REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, June 23, 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 – June 23, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held June 23, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – June 9, 2025

That Council adopt the Minutes of the Regular Council meeting held June 9, 2025.

2. Public Hearing Meeting – June 9, 2025

That Council adopt the Minutes of the Public Hearing meeting held June 9, 2025.

C. DELEGATIONS

1. Rebecca Darnell
File 0550-07

Request by Rebecca Darnell, to appear before Council to discuss Annual Flat Utility Fees.

D. PRESENTATIONS

1. Langley Farmers' Institute

Presentation by Amanda Smith, Chair, Langley Farmers' Institute, regarding farm activity and challenges in the Township of Langley.

Clerk's Note: Council approved the presentation at the May 12, 2025 Regular Council Meeting.

E. REPORTS TO COUNCIL

1. 2024 Annual Report and 2024 Statement of Financial Information Report 25-91

File FIN 0640-22/1830-25

That Council approve the 2024 Annual Report including the 2024 Audited Financial Statements upon receiving and considering submissions and questions from the public.

That Council approve the 2024 Statement of Financial Information (SOFI).

2. 2024 - 2026 Tree Planting and Canopy Expansion Update Report 25-92

File PW 6300-01

That Council authorize the use of $133,700 of Non-refundable Deposits to fund additional tree vouchers beginning November 1, 2025, to support tree canopy expansion.

That Council direct staff to include $250,000 of Non-refundable Deposits annually to fund the Tree Voucher Program starting in the 2026-2030 Capital Budget for Council's consideration of approval.

3. Walnut Grove Community Park Improvements Report 25-99

File CP 6125-20-WGC02

That Council approve the revised Walnut Grove Community Park Plan.

That Council direct staff to proceed with completing detailed design for Stage 1, based on the revised Plan, utilizing existing funding previously allocated towards this project.

That Council refer the funding request of $5.9M for construction of Stage 1 improvements to the 2026 Capital Budget process.

That Council direct staff to focus a public open house and Township Committee feedback based on the proposed Stage 3 improvements, during a process to be held in the fall of 2025.

E. REPORTS TO COUNCIL

4. Glover Road Pedestrian Plaza Future Plan
Report 25-94
File ENG 5330-23-156

That Council direct staff to remove the temporary pedestrian plaza on Glover Road north of Mary Avenue, in Fort Langley, and reinstate the two on-street parking stalls.

OR

That Council direct staff to undertake the necessary maintenance for the temporary pedestrian plaza on Glover Road north of Mary Avenue, in Fort Langley, to ensure its continued use through the 2025 season. Additionally, that Council preapproves $35,000 from the Capital Projects Reserve in 2026 for the construction of a permanent pedestrian plaza at the same location on Glover Road.

5. Capital Request – Multi Year Dog Licensing
Report 25-93
File BE 4000-01

That Council authorize the use of up to $10,000 from the Capital Projects Reserve to fund the scoping engagement for the multi-year dog licensing initiative.

6. Telecommunication Tower Application No. 000017
(Telus / Cypress Land Services / 4343 – 216 Street)
Report 25-95
File CD 07-36-0118

That Council consider Cypress Land Services' application to Innovation, Science and Economic Development Canada regarding a proposed 43.0 m (141.08 ft) high telecommunication tower and accessory compound at 4343 – 216 Street and adopt one of the following resolutions:

a) That Council advise Innovation, Science and Economic Development Canada that it does not object to Cypress Land Services' application to construct a 43.0 m (141.08 ft) high telecommunication tower and accessory compound at 4343 – 216 Street.

or

b) That Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 43.0 m (141.08 ft) high telecommunication tower and accessory compound at 4343 – 216 Street.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment Application No. 100258 (Grace Hanin Community Church / 22940 – 48 Avenue)
Bylaw No. 6025
Bylaw No. 6026
Report 25-97
File CD 10-32-0109

That Council give first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025 amending the Official Community Plan to change the designation of the lands from Rural to General Urban and amend the Murrayville Community Plan and Rural Plan to remove the lands from the Rural Plan and designate it Institutional in the Murrayville Community Plan for lands located at 22940 – 48 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley, prior to final reading:

1. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District.
2. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until Urban Services are provided to the site
    b. identifying Streamside Protection and Enhancement Areas
    c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
3. Completion of all relevant external agency, federal, provincial, regional and Township approvals.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That (at the time of third reading of Bylaw No. 6025) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy.

F. BYLAWS FOR FIRST AND SECOND READING

That Council consider first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Grace Hanin Community Church) Bylaw No. 6026 (and grant final reading at time of final reading of Bylaw No. 6025).

That Council authorize staff to schedule the required Public Hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025.

Explanation – Bylaw No. 6025

Bylaw No. 6025 amends the Official Community Plan, Murrayville Community Plan and Rural Plan by including land located at 22940 – 48 Avenue within the Urban designation and removing the lands from the Rural Plan and including them within the Murrayville Community Plan as Institutional.

Explanation – Bylaw No. 6026

Bylaw No. 6026 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the property located at 22940 – 48 Avenue to coincide with an Official Community Plan amendment from Rural to Urban.

2. Official Community Plan Amendment and Rezoning Application No. 100295 (Tiwana/1368916 BC Ltd. / 7510 and 7488 – 198B Street)
Bylaw No. 6145
Bylaw No. 6146
Report 25-96
File CD 08-22-0104

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6146 rezoning approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road, greenway, and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.

F. BYLAWS FOR FIRST AND SECOND READING

2. Provision of road dedications, widenings and necessary traffic improvements for 75A Avenue and 198B Street (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 198B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Compliance with Age-Friendly Amenity Area requirements to the acceptance of the Township.
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. 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).
7. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site
    b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township
    c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    e. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145 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

F. BYLAWS FOR FIRST AND SECOND READING

Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 5884.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6145 and 6146.

