocaches

5.16 A person placing a Geocache in a Public Space must ensure that:

(1) the Geocache is marked “Geocache” on the outside;

(2) the Geocache contains the person’s name and contact information on the inside;

(3) the Geocache is not permanently attached to any building, structure or natural feature in the Public Space; and

(4) the Geocache is not placed anywhere that will interfere with, obstruct, or impede the lawful free use and enjoyment of any Public Space by any person, or is otherwise in breach of this Bylaw.

Golf

5.17 No person shall hit a golf ball or any other object with a golf club in a Public Space, except in an area expressly designated for that activity.

Hours of use

5.18 No person shall enter or remain in a Public Space, other than a School Space or an open Highway, roadway or sidewalk, during the hours when the Public Space is closed, as indicated by Township signage or otherwise, or where no hours are posted by the Township, between dusk and dawn, except as authorized by, and in compliance with, a Public Space Permit or other written authorization from the Administrator.

5.19 No person shall enter or remain in a School Space during the hours when the School Space is closed to the general public as indicated by School District signage or otherwise, or where no hours are posted by the School District, between dusk and dawn, except as authorized by the School District.

Liquor

5.20 No person shall possess or consume Liquor in a Public Space, except as authorized by, and in compliance with, a Liquor Licence and a Public Space Permit.

Parachuting

5.21 No person shall parachute or skydive into a Public Space except:

(1) in a Public Space, other than a School Space, as authorized by, and in compliance with, a Public Space Permit or written agreement with the Township; or

(2) in a School Space, as authorized by, and in compliance with, a written agreement with the School District.

Park facilities and equipment

5.22 No person shall misuse, alter, damage, or move any facility, building, structure, equipment, sign, landscaping, art, or ornament located, constructed, or installed in a Public Space.

Plants and vegetation

5.23 No person shall, alter, damage, or move any tree, plant, or any other vegetation within a Public Space, or remove any tree, plant, or any other vegetation from a Public Space, except:

(1) from a Public Space, other than a School Space, as authorized by, and in compliance with, a Public Space Permit or written agreement with the Township; or

(2) from a School Space, as authorized by, and in compliance with, a written agreement with the School District.

Research

5.24 No person shall conduct research in a Public Space except:

(1) in a Public Space, other than a School Space, as authorized by, and in compliance with, a Public Space Permit or written agreement with the Township; or

(2) in a School Space, as authorized by, and in compliance with, a written agreement with the School District.

Smoking

5.25 No person shall Smoke within a Public Space, except on an open Highway, roadway or sidewalk, and in accordance with all applicable smoking regulations, whether municipal, provincial, federal, or other regulatory jurisdiction with authority, unless in an area of a Public Space which has been designated by the Township, by signage or otherwise, to permit Smoking. For greater certainty, this provision applies whether or not a person is located within a Vehicle in a Public Space.

Special events

5.26 No person shall hold a Special Event in a Public Space except:

(1) in a Public Space, other than a School Space, as authorized by, and in compliance with, a permit issued pursuant to the Township of Langley Special Events Bylaw 1997 No. 3733, as amended or replaced from time to time;

(2) as authorized by, and in compliance with, a Public Space Permit; or

(3) in a School Space, as authorized by, and in compliance with, a written agreement with the School District.

Swimming and bathing

5.27 No person shall change into or out of a bathing suit in a Public Space except in an area specifically designated by the Township or the School District, as applicable, for that purpose.

5.28 No person shall enter, bathe, or swim in any body of water in a Public Space without a bathing suit.

5.29 No person shall enter, bathe, or swim in any body of water in a Public Space except:

(1) in an area specifically designated by the Township or the School District, as applicable, for that purpose;

(2) in compliance with rules and signage of the Township or the School District, as applicable; and

(3) in compliance with the directions of any person charged by the Township or the School District, as applicable, with managing, controlling or supervising the body of water, including without limitation, bathing or swimming in the body of water.

Unmanned Aerial Vehicles

5.30 No person shall operate an Unmanned Aerial Vehicle in a Public Space except as authorized by and in compliance with the *Aeronautics Act* (R.S. 1985, C. A-2) and its regulations, and any applicable codes, regulations, rules, and conditions imposed by Transport Canada with respect to the operation of Unmanned Aerial Vehicles, as amended or replaced from time to time, and:

(1) in an area of a Public Space specifically designated for such activity;

(2) in a Public Space, other than a School Space, as authorized by, and in compliance with, a Public Space Permit or written agreement with the Township; or

(3) in a School Space, as authorized by, and in compliance with, a written agreement with the School District.

Vehicles

5.31 No person shall operate, stop or park a Prohibited Vehicle in a Park or School Space, unless authorized by the Administrator.

5.32 No person shall operate, stop or park a Vehicle in a Park or School Space except:

(1) in an area specifically designated by the Township or the School District, as applicable, for that purpose;

(2) in a Park in compliance with Township signage and during operating hours for the Park or as otherwise authorized by and in compliance with a Public Space Permit or written agreement with the Township;

(3) in a School Space, in compliance with School District signage or as authorized by and in compliance with a written agreement with the School District;

(4) if applicable, in compliance with the Highway and Traffic Bylaw; or

(5) if authorized by the Administrator.

5.33 No person shall operate a skateboard or Hoverboard or Motorized Cycle in a Public Space except in accordance with all provincial regulations for the operation of a skateboard or Hoverboard or Motorized Cycle, including, without limitation all restrictions related to weight, speed limit, use of a helmet, and any applicable age and licensing requirements.

5.34 No person shall ride or use a bicycle, roller skates, roller blades, Hoverboard or Motorized Cycle or skateboard in any Public Space:

(1) contrary to a posted Township sign; or

(2) without wearing a Helmet, unless that person is a person for whom the wearing of a Helmet would interfere with an essential religious practice.

5.35 No person shall Idle a Vehicle in a Public Space for a period greater than one (1) minute.

5.36 No person shall clean a Vehicle in a Public Space, other than on a Highway or other roadway directly affronting private property where the person is an owner or an occupier and where the Vehicle is legally parked.

Water

5.37 No person shall travel on or across any body of water in a Public Space which is frozen or appears to be frozen.

Weapons

5.38 No person shall use a Weapon in a Public Space except:

(1) in a Park as authorized by and in compliance with the Discharge of Firearms Regulation Bylaw 1991 No. 3001, as amended or replaced from time to time, if applicable; or

(2) in a Park as authorized by, and in compliance with, a Public Space Permit.

Waste and combustible materials

5.39 No person shall transport Outside Waste into a Public Space for the purpose of depositing it in the Public Space.

5.40 No person shall deposit Outside Waste in a Public Space.

5.41 No person shall deposit Waste in a Public Space except:

(1) in receptacles specifically provided by the Township or the School District, as applicable, for that purpose;

(2) composted organic waste in a community garden in a Park for the purpose of growing plants;

(3) in a Public Space, other than a School Space, as authorized by, and in compliance with, a Public Space Permit or written agreement with the Township; or

(4) in a School Space, as authorized by, and in compliance with, a written agreement with the School District.

5.42 No person shall deposit any lighted match, cigarette, cigar, or other burning substance in a Public Space, except in a receptacle specifically provided by the Township or the School District, as applicable, for that purpose.

Wildlife

5.43 No person shall feed, molest, harass, disturb, frighten, injure, hook, trap, or snare any Wildlife in a Public Space, except as authorized by, and in compliance with, a federal or provincial permit, unless catching fish in a Public Space designated for such use, and in accordance with all municipal, provincial and federal regulations.

PART 6: OFFENCES AND PENALTIES

6.1 A person who violates a provision of this Bylaw or a Restriction Notice, commits an offence under this Bylaw.

6.2 In the case of a continuing offence, each day that the offence continues constitutes a separate offence under this Bylaw.

6.3 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:

(1) a bylaw notice fine issued under the Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended or replaced from time to time; and

(2) a fine of up to $10,000 or a term of imprisonment of up to 3 months upon summary conviction.

PART 7: GENERAL

7.1 If any part, section, subsection, or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

7.2 In the event there is any conflict between this Bylaw and the Highway and Traffic Bylaw, the provisions of the Highway and Traffic Bylaw shall in all cases take precedence.

7.3 Public Spaces Regulation Bylaw 2018, No. 5298, and all subsequent amendments, is hereby repealed.

7.4 This Bylaw is to come into force and take effect on the date of its adoption.

READ A FIRST TIME the	28	day of	April	, 2025
READ A SECOND TIME the	28	day of	April	, 2025
READ A THIRD TIME the	28	day of	April	, 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. 6060

EXPLANATORY NOTE

Bylaw No. 6060 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the bylaw descriptions, bylaw cross section references as a result of the adoption of the Public Spaces Bylaw No. 6059.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW No. 6060

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 Bylaw 2018 No. 4703 Amendment Bylaw No. 6060".