Explanation – Bylaw No. 6145

Bylaw No. 6145 amends the Willoughby Community Plan and Latimer Neighbourhood Plan redesignating portions of properties at 7510 and 7488 – 198B Street to Multi Family and Rowhouse / Townhouse (22 UPA).

Explanation – Bylaw No. 6146

Bylaw No. 6146 rezones 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouses.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. **Temporary Borrowing Bylaws (208A Civic Infrastructure Loan, 212 Street Civic Infrastructure Loan, Smith Athletic Park Phase 2 Loan, Ice And Dry Arenas Phase 2 Loan, and Strategic Land Loan)**
   Bylaw No. 6149
   Bylaw No. 6150
   Bylaw No. 6151
   Bylaw No. 6152
   Bylaw No. 6153
   Report No. 25-98
   File FIN 1760-30

   That Council give first, second, and third reading to Temporary Borrowing (208A Civic Infrastructure Loan) Bylaw No. 6149 towards the estimated cost of construction of 208A Civic Infrastructure.

   That Council give first, second, and third reading to Temporary Borrowing (212 Street Civic Infrastructure Loan) Bylaw No. 6150 towards the estimated cost of construction of 212 Street Civic Infrastructure.

   That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Phase 2 Loan) Bylaw No.6151 towards the estimated cost of construction of Smith Athletic Park Phase 2.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council give first, second, and third reading to Temporary Borrowing (Ice and Dry Arenas Phase 2 Loan) Bylaw No. 6152 towards the estimated cost of construction of Ice and Dry Arenas Phase 2.

That Council give first, second, and third reading to Temporary Borrowing (Strategic Land Loan) Bylaw No. 6153 towards the estimated cost of land acquisition.

Explanation – Bylaw No. 6149

Bylaw No. 6149 provides for temporary borrowing pending the issuance of debenture securities to complete the construction of 208A Civic Infrastructure, in the amount of $11,824,689 pursuant to 208A Civic Infrastructure Loan Authorization Bylaw No. 6053.

Explanation – Bylaw No. 6150

Bylaw No. 6150 provides for temporary borrowing pending the issuance of debenture securities to complete the construction of 212 Street Civic Infrastructure, in the amount of $5,830,952 pursuant to 212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054.

Explanation – Bylaw No. 6151

Bylaw No. 6151 provides for temporary borrowing pending the issuance of debenture securities to complete the construction of Smith Athletic Park Development Phase 2, in the amount of $39,267,677 pursuant to Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6078.

Explanation – Bylaw No. 6152

Bylaw No. 6152 provides for temporary borrowing pending the issuance of debenture securities to complete the construction of Ice and Dry Arenas Phase 2, in the amount of $25,252,525 pursuant to Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6079.

Explanation – Bylaw No. 6153

Bylaw No. 6153 provides for temporary borrowing pending the issuance of debenture securities to complete the purchase of Strategic Land, in the amount of $27,119,517 pursuant to Strategic Land Loan Authorization Bylaw No. 6080.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Rezoning Application No. 100786 (Fort Langley Properties Ltd. / 9140, 9148 And 9166 Glover Road and 9100 Block of Church Street)
Bylaw No. 6134
Report 25-90
File CD 11-33-0137

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Fort Langley Properties Ltd.) Bylaw No. 6134 amending Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis subject to the following development prerequisite being satisfied to the acceptance of the Township prior to final reading:

1. Compliance with the Community Amenity Contribution Policy.

That Council at time of final reading of Rezoning Bylaw No. 6134 authorize a 2-year extension of Heritage Alteration Permit No. 101218.

Explanation – Bylaw No. 6134

Bylaw No. 6134 amends Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis for property located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to Bylaw No. 6110.

Explanation – Bylaw No. 6110

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

J. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has directed reconsideration of the following item from the May 26, 2025 Regular Meeting of Council in accordance with Section 131 of the *Community Charter*:

1. Capital Request – 208 Street Roadworks
From 81 Avenue to 84 Avenue
Report 25-78
File ENG 5330-23-176

That Council pre-approve $5,511,500 in the 2026 Capital Budget for the construction of 208 Street from 81 Avenue to 84 Avenue, funded $4,021,647 from Road Development Cost Charges, $440,322 from Capital Projects Reserve, $822,970 from Greenway Amenity Fund and $226,561 of non-refundable deposits.

That Council direct staff to include construction of 208 Street from 81 Avenue to 84 Avenue in the 2026 TransLink Grant Applications.

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the May 26, 2025 Closed Council Meeting for public information:

1. Memorial Tree Planting Ceremony 2026

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
Be it resolved that the individual named below be added to the 2026 Memorial Tree Planting and the funds be derived from the Parks Operation's Budget:

- Barbara Jean Ydenberg (nee Hoyt)

CARRIED

Section 90(1) (b) Personal

N. FOR INFORMATION

1. **Regional Approach to Non-Metered Utility Billing**
   Memorandum – Public Works and Finance Divisions
   File 5600-01-001

2. **Council Vacancy Update**
   Memorandum – Municipal Administration
   File 4200-01

3. **Bedford Channel Dredging Project - Update**
   Memorandum – Engineering Division
   File 5260-21-015-01

4. **Eligible School Sites**
   File 0400-80

   Letter received from Brian Iseli, Secretary-Treasurer, regarding the Eligible School Sites proposal.

5. **Presentation Request**
   File 0550-10

   Email from Peter Fassbender requesting to make a 15-minute presentation to Council at the July 7, 2025 Regular Meeting regarding Vancouver Ready Mix.

   Clerk's Note: Council may pass a motion to approve the presentation.