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 Public Spaces Regulation Bylaw 2018 No. 5298 be replaced with:

Public Spaces Regulation Bylaw No. 6059

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Violation of Public Spaces Permit	4.15	$100.00
• Violation of Restriction Notice	4.17	$100.00
• Failure to control animal as required	5.1	$250.00
• Permitting dog on sports field	5.2	$100.00
• Failure to dispose of animal excrement	5.3	$100.00
• Unauthorized use of a vessel on water	5.4	$100.00
• Unauthorized advertising	5.5	$500.00
• Unauthorized sale of goods or services in a Park	5.6(1)	$250.00
• Unauthorized sale of goods or services in a School Space	5.6(2)	$250.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Sale of food using materials that are not recyclable, biodegradable or compostable	5.7	$100.00
• Unauthorized soliciting of funds for commercial purpose in a Park	5.8(1)	$250.00
• Unauthorized soliciting of funds for commercial purpose in a School Space	5.8(2)	$250.00
• Prohibited conduct	5.9	$100.00
• Unauthorized construction (general) in a Park	5.10(1)	$100.00
• Unauthorized construction (general) in a School Space	5.10(2)	$100.00
• Unauthorized use or consumption of Drugs or possession or use of Drug Paraphernalia	5.12	$100.00
• Inappropriate footwear or sporting equipment	5.13	$100.00
• Unauthorized fire	5.14	$250.00
• Unauthorized Fireworks	5.15	$500.00
• Unauthorized placement of Geocache	5.16	$100.00
• Prohibited use of golf clubs	5.17	$100.00
• Unauthorized use of Park when closed	5.18	$150.00
• Unauthorized use of School Space when closed	5.19	$150.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Unauthorized possession or consumption of Liquor	5.20	$100.00
• Unauthorized parachuting or skydiving in a Park	5.21(1)	$100.00
• Unauthorized parachuting or skydiving in a School Space	5.21(2)	$100.00
• Unauthorized alteration of Park facilities or equipment	5.22	$500.00
• Unauthorized alteration of plants or vegetation in a Park	5.23(1)	$500.00
• Unauthorized alteration of plants or vegetation in a School Space	5.23(2)	$500.00
• Unauthorized research in a Park	5.24(1)	$100.00
• Unauthorized research in a School Space	5.24(2)	$100.00
• Smoking in a prohibited area	5.25	$100.00
• Unauthorized special event	5.26	$250.00
• Undressing or dressing in a prohibited area	5.27	$100.00
• Bathing or swimming in a prohibited area	5.28	$100.00
• Unauthorized bathing or swimming	5.29	$100.00
• Unauthorized operation of an Unmanned Aerial Vehicle	5.30	$100.00
• Unauthorized operation, stopping or parking of a Prohibited Vehicle	5.31	$100.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Unauthorized operation, stopping or parking of a Vehicle	5.32	$150.00
• Operation of a Hoverboard at a rate of speed greater than 15 km/hour	5.33	$100.00
• Operation of bicycle contrary to posted signage	5.34(1)	$100.000
• Not wearing a Helmet	5.34(2)	$100.00
• Idling a Vehicle for a period greater than one minute	5.35	$100.00
• Cleaning a Vehicle	5.36	$100.00
• Unauthorized travel on or across frozen water or apparently frozen water in a Park	5.37	$100.00
• Unauthorized use of Weapon	5.38	$100.00
• Unauthorized transport of Outside Waste	5.39	$100.00
• Unauthorized deposit of Outside Waste	5.4	$100.00
• Unauthorized deposit of Waste	5.41	$100.00
• Unauthorized deposit of combustible material	5.42	$100.00
• Unauthorized interaction with Wildlife	5.43	$100.00

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 6128

EXPLANATORY NOTE

Bylaw No. 6128 provides for the 2025 levying of rates for General Municipal, Fire, Police, Parks, Transportation, Regional Library and Greater Vancouver Regional District purposes.

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

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 6128

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

1. This bylaw may be cited for all purposes as the "Langley Annual Rates and Tax Collection Bylaw No. 6128.

2. The following rates are hereby imposed and levied for the year 2025:

a) For general purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "A" of Schedule "A" attached.

b) For general purposes, on the value of land and improvements taxable for general fire purposes, rates appearing in Column "B" of Schedule "A" attached.

c) For general purposes, on the value of land and improvements taxable for general police purposes, rates appearing in Column "C" of Schedule "A" attached.

d) For purposes of the Parks Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "D" of Schedule "A" attached.

e) For purposes of the Transportation Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "E" of Schedule "A" attached.

f) For Library purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "F" of Schedule "A" attached.

g) For the Greater Vancouver Regional District purposes, on the value of land and improvements taxable for hospital purposes, rates appearing in Column "G" of Schedule "A" attached.

3. The minimum amount of taxation upon a parcel of real property shall be One Dollar ($1.00).

4. On the second business day in July 2025, the Township Collector will add a 5% penalty to the current year's unpaid taxes, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid. The unpaid taxes, together with the 5% penalty added, will be deemed taxes of the current year due upon those lands and improvements.

5. On the third business day in September 2025, the Township Collector will add an additional 5% penalty to the current year's unpaid taxes, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid (exclusive of the 5% penalty authorized by section 4).

6. Where a penalty in accordance with section 4 would otherwise be applied, and a property owner is eligible and claims the current year home owner grant, to the Province of BC on or before September 3, 2025, the penalty of 5% will not be applied to the portion of the taxes which is equal to the current year home owner grant amount. If the home owner grant is claimed after September 3, 2025, all penalties in section 4 and 5 will apply to the home owner grant amount.

7. Pursuant to sections 235 and 236 of the *Community Charter*, the alternative municipal tax collection scheme shall apply unless a property owner makes an election under section 236 on or before July 2, 2025.

READ A FIRST TIME the	28	day of	April	, 2025
READ A SECOND TIME the	28	day of	April	, 2025
READ A THIRD TIME the	28	day of	April	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 6128

SCHEDULE A

Rates per $1,000 of Assessment Value

Property Class	Property Class Description	A General Purposes	B General Purposes - Fire	C General Purposes - Police	D Parks Purposes	E Transportation Purposes	F Library	G Metro Vancouver Regional District
1	Residential	0.6693	0.2655	0.4147	0.1483	0.3003	0.0777	0.05780
2	Utility	8.4493	3.3519	5.2361	1.8727	3.7907	0.9812	0.20231
3	Supportive Housing	0.6693	0.2655	0.4147	0.1483	0.3003	0.0777	0.05780
4	Major Industrial	0.9223	0.3659	0.5715	0.2044	0.4138	0.1071	0.19653
5	Light Industrial	1.1305	0.4485	0.7006	0.2506	0.5072	0.1313	0.19653
6	Business & Other	1.9111	0.7581	1.1843	0.4236	0.8574	0.2219	0.14162
8	Recreation/ Non Profit	1.0213	0.4051	0.6329	0.2264	0.4582	0.1186	0.05780
9	Farm	5.2174	2.0698	3.2333	1.1564	2.3407	0.6059	0.05780

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MAY 12, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-30-089
SUBJECT:	40 AVENUE CULVERT REPLACEMENT PROJECT UPDATE		

The purpose of this memorandum is to provide an update to Mayor and Council on the status of the 40 Avenue Culvert Replacement Project. The section of 40 Avenue between 212 Street and 216 Street has remained closed since October 19, 2024, following a culvert failure caused by an atmospheric river event.

Current Project Status:

- **Project Funding:** At the December 2, 2024 Regular Meeting, Council pre-approved $4.84 million in funding for the project as part of the 2025 Capital Budget.

- **Concrete Box Culvert Procurement:** Approximately 70 metres of concrete box culvert was pre-ordered on January 10, 2025. The box culvert will be supplied and delivered in alignment with project construction needs.

- **Temporary Watermain Bypass:** A temporary watermain bypass was installed in February 2025 to mitigate the risk of watermain failure and to enable construction work during culvert installation.

- **Environmental Permitting:** The project has secured the required environmental approvals, including an Emergency Authorization from Fisheries and Oceans Canada and a Notice of Authorized Changes under the Water Sustainability Act from the Province. The approved construction window for any in-stream work is between June 1, 2025, and September 30, 2025.

- **Construction Work:** Construction was awarded to GCL Contracting Inc. following a competitive tender process. Construction is scheduled to commence on May 14, 2025, and achieve substantial completion on September 8, 2025. The construction schedule is contingent on weather, creek flow conditions, and other site conditions.

The Township's appeal to the Province's Disaster Financial Assistance program, which could recover up to 90% of the project cost, remains under review. A separate application to the BC Disaster Resilience & Innovation Program was unsuccessful as the program received significantly more applications than available funding.

Staff will provide further updates to Mayor and Council, as necessary.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MAY 12, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5460-04-001
SUBJECT:	PROPOSED 2025 TRAFFIC CALMING PROGRAM		

The purpose of this memorandum is to inform Mayor and Council about the proposed traffic calming measures scheduled for implementation in 2025, and to provide information on potential for traffic calming on 209A Street due to anticipated increased traffic volumes following the completion of developments on 83 Avenue.

2025 Traffic Calming Program:

The 2025 budget includes $250,000 allocated for traffic calming measures, with the majority directed to roads fronting playgrounds and schools and a portion supporting traffic calming / anti-racing measures in the Gloucester Industrial Area.

Traffic calming / anti-racing measures have been installed in the Gloucester Industrial Area as directed by Council, at a total cost of approximately $30,000. These measures were implemented to address the ongoing concerns regarding speeding and street racing within this area. The installation included raised transverse rumble strips at 30 locations along Gloucester Way, 272 Street, and 275 Street.

Utilizing Neighbourhood Traffic Calming Policy No. 05-110, staff reviewed the most recent traffic calming priority list to identify playground and school locations with the highest priority for traffic calming. Ten locations were prioritized and further reviewed to determine the specific types of traffic calming measures that could be installed.