6. **Seniors Advisory Committee**
   Minutes – May 21, 2025
   File 0540-20

7. **Agricultural Advisory Committee**
   Minutes – May 28, 2025
   File 0540-20

8. **Joint School District No. 35/Municipal Liaison Committee**
   Minutes – June 4, 2025
   File 0540-20

O. MOTIONS ARISING FROM INFORMATION

The following item was deferred at the May 26, 2025 Regular Council Meeting:

1. **Belmont School Oak Trees**

   Moved by Councillor Richter,
   Seconded by Councillor Kunst,

O. MOTIONS ARISING FROM INFORMATION

That the memorandum from the Community Development Division be referred to the Heritage Advisory Committee for input.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the referral be deferred to the June 23 Regular Council Meeting.
CARRIED

P. OTHER BUSINESS

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

1. Pharmacies

That Council directs staff to Report to Council on the potential merits, or lack thereof, of implementing separation metrics or other restrictions on pharmacy within the Township of Langley.

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

2. 2025 Utility Billing

Whereas there is significant confusion and concern regarding the 2025 Utility Billing;

Whereas residents, particularly those living in stratified buildings, have expressed confusion and concern that utility rates are increasing significantly;

Whereas the Township is committed to transparency, equity, and clear communication with residents;

Now Therefore Be It Resolved That:

1. Staff be directed to review the current utility billing structure for stratified developments and determine the appropriate framework to ensure that all components of stratified properties — including individual residential units, commercial units, and common property — are billed fairly and equitably;

2. Staff report back on whether the Township has the authority to require the installation of water meters — at the Township's expense — in all commercial and residential strata units, including common property, and whether this could support a more accurate and equitable billing process;

P. OTHER BUSINESS

3. Staff also consider and advise whether, as an alternative to metering, it would be appropriate for the Township to bill individual strata lots based on their unit entitlement, as set out in the registered Strata Plan.

3. Fort Langley Racquet Sports Court Usage

Whereas:

1. On June 9, 2025 in the Regular Meeting for Public Hearing (Agenda Item C.1 – Fort Langley Racquet Sports Policies) Langley Township Council passed a motion that "The operating hours and potential usage for the racquet sports courts adjacent to Fort Langley Community Park be consistent with those throughout the Township of Langley";

2. Signage on the Fort Langley racquet sports courts located on SD #35 property (Langley Fine Arts School) adjacent to Fort Langley Community Park clearly states: "Court Schedule: Courts can be rented year-round. When not booked, courts can be used on a first-come, first-served basis";

3. Several community stakeholder groups affected by the use of the Fort Langley racquet sports courts located on SD #35 property (Langley Fine Arts School) adjacent to Fort Langley Community Park such as nearby residential homeowners, tennis court users, and pickleball court users have previously expressed to TOL Council, and continue to express, concerns about noise and court access/usage times;

Therefore be it resolved that TOL Council ask staff to convene a public meeting/public open house in Fort Langley of all Fort Langley racquet sports court users and interested community members as soon as reasonably possible, including but not limited to neighboring residential property owners, tennis court users, pickleball court users, and SD #35 users, to determine a Fort Langley racquet sports court usage schedule that is acceptable and reasonable for all affected Fort Langley stakeholders; and

Be it further resolved that staff bring forward an agreed recommendation on an acceptable court usage schedule from all affected Fort Langley racquet sports court stakeholders to Council for approval no later than September 15, 2025; and

Be it finally resolved that the revised Fort Langley racquet sports court schedule as agreed to by the Fort Langley racquet sports court stakeholders, and as approved by Council, be incorporated into the TOL racquet sports court policy, and posted online and via Fort Langley racquet sports court signage as soon as practically possible after Council approval is given.

P. OTHER BUSINESS

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

4. Valley West Stampede Society

That Council authorize $10,000 from Council Contingency to the Valley West Stampede Society towards the Valley West Stampede for 2025.

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item C.1 - Section 90(1) (k) Negotiations
Item E.1 - Section 90(1) (k) Negotiations
Item E.2 - Section 90(1) (e) Property
Item E.3 - Section 90(1) (e) Property
Item G.1 - Section 90(1) (f) Law Enforcement
Item I.1 - Section 90(1) (e) Property
Item I.2 - Section 90(1) (g) Legal
Section 90(1) (i) Solicitor-Client Privilege
Item I.3 - Section 90(1) (e) Property

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, June 9, 2025 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

C. Kooner, S. Richardson, S. Ruff, A. Ruhl, and J. Winslade

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – June 9, 2025

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held June 9, 2025.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – May 26, 2025

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Regular Council meeting held May 26, 2025.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – May 26, 2025

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Public Hearing meeting held May 26, 2025.
CARRIED

C. DELEGATIONS

1. Ron and Terri-Lou Trainer
BC Community Bat Program
File 0550-07

Ron and Terri-Lou Trainer, BC Community Bat Program, appeared before Council to discuss the Township of Langley becoming a Certified Bat-Friendly Community. Bat Programs respond to inquiries, provide education, develop and promote best management practices, do an annual bat count, provide bat homes and condos, and white-noise syndrome surveillance. Being a Bat-Friendly community reflects a commitment to preserving local biodiversity and promotes environmental stewardship. It enhances the ecosystem, controls insect populations naturally and educates the public about the importance of bats. They proposed a partnership with the Township of Langley to protect, enhance or create a bat habitat, to provide information about bats, and to promote learning.

2. Stella Tarantino
Unitow Services
File 0550-07

Stella Tarantino, Unitow Services, appeared before Council to discuss the zoning bylaw and permitted use of land at 20219 - 96 Avenue. She commented that the zoning is M1A, Service Industrial. She further commented that anyone leasing the site needs a Development Permit to store their commercial vehicles. She asked Council to permit the storage of commercial vehicles and equipment.