Additionally, at the April 7, 2025, Regular Meeting, Council passed the following amendment:

> *That traffic calming be installed on 82 Avenue between 201 Street and 202 Street and on 201 Street between 82 Avenue and 82B Avenue, with completion before September 1, 2025.*

As all listed locations front schools or playground zones, they are exempt from the community ballot requirement per Neighbourhood Traffic Calming Policy No. 05-110, Section 4.2.3. The following table summarizes the recommended locations and types of traffic calming measures to be installed, with a total estimated construction cost of $220,000, scheduled for implementation in Q3 2025, subject to weather conditions and resource availability.

Rank	Location	Address/Location	Traffic Calming Measures	Cost
1	Josette Dandurand Elementary School	201 Street: 82 Avenue to 83 Avenue 82 Avenue: 201 Street to 202 Street 82B Avenue: 201 Street to 202 Street	Two (2) Speed Humps on 201 Street Two (2) Speed Humps on 82 Avenue Two (2) Speed Humps on 82B Avenue	$50,000
2	Discovery Town Park	87 Avenue and 206 Street	Two (2) Speed Humps on 206 Street	$17,000
3	Aldergrove Tot Lot	28A Avenue and 264 Street	One (1) Speed Hump on 264A Street. One (1) Speed Hump on 28A Avenue.	$17,000
4	Fraser Valley Adventist Academy	26026 – 48 Avenue	Two (2) Speed Activated Flashing Beacons	$15,000
5	St. Catherine's Catholic Elementary School	20244 – 32 Avenue	Two (2) Speed Activated Display Devices	$24,000
6	Khalsa School of the Fraser Valley	26345 – 62 Avenue	Two (2) Speed Activated Flashing Beacons on new “School Area” signs	$15,000
7	Credo Christian School	21846 – 52 Avenue	Remove One (1) Speed Hump, Replace with One (1) Speed Cushion. (Pilot Project)	$20,000
8	Goldenview Park	85 Avenue: 202B Street to 203A Street 84 Avenue: 202B Street to 203A Street	One (1) RRFB Crosswalk One (1) RRFB Crosswalk	$23,000
9	Wix-Brown Elementary School	23851 – 24 Avenue	Two (2) Speed Activated Flashing Beacons	$15,000
10	R.E. Mountain Secondary School / Peter Ewart Middle School	7633 / 7755 – 202A Street 76 Avenue and 202A Street	Two (2) Speed Activated Display Devices on 202A Street Install One (1) “School Area” sign on 76 Avenue	$24,000
			Total	**$220,000**

Potential 209A Street Traffic Calming:

The completion of new developments on 83 Avenue is anticipated to increase traffic volumes on 209A Street, prompting local residents to raise concerns about potential impacts. To address this, proposed traffic calming measures for 209A Street, as illustrated in Attachment A, include:

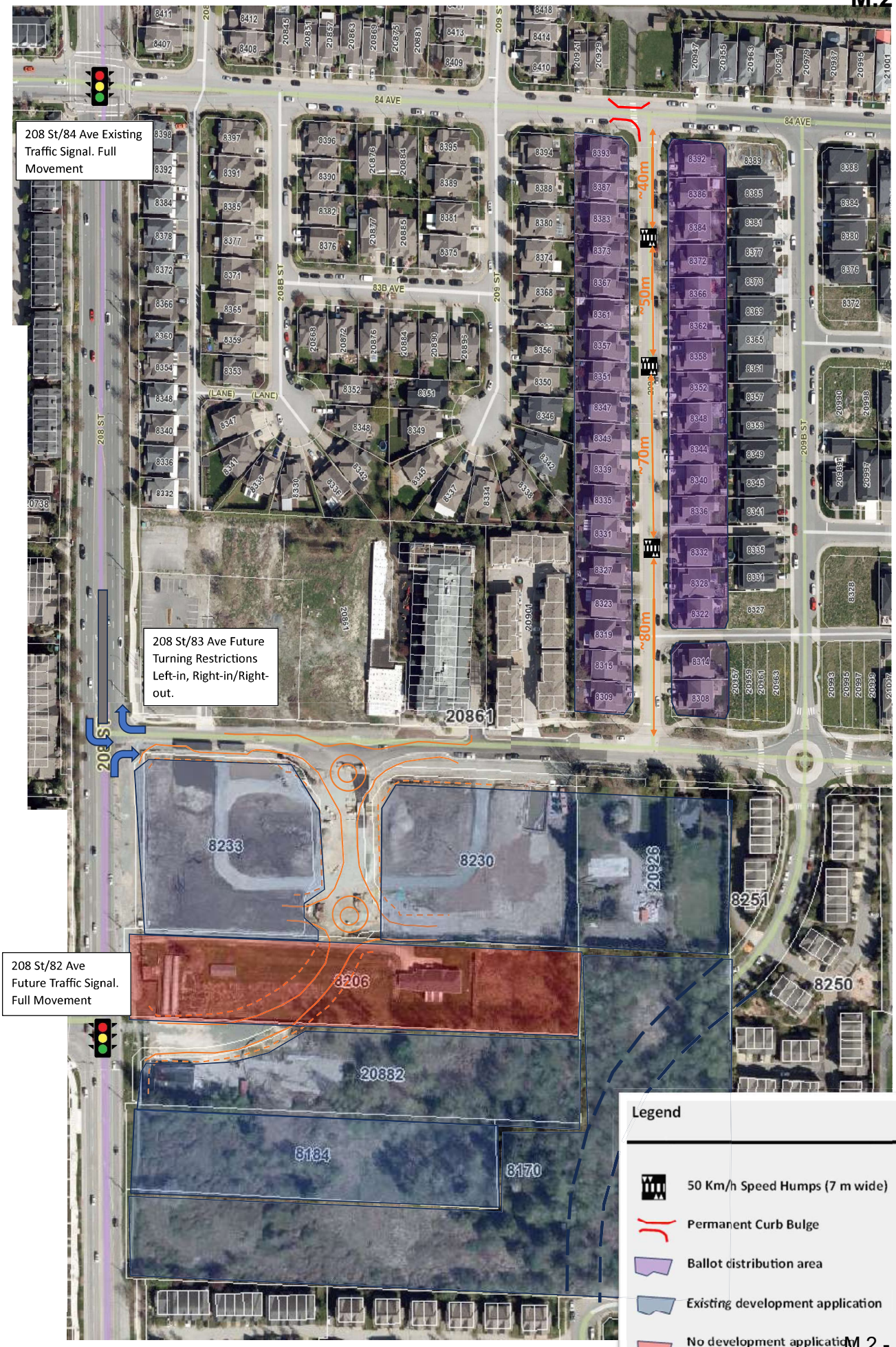
- Installation of three (3) speed humps along 209A Street.

- Conversion of the temporary road narrowing at 84 Avenue and 209A Street to a permanent installation using concrete curb and gutter, replacing the existing temporary delineator posts.

As 209A Street does not front schools or parks, the Township's Neighbourhood Traffic Calming Policy No. 05-110 requires a neighbourhood ballot, with at least 60% of respondents in favor, to proceed. Staff will initiate a ballot process, notifying residents along 209A Street. Implementing traffic calming on 209A Street may divert some traffic to 209B Street, a collector road per the Township's Master Transportation Plan, whereas 209A Street is classified as a local road. As a collector road, 209B Street is designed to accommodate higher traffic volumes.

Subject to a successful ballot, staff will engage with the developer active in the area to explore potential contributions toward the cost of these traffic calming measures and will report back to Council with funding recommendations.

ATTACHMENT A 209A Street Traffic Calming


208 St/84 Ave Existing Traffic Signal. Full Movement
208 St/83 Ave Future Turning Restrictions Left-in, Right-in/Right-out.
208 St/82 Ave Future Traffic Signal. Full Movement
84 AVE
83B AVE
208B ST
209 ST
209B ST
208 ST
~40m
~50m
~70m
~80m
20861
8233
8230
20926
8251
8206
8250
20882
8134
8170
Legend
50 Km/h Speed Humps (7 m wide)
Permanent Curb Bulge
Ballot distribution area
Existing development application
No development application

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** MAY 12, 2025

FROM: FINANCE DIVISION **FILE NO:** 1700-80

SUBJECT: PROPERTY TAX DETAIL PER REPRESENTATIVE HOUSEHOLD FROM 2022 TO 2025

The purpose of this memorandum is to inform Mayor and Council of the property tax detail per representative household from 2022 to 2025.

The representative house in 2022 was valued at $1,353,926.

UNIVERSAL SERVICES – Property Tax Per Representative Household	Levy $
Parks	222.52
Transportation (Roads)	421.37
General Tax – Fire Services	279.76
General Tax – Police Services	518.06

The representative house in 2023 was valued at $1,485,086.

UNIVERSAL SERVICES – Property Tax Per Representative Household	Levy $
Parks	202.64
Transportation (Roads)	433.28
General Tax – Fire Services	300.08
General Tax – Police Services	557.05

The representative house in 2024 was valued at $1,502,344.

UNIVERSAL SERVICES – Property Tax Per Representative Household	Levy $
Parks	213.04
Transportation (Roads)	478.44
General Tax – Fire Services	348.95
General Tax – Police Services	567.35

The representative house in 2025 was valued at $1,502,344.

UNIVERSAL SERVICES – Property Tax Per Representative Household	Levy $
Parks	222.25
Transportation (Roads)	450.05
General Tax – Fire Services	397.90
General Tax – Police Services	621.50

April 30, 2025

Township of Langley
Attention: Mr. Chanpreet Kooner
20338 – 65 Avenue
Langley, BC V2Y 3J1

Dear Mr. Chanpreet Kooner,

Re: School Site Acquisition Charge

I am writing to advise you that Capital Bylaw No. 2025-01 School Site Acquisition Charge Bylaw was adopted by the Board of Education for School District No. 35 (Langley) on April 29, 2025.