MOTION
Moved by Councillor Richter,
Seconded by Councillor Baillie,
That the delegation from Stella Tarantino regarding storage of commercial vehicles at 20219-96 Avenue, be referred to staff to report back.
CARRIED

Mayor Woodward and Councillors Pratt and Rindt opposed

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2024 Audited Consolidated Financial Statements
Report 25-88
File FIN 1830-02

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council receive and accept the 2024 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.
CARRIED

2. Municipal Security Issuing Resolution for Smith Neighbourhood Storm Works Loan
Report 25-86
File FIN 1760-30

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Fall 2025 long-term debt issue, $19,758,600 as authorized through Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052.

That Metro Vancouver Regional District be requested to consent to our borrowing of $19,758,600 as authorized through Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052 over a twenty (20) year term and include the borrowing in their security issuing bylaw.
CARRIED

Councillors Kunst and Richter opposed

3. 2025 Province of BC Disaster Resilience and Innovation Funding Program
Report 25-87
File ENG 1855-35

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council authorize an application to the 2025 Province of BC Disaster Resilience and Innovation Funding program for $1,000,000 of funding for Stream 1 – Foundational and Non-Structural Projects.

That Council authorize an application to the 2025 Province of BC Disaster Resilience and Innovation Funding program for $13,750,000 of funding for Stream 2 – Structural Projects.

E. REPORTS TO COUNCIL

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council replace the East Aldergrove Water Reservoir Replacement project with the Bedford Channel Dredging project within the Township's Stream 2 submission to the 2025 DRIF program.
CARRIED

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

4. Capital Request – Grass Mower Replacement
Report 25-89
File EF 0810-30

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize the use of up to $156,500 from the Capital Projects Reserve for the purchase of a replacement grass mower.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD 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

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give third reading to "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", and

H. BYLAWS FOR CONSIDERATION AT THIRD READING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1268833 BC Ltd.) Bylaw No. 6124"
CARRIED

Councillor Richter opposed

Development Permit No. 101428

Running concurrently with this Bylaw is Development Permit No. 101428 (1268833 BC LTD. / Matte Homes Inc. / 8400 Block of 202B Street) in accordance with Attachment B 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.

I. BYLAWS FOR FINAL ADOPTION

1. Langley Regional Airport Bylaw
Bylaw No. 6138
Bylaw No. 6139
Report 25-75
File ENG 8400-01

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give final reading to "Langley Regional Airport Bylaw No. 6138".

That Council give final reading to "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6139".
CARRIED

Councillor Richter opposed

2. Animal Control Bylaw Reform
Bylaw No. 6140
Bylaw No. 6141
Report 25-82
File BE 4010-25

Moved by Councillor Rindt,
Seconded by Mayor Woodward,
That Council give final reading to the "Animal Control Bylaw No. 6140".

That Council give final reading to the "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6141".
CARRIED

Councillor Richter opposed

3. Fees and Charges Bylaw Amendment
Bylaw No. 6130
Bylaw No. 6131
Report 25-85
File PLI 4320-01

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to the "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 6130".

That Council give final reading to the "Licencing Bylaw No. 5878 Amendment Bylaw 6131".
CARRIED

Councillor Richter opposed

I. BYLAWS FOR FINAL ADOPTION

4. Local Area Service Reserve Transfer
Bylaw No. 6137
Report 25-74
File FIN 1700-80

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to the "Langley Local Area Reserve Fund Transfer Bylaw No. 6137" to transfer $2,500,000 from the Local Area Reserve Fund to the Capital Projects Reserve.
CARRIED

Councillor Richter opposed

J. MAYOR AND COUNCIL REPORT

Councillor Baillie reported that he has been working with political science students at Brookswood Secondary.

Councillor Kunst reported that she attended several Seniors' Week events, the Pioneer Luncheon and the Gone Country Cancer Fundraiser.

Councillor Ferguson reported that he attended the Pioneer Luncheon.

Councillor Martens reported that she attended the Langley Seniors Resource Society Shine Breakfast to kick off Seniors' Week, the Pioneer Luncheon and the Gone Country Cancer Fundraiser.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the May 26, 2025 Closed Council meeting for public information:

1. Council Attendance at the 2025 FCM and UBCM Conferences

That the following Council members be approved and funded to attend the 2025 UBCM Annual Conference:

- Mayor Woodward
- Councillor Baillie
- Councillor Ferguson
- Councillor Pratt

CARRIED

M. FOR INFORMATION

1. **Open House for Fraser Highway Employment Lands Reference Plan**
   Memorandum – Community and Policy Planning Division
   File LRP00023

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

3. **Council Vacancy**
   Memorandum – Municipal Administration Division
   File 4200-01

4. **Proposed Cidery at 23252-20 Avenue "Manor Farms"**
   Memorandum – Permits, Licences and Inspections Division
   File 23252-20 Avenue

5. **National Drowning Prevention Week**
   File 0630-01

   Email received from Dany Rubbo, Manager, Communications and Events, Lifesaving Society, requesting the week of July 20 – 26, 2025 be proclaimed as National Drowning Prevention Week.

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

1. **Rural and Local Road Reconstruction Program, 2026-2028**

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

   1. The Township of Langley has an urban and rural local road inventory of 470km, many of which are contained within rural areas from Glen Valley to High Point;

   2. As of 2020, a significant inventory of the Township of Langley's urban and local roads — 175km — are in poor or very poor condition, facing a chronic state of disrepair where repeatedly attempting interim repairs is no longer cost effective nor practical to continue as is, where rehabilitation of full reconstruction is ultimately required; and

   3. Local road rehabilitation and paving has been chronically underfunded for many years leading to the current situation requiring a significant

O. OTHER BUSINESS

catch up and rehabilitation of roads in poor or very poor condition, both necessary and financially prudent;

Therefore be it resolved that Council directs staff to Report to Council no later than October 20th, 2025, with a potential urban and rural local road rehabilitation program for the years 2026-2028, and 2026-2035, or as it may be otherwise appropriate to propose for its consideration, to be considered by Council for pre-approval and/or inclusion within the 2026-2030 Five Year Financial Plan.
CARRIED

2. Ron and Terri-Lou Trainer Delegation

Moved by Councillor Richter,
Seconded by Mayor Woodward,
That the delegation from Ron and Terri-Lou Trainer regarding the Township of Langley becoming a Certified Bat-Friendly Community, be referred to staff for follow up.
CARRIED

P. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (e) Property
Item E.2 - Section 90(1) (g) Legal
Item G.1 - Section 90(1) (e) Property
Item I.1 - Section 90(1) (e) Property;
Section 90(2) (b) Intergovernmental Relations
Item I.2 - Section 90(1) (g) Legal
Item I.3 - Section 90(1) (g) Legal

CARRIED

Councillor Richter opposed

Q. TERMINATE

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the meeting terminate at 2:51pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, June 9, 2025 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – June 9, 2025

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held June 9, 2025, as amended.
CARRIED

Clerk's Note: Items C.1 and C.2 were added to the agenda.

B. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100303 (Castlehill Homes (Gordon) Ltd. / 6920 - 204 Street)
Bylaw No. 6135
Bylaw No. 6136
Report 25-80
File CD 08-14-0233

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Castlehill Homes (Gordon) Ltd.) Bylaw No. 6135"; and

B. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Gordon) Ltd.) Bylaw No. 6136".

Explanation – Bylaw No. 6135

S. Richardson explained that Bylaw No. 6135 amends the Central Gordon Estate Neighbourhood Plan for 0.6 ha (1.5 ac) of land located at 6920 – 204 Street to increase the allowable density in the Townhouse 20 UPA land use designation on a site specific basis to 21 UPA. The amendment is required to facilitate the development of 31 townhouse units. 123 Public Notices were mailed out.

Explanation – Bylaw No. 6136

Bylaw No. 6136 rezones land at 6920 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-214 to permit a comprehensive development consisting of 31 Townhouse units.

Submissions from the public:

There were no submissions received from the public.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Castlehill Homes (Gordon) Ltd.) Bylaw No. 6135"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Gordon) Ltd.) Bylaw No. 6136".
CARRIED

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council give third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Castlehill Homes (Gordon) Ltd.) Bylaw No. 6135"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Gordon) Ltd.) Bylaw No. 6136".
CARRIED

C. OTHER BUSINESS

1. Fort Langley Racquet Sports Policies

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the operating hours and potential usage for the racquet sports courts adjacent to Fort Langley Community Park be consistent with those throughout the Township of Langley.

AMENDMENT
Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That the operating hours be changed to 10:00am – 6:00pm.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Kunst, Martens, and Rindt opposed

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

Councillors Baillie, Kunst and Martens opposed

2. Fort Langley Spray Park Benches

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That council authorize $15,000 from the Capital Projects Reserve for two benches at the spray park within Fort Langley Community Park.
CARRIED

D. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:15pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Council Delegation Request

All persons or organizations who wish to appear before Council as a delegation must submit a written request.

1 Delegate Information

Applicant/Organization name

Rebecca Darnell or Agent

2 Council Meeting Information

Council meeting date

Monday June 23, 2025 **at 1:30pm**

3 Topic

Annual Flat Utility Fees. The Annual Flat Utility Fees Statement recently issued to all dwellings in the Township are in exactly the same amount for water and sewer regardless of the type of dwelling. The accounts are in the amount of $1,649.16 per annum. I reside in Hayer Town Center. There are 338 strata units in HTC which extrapolate to fees of $557,416. In contrast I hve a statement from a strata unit in the City of Langley which is comparable in square footage to my unit in the amount of $653.35 which is $895.81 per annum less. This results in an overpayment to the township for only the HTC in the amount of $895.81 X 338 = $302,817.58. The City meters most buildings and where a strata is not metered they apply an estimate of water usage. The Willoughby area is wall to wall strata units and I estimate there are at least 25,000 units and this does not take into account Murrayville, 208 Street and Walnut Grove. This extrapolates into excess taxation in the amount of $22,395,250. This overbillig and excessive taxation is extraordinary. I have no idea how long this has been going on. I am not looking to cast blame on this Mayor and Council but rather to highlight the issue for the purpose of creating an opportunity to cure this problem.

4 Additional Information

Purpose of presentation ☐ Information only ☐ Request letter of support ☐ Request funds
☐ Other _____

Desired resolution

That the TOL immediately reduce these fees for 2025 for all strata properties by at least 50% and retain an independent expert to investigate the actual water usage and provide recommendations to cure the issue. Stratas should be billed through the strata managment to be allocated ba sed on unit entitlement as set out in the strata plan by their management or the Township can bill directlybased on unit entitlement.

5 Meeting Location

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

Office use only	
☐ Approved ☐ Declined ☐ Other _____	☐ Applicant Informed

SEE NEXT

6 Contact Information

Name			
Rebecca Darnell			
Address **605, 19953 76 Avnue**		City **Langley**	Postal code **V2Y 3Y1**
Primary phone **604-786-0124**	Secondary phone **604-532-9119**	Email **rebecca@diglangley.com**	

7 Appearing Before Council as a Delegation

1. Persons or organizations wishing to appear before Council as a delegation must submit a written request using any of the following methods:
   - email: legservicesinfo@tol.ca
   - fax: 604-533-6054
   - mail or hand deliver:
     Legislative Services
     20338 – 65 Avenue
     Langley, BC V2Y 3J1
2. Requests to be a delegation for subjects that are NOT related to items on the Council meeting agenda must be received in the Legislative Services Department before noon on the fifth (5th) day prior to the meeting date (ordinarily Wednesday of the week preceding the Council meeting). Requests for subjects that are related to items on the Council meeting agenda must be received in the Legislative Services Department before 10am on the day of the meeting.
3. If you are using an electronic presentation, you must provide the Legislative Services Department with the file via email or on a flash drive/memory stick prior to noon on the Friday of the week preceding the Council meeting.
4. Include any pertinent background and related documents with your Delegation Request form so all necessary details may be considered.
5. Documents you wish distributed to Council that are supplied at the time of your delegation will not be provided to Council members until after your delegation. Please provide one copy to the Township Clerk.
6. A maximum of **five (5) minutes** is given per delegation to make their presentation restricted to the topic noted on the Delegation Request form.
7. A maximum of **five (5) delegations** may be permitted at the beginning of the meeting. Council may approve additional delegations.
8. Staff is not in a position to waive Council guidelines. However, the guidelines may be waived by Council.

Note: The Delegation Request form and related documents become part of the public record and will be released/published in the agenda and minutes that are available to the public in a variety of methods.

The Township only collects personal information when there is clear authority to do so or when collecting the information is related directly to and is necessary for an operating program.

Township Clerk
Legislative Sevices Department
604-533-6101

Information read

Initials

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.532.7396

CA23-204

Langley City
THE PLACE TO BE

City Hall 20399 Douglas Crescent, **Langley**, BC Canada V3A 4B3
T 604.514.2800 **F** 604.530.4371 **www.city.langley.bc.ca**

June 12, 2025

Rebecca Darnell
605-19953 76 Avenue
Langley, BC

Delivered via email: rebecca@dlglangley.com

Dear Rebecca,

RE: *Freedom of Information and Protection of Privacy Act* (FIPPA)
Request for Access to Records – Reference No. COL 25-38

I write further to correspondence requesting access to information under the *Freedom of Information and Protection of Privacy Act* (FIPPA). On March 19, 2025, you requested:

"1. Does the City meter water and/or sewer
2. If so how does the city bill residences, stratas and commercial users/owners for water/sewer
3. If there is a single family or strata property that is not metered how does the City bill for water/sewer
4. If based on averages how did the City determine those averages
5. Where there is a strata does the city bill the unit owner or the management company
6. Are there any rules for new builds related to metering water and/or sewer"

The responsive record is attached.

Your request is now closed.

Pursuant to section 52 of FIPPA, you may ask the Information and Privacy Commissioner to review any decision, act, or failure to act with regards to your request. You have 30 days from receipt of this letter to request a review by contacting the Office of the Information and Privacy Commissioner. Details on how to request a review can be found on their website at www.oipc.bc.ca.

If you request a review, you will be required to provide the Information and Privacy Commissioner with:

1. Your name, address and telephone number;
2. The file number assigned to your request;
3. A copy of your original request for information;
4. A copy of this letter; and
5. The detailed reasons or grounds upon which you are seeking the review.

Additionally, should you have any questions about this letter, please do not hesitate to contact the City of Langley at pkusack@langleycity.ca

Yours truly,

City of Langley
Paula Kusack, Freedom of Information Coordinator

Freedom of Information 25-38

1. Each City property is metered for water consumption and has been for 50+ years. The City is 100% metered for water consumption. Sewer charges are based on 80% of the water consumption.

2. The City charges a base fee per dwelling unit plus a metered charged based on actual consumption. Sewer charges are based on 80% of the water consumption.
   As an example, If the water consumption at a property in 2025 was 130 CM, the water charge would be $75 base fee plus 130 CM X $1.89 = $245.70 for a total water charge of $320.70. The sewer charges would be based on 80% X 130 CM = 104 CM so the sewer charge would be $75 base fee plus 104 CM X $2.27 = $236.08 for a total sewer charge of $311.08.

3. All properties in the City are metered.

4. If there is an issue with the meter and we are unable to get a read, we will use prior periods of consumption for that specific meter to estimate the current period consumption. We rarely need to use the City average consumption for billing as we have more specific consumption details for each property to use as an estimate. If needed, we could use the City average of 190 CM for multifamily properties or 330 CM for single-family properties. The City averages are based on average actual consumption for those property types throughout the City.

5. The City's policy is to bill the strata management company directly. There are some historical accounts for small stratas that are billed directly to the owners and each unit is billed a percentage share of the total consumption for that property.

6. There are specifications for the meter installations during a development. From a billing point of view, the City requires one meter per property and the bill is issued to the homeowner for single-family homes and the strata management company for multifamily homes.

Township of Langley

20338 – 65 Avenue
Langley, BC V2Y 3J1

ANNUAL FLAT UTILITY FEES STATEMENT

5547

ACCT NUMBER: 304504 **BILLING PERIOD:** Jan 1, 2025
ACCESS CODE: 2849838 **TO:** Dec 31, 2025
DUE DATE: Jul 2, 2025 **BILLING DATE:** Mar 20, 2025

NAME: DARNELL, REBECCA L
FOR SERVICE AT: FOIPPA s.22(1)
ACCOUNT TYPE: SINGLE FAMILY

FOLIO: 0090916004

DATE	DESCRIPTION	AMOUNT
Mar 20, 2025	WATER	766.56
Mar 20, 2025	GARBAGE - 240 LITRE	190.00
Mar 20, 2025	GARBAGE - BASE RATE	221.00
Mar 20, 2025	SANITARY SEWER	782.60
Mar 20, 2025	TRANSFER FROM TAXES	-1,960.16

AMOUNT NOW DUE: **0.00**

Penalty of 10% will be applied if not paid by due date.

Please use the ACCT NUMBER from this statement to make payment. See reverse for payment options.

If your mortgage company is collecting payment on your behalf for property taxes this utility statement will not be paid by the mortgage company. See reverse for payment options and additional information.

If you defer or plan on deferring your property taxes, utility fees can not be deferred and must be paid by the due date.

Unpaid balances as of December 31, it will be transferred to the above folio as taxes in arrears and will be subject to daily interest.

To learn more about volunteer water metering program, visit tol.ca/volunteer meter.

New for 2025

Separate billing for utility fees and property taxes.

See reverse for payment options.
For more information, visit **tol.ca/utilities**.

ANNUAL FLAT UTILITY FEES

BILLING DATE: Mar 20, 2025
DUE DATE: Jul 2, 2025
ACCT NUMBER: 304504

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT
AMOUNT NOW DUE: **$0.00**

AMOUNT PAID
XXXXXXXXXXXXX

FOR SERVICE AT: 21011 45 AVE

DARNELL, REBECCA L
FOIPPA s.22(1)

40750

Township of Langley

20338 – 65 Avenue
Langley, BC V2Y 3J1

ANNUAL FLAT UTILITY FEES STATEMENT

1

ACCT NUMBER: 409156
ACCESS CODE: 390896
DUE DATE: Jul 2, 2025

BILLING PERIOD: Jan 1, 2025
TO: Dec 31, 2025
BILLING DATE: Apr 22, 2025

NAME: HAYER BUILDERS GROUP (TOWN CENTR
FOR SERVICE AT: 605 19953 76 AVE
ACCOUNT TYPE: RESIDENTIAL

FOLIO: 0773021034

DATE	DESCRIPTION	AMOUNT
Apr 22, 2025	SANITARY SEWER	782.60
Apr 22, 2025	WATER	766.56
	AMOUNT NOW DUE:	1,549.16
	AMOUNT DUE AFTER Jul 02, 2025:	1,704.08

Penalty of 10% will be applied if not paid by due date.

Please use the ACCT NUMBER from this statement to make payment. See reverse for payment options.
If your mortgage company is collecting payment on your behalf for property taxes this utility statement will not be paid by the mortgage company. See reverse for payment options and additional information.
If you defer or plan on deferring your property taxes, utility fees can not be deferred and must be paid by the due date.
Unpaid balances as of December 31, it will be transferred to the above folio as taxes in arrears and will be subject to daily interest.
To learn more about volunteer water metering program, visit tol.ca/watermeter.

New for 2025

Separate billing for utility fees and property taxes.

See reverse for payment options.
For more information, visit tol.ca/utilities.

ANNUAL FLAT UTILITY FEES

BILLING DATE: Apr 22, 2025
DUE DATE: Jul 2, 2025
ACCT NUMBER: 409156

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT
AMOUNT NOW DUE: $1,549.16
AMOUNT DUE AFTER Jul 02, 2025: $1,704.08

AMOUNT PAID

FOR SERVICE AT: 605 19953 76 AVE

HAYER BUILDERS GROUP (TOWN CENTR
101-19180 36 AVE
SURREY BC V3Z 0P6

Rebecca Darnell

From: Penny Campbell
Sent: Monday, June 9, 2025 1:07 PM
To: Rebecca Darnell
Subject: RE: Consent

I confirm that I have given you my consent to use my 2025 property tax notice.

Penny Campbell
Paralegal

DARNELL LAW GROUP
Lawyers & Mediators

E: penny@dlglangley.com
D: 236-326-1581
T: 604-532-9119
F: 604-532-9127
A: 202 - 6351 197 Street, Langley BC V2Y1X8

WARNING - CONFIDENTIALITY NOTICE
This e-mail message and any attachments thereto are intended solely for the use of the individual or entity to whom it is addressed and contains information that is confidential and may be privileged and exempt from disclosure. Any distribution, copying or disclosure is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by return email and delete the message unread without making any copies. Thank you.

From: Rebecca Darnell <rebecca@dlglangley.com>
Sent: Monday, June 9, 2025 1:05 PM
To: Penny Campbell <Penny@dlglangley.com>
Subject: Consent

Can you please confirm to me that you consent to my using your property tax notice and specifically utilities due as at July 2, 2025 in my submission to the Township related to their assessment of utilities and property taxes.

Rebecca L. Darnell
Lawyer

Winner of the 2023 Langley Chamber of Commerce
George Preston Memorial Business Person of the Year

DARNELL LAW GROUP
Lawyers & Mediators
T 604-532-9119 **F** 604-532-9127

CITY OF LANGLEY
20399 Douglas Cres
Langley BC V3A 4B3
T: 604 514-2809 | tax@langleycity.ca
Hours: 8:30AM – 4:30PM

2025 PROPERTY TAX NOTICE

DUE DATE: Wednesday, July 2, 2025

4136

5% PENALTY IF NOT PAID OR GRANT NOT CLAIMED BY JULY 2, 2025
ADDITIONAL 5% PENALTY ADDED TO ANY CURRENT TAXES OUTSTANDING AFTER AUGUST 3, 2025

[redacted]
204-20448 PARK AVE
LANGLEY BC V3A 4N3

LEGAL DESCRIPTION
LT 18 DL 36 GR 2 NWD LMS2220

TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
CLASS	GENERAL	SCHOOL	HOSPITAL
1 - Res	595,000	595,000	595,000

JURISDICTION	216
FOLIO	009287
ACCESS	6492758
PROPERTY ADDRESS	204 20448 PARK AVE
PID	023-267-364
RATES	

	RATES	COLUMN A NO GRANT	COLUMN B BASIC GRANT	COLUMN C ADDITIONAL GRANT
School Taxes	1.06550	633.97	633.97	633.97
Less: Home Owner Grant		0.00	-570.00	-633.97
Net School Taxes		**633.97**	**63.97**	**0.00**
BC Assessment / Municipal Finance Authority	0.03590	21.36	21.36	21.36
Translink	0.31410	186.89	186.89	186.89
Metro Vancouver	0.05920	35.22	35.22	35.22
Taxes from Other Governments		**243.47**	**243.47**	**243.47**
General Municipal	0.82000	487.90	487.90	487.90
Police Service	0.97070	577.57	577.57	577.57
Fire Service	0.41260	245.50	245.50	245.50
Library Service	0.10790	64.20	64.20	64.20
Infrastructure Levy	0.02180	12.97	12.97	12.97
Less: Residual Home Owner Grant		0.00	0.00	-212.03
Net Municipal Taxes		**1,388.14**	**1,388.14**	**1,176.11**
Water Fees ($75 Flat Fee & $1.89/Cubic Meter)	MULTIPLE	331.70	331.70	331.70
Sewer Fees ($75 Flat Fee & $2.27/Cubic Meter)	MULTIPLE	321.65	321.65	321.65
Other Fees & Charges		**653.35**	**653.35**	**653.35**
TOTAL NEW TAXES LEVIED		**2,918.93**	**2,348.93**	**2,072.93**
Tax Prepayments/Adjustments		0.00	0.00	0.00
TOTAL OUTSTANDING TAXES		**2,918.93**	**2,348.93**	**2,072.93**

* For your convenience we will have extended hours until 7:00 pm on June 18 (Wednesday) & June 19 (Thursday).
* You are not currently enrolled in the Tax Pre-authorized Payments Plan. If you were to enroll your estimated monthly payment amount for next year's taxes would be $227.00.

Customer Copy

AMOUNT DUE JULY 2, 2025

A - NO GRANT	B - BASIC GRANT	C - ADD'L GRANT
$2,918.93	$2,348.93	$2,072.93

2025 City of Langley Property Taxes
Payable at Most Financial Institutions
See Reverse For Additional Payment Instructions

JURISDICTION 216 FOLIO 009287 PID 023-267-364
CIVIC 204 20448 PARK AVE

A	B	C
No Grant	Grant: 570.00	Grant: 846.00
$2,918.93	$2,348.93	$2,072.93
Amount Paid		

GRANT AND AMOUNT DUE JULY 2, 2025

Jurisdiction: 216 Roll: 009287.000 for Grant

Homeowner Grant
If eligible, apply for your homeowner grant directly with the province:

ONLINE: **gov.bc.ca/homeownergrant**

By Phone: **1-888-355-2700**

You will need your SIN and the Jurisdiction and Roll (above)

Payments online through your financial institution
Search for "Langley" and select the option with "taxes" and "city" included.

Use the six digit FOLIO number located near the top of this page as your bank payee account number.

Ensure your payment will have an effective date on or before the due date.

BC ASSESSMENT The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

204-20448 PARK AVE LANGLEY V3A 4N3

Area-Jurisdiction-Roll: 15-216-009287.000



Total value $595,000

2025 assessment as of July 1, 2024

Previous year value	$578,000

Property information

Year built	1995
Description	Strata Apartment - Frame
Bedrooms	2
Baths	3
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,156
Building storeys	4
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

STRATA LOT 18, PLAN LMS2220, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 023-267-364

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width	
Length	
Total area	

/

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 - REGULAR MEETING	**REPORT:**	25-91
FROM:	FINANCE DIVISION	**FILE:**	0640-22/1830-25
SUBJECT:	2024 ANNUAL REPORT AND 2024 STATEMENT OF FINANCIAL INFORMATION		

RECOMMENDATIONS:

That Council approve the 2024 Annual Report including the 2024 Audited Financial Statements upon receiving and considering submissions and questions from the public.

That Council approve the 2024 Statement of Financial Information (SOFI).

EXECUTIVE SUMMARY:

The 2024 Annual Report must be published prior to June 30,2025 and must be available to the public for inspection fourteen days prior to an annual meeting wherein Council must consider the report and related submissions and comments from the public.

The consolidated financial statements include the operations of affiliated and related Township entities and are prepared in accordance with Public Sector Accounting Standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

The Financial Information Act requires Council to approve the 2024 Statement of Financial Information (SOFI) prepared and approved by the Director of Finance. The Statement of Financial Information (SOFI) includes the report of Council and employee remuneration, expenses and benefits as required by the *Community Charter*.
Subsequent to the approval of the SOFI report, staff will forward the resolution, along with the SOFI report, to the Ministry of Community Services as required by the Financial Information Act.

The threshold of $75,000 for the SOFI employee report has not changed for 22 years, not since 2002. If the threshold had increased by the Vancouver average annual consumer price index each year since 2002, the threshold would be $118,621 for 2024. Using the higher threshold, the number of employees in excess would be 207. Using the static threshold, the number of employees with remuneration greater than $75,000 is 574. With all things remaining equal, this number will continue to grow annually so long as the base amount remains unadjusted for inflation.

PURPOSE:

Report No. 25-91 fulfills the *Community Charter* and the Financial Information Act reporting and approval requirements for the 2024 Statement of Financial Information (SOFI) and for the 2024 Annual Report.

DISCUSSION/ANALYSIS:

2024 Annual Report

Sections 98 and 99 of the *Community Charter* require that Council prepare the 2024 Annual Report and make the report available for public inspection. At least fourteen days later, at a Council or other public meeting, Council must consider the 2024 Annual Report and submissions and questions from the public thereon. As required, the 2024 Annual Report includes the following:

- The 2024 Audited Financial Statements.
- For each permissive tax exemption provided by Council, the amount of property taxes that would have been imposed on the