Following the adoption of the SSAC bylaw, the Local Government Act mandates a sixty-day grace period before the bylaw will come into force. This allows applicants time to receive notice and to submit subdivision or building permit applications that concern mature proposals.

The legislation also allows for the new rates not to apply to applications in respect of eligible developments received by you prior to the enactment of this bylaw for a period of 12 months after the bylaw comes into effect.

The legislation envisages the on-going collection of SSAC to be done by local governments in conjunction with their development cost charges. SSAC is payable at the same time as a local government DCC – upon approval of a subdivision or issuance of a building permit. More specific guidelines for the collection of these charges, as well as the fee entitlement for administering the SSAC on behalf of the school district, are contained in the Implementation Guide and in the School Site Acquisition Charge Regulation, both of which can be found at:

Capital Planning - Province of British Columbia

I have attached a copy of the bylaw for your records and invite you to contact me if there are any further questions.

Sincerely,

Brian Iseli, Secretary-Treasurer

cc: Mal Gill, Superintendent
Tristan Schaufler, Director of Facilities

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 35 (LANGLEY)
SSAC BYLAW 2025-01 (School Site Acquisition Charge Bylaw)

A BYLAW BY THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 35 (LANGLEY) (hereinafter called the "Board") to establish a School Site Acquisition Charge Capital Bylaw that sets the school site acquisition charges for the prescribed categories of eligible development pursuant to Section 575 of the Local Government Act and BC Reg. 17/00.

WHEREAS, School District No. 35 (Langley) is an eligible school district pursuant to Division 20 of the Local Government Act for which the Board has indicated an eligible school site requirements in its approved 2025-2026 Five-Year Capital Plan;

AND WHEREAS, the Board submitted its eligible school site requirement pursuant in its capital plan to the Ministry of Education. The Board consulted with and received approval from each local government within the School District pursuant to the *Local Government Act;*

AND WHEREAS, the site acquisition component of the 2025-2026 Five-Year Capital Plan for School District No. 35 (Langley) was approved by the Minister of Education on the 25th day of March, 2025 with the Minister requiring that the School Site Acquisition Charge Bylaw be adopted by the Board within sixty (60) days;

NOW THEREFORE the Board enacts as follows:

1. This bylaw may be cited as School District No. 35 (Langley) Bylaw SSAC 2025-1 to set the 2025/26 School Site Acquisition Charge.

2. **"Eligible Development"** means
   (a) A subdivision of land in School District No. 35 (Langley); or
   (b) Any new construction, alteration, or extension in School District No. 35 (Langley) that increases the number of self-contained dwelling units on a parcel.

3. Pursuant to Division 20 of the Local Government Act, the Board establishes the charges applicable to the prescribed categories of eligible development for the School District in accordance with the following formula:

$$SSAC + [(A \times B)/C] \times D$$

Where SSAC = The school site acquisition charge applicable to each prescribed category of eligible development;
A = $213,380,000 (the approved value of land required to meet the Board's eligible school site requirements);
B = 35 percent [pursuant to Section 574]
C = 23,204 (the number of approved eligible development units); and
D = A factor set by provincial regulation for each prescribed category of eligible development.

4. The school site acquisition charges applicable to the categories of eligible development as prescribed by BC Regulation 17/00 for the School District are set in the table below:

Prescribed Category of Eligible Development	D – Factor	School Site Acquisition Charge SSAC=[(A x B)/C] x D
Low Density	1.250	$1,000 per unit
Medium Low Density	1.125	$900 per unit
Medium density	1.000	$800 per unit
Medium high density	0.875	$700 per unit
High density	0.750	$600 per unit

5. The school site acquisition charge does not come into effect until 60 days after the adoption day of the bylaw or as regulated by the Province.

READ A FIRST TIME THE *29th* DAY OF *April* 2025;

READ A SECOND TIME THE *29th* DAY OF *April* 2025;

READ A THIRD TIME, PASSED THE *29th* DAY OF *April* 2025.

C. Ashdown

Candy Ashdown, Board Chair

Brian Iseli, Secretary-Treasurer

I HEREBY CERTIFY this to be a true and original School District No. *35* (*Langley*) SSAC Bylaw No. 2025-01 adopted by the Board the *29th* DAY OF *April* 2025.

Brian Iseli, Secretary-Treasurer

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, April 23, 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

A. Hamer, R. Ross, O. Smid, A. Smith, and B. Venechuk

Staff:
C. Gemino, Planning Technician, Community and Policy Planning
M. Gunn, Planner II, Community and Policy Planning
C. Quin, Recording Secretary

Guests:
C. Keyes, Regional Agrologist, Ministry of Agriculture

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – April 23, 2025

Moved by O. Smid,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the April 23, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – March 26, 2025

Moved by B. Venechuk,
Seconded by A. Hamer,
That the Agricultural Advisory Committee adopt the minutes of the March 26, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Ministry of Agriculture

C. Keyes, Regional Agrologist from the Ministry of Agriculture and Food presented an overview of the programs, complaints and suggestions for strengthening agriculture.

Knowledge and Technology Transfer Program (KTTP)
- Accepting applications
- Financial support for hosting events, field days and workshops
- Funding for industry experts to share knowledge

Investment Agriculture Foundation of BC
- Accepting applications
    - Agriculture Water Infrastructure Program
    - Beneficial Management Practices Program
    - Livestock Waste Tissue Initiative
- Upcoming
    - Extreme Weather Preparedness – later in 2025
    - Traceability Adoption Program – May 1, 2025

Complaints and Inquiries
- Most complaints come from neighbour non-farmer not living in the Agricultural Land Reserve (ALR) and neighbour non-farmer living in the ALR.
- Most inquiries from established farmers and new entrant farmers.

Top 3 Threats to Agriculture
- Increasing water shortages
- Threatened Agricultural Land Reserve
- Lack of support and protection for agriculture

Key actions
- Reduce burdens
- Create stronger buffers between farmland and other uses
- Recognize non-farm uses are having a cumulative affect on the ALR
- Have a strong Farmers' Institute
- Township to continue to work closely with the agricultural sector
- Consider updating the Agricultural Viability Strategy

D. REPORTS

1. Co-Chair Reports

Councillor Pratt reported on Council updates of the recent bylaws for consideration by Council.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Agriculture Profile

C. Gemino, Planning Technician, presented an overview of the State of Agriculture in Metro Vancouver and Township of Langley.

Agricultural Land Use Inventories (ALUI)
- Collection of consistent and comprehensive data by the Ministry of Agriculture about land use and land cover on agricultural land

Regional Overview
- 20% of Metro Vancouver is in the ALR
- Farmer Profile showed that the average age of a farmer was 57 and that 62% had no succession plan
- Land Use in 2022 and Land Use in 2016-2022
    - 43.8% of land was 'Actively Farmed', 34.7% 'Natural Area', and 21.4% 'Not Farmed'
    - There was a decrease in farmland and natural area from 2016 – 2022, while there was an increase in not farmed area
- Cultivated Land in 2022
    - 45% of cultivated land was forage, 33% berries, 12% vegetables, 8% for 'other' (combination of newly cultivated land, tree fruits, nut trees, and more), and 2% in nursey
- Industrial Expansion
    - 121% increase (from 2016 – 2022) in parcels with industrial use
    - Majority of growth in light industrial use and only 3% is related to agriculture
- Residential Expansion
    - 42% of new homes built from 2016 – 2022 were estate homes (>465 m^2)

Township of Langley Overview
- Farmer Profile showed that the average age of a farmer was 59.5 and that 73% of farmers had no succession plan. The average age of farmers in the Township was older than the regional average, and the Township had more farmers with no succession plan
- Land Use in 2022
    - 38% of the agricultural land was 'Actively Farmed', 37% 'Natural Area', and 24% 'Not Farmed'
    - Compared to the regional data, the Township had a lower percentage of farmland being actively farmed, but had more natural and not farmed area
- Cultivated Land in 2022
    - 71% of cultivated land was forage, 20% berries, 2% vegetables, 4% for 'other' (combination of newly cultivated land, tree fruits, nut trees, and more), and 3% in nursey
- Industrial Expansion
    - 125% increase (from 2016 – 2022) of parcels that had industrial use
    - This was higher than the regional average
- Residential Expansion
    - 35% of new homes built (from 2016 – 2022) were estate homes (>465 m^2)

F. WORK PROGRAM

- The continued prevalence of estate homes (especially new estate homes) was not conducive to agricultural use

- Economic Overview
  - The Township had the 3rd highest Farm Net Income compared to all municipalities in Metro Vancouver
  - 75% of farm capital was held in Land & Buildings owned
  - The Township saw a 22% increase in full-time farm workers which was above the regional average
  - 25.5% of Township farmers were reporting Operating Revenue over $100,000. This was an increase from 17.9% reported in 2010

2. Farm Tour

M. Gunn reported that the Farm Tour will be on June 24, 2025 and asked members to let her know of any individuals that could be invited.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported on her meeting with Mayor Woodward regarding farm activity diversities and their individual challenges.

J. NEXT MEETING

Date: Wednesday, May 28, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

K. TERMINATE

Moved by B. Venechuk,
Seconded by A. Hamer,
That the meeting terminate at 9:00pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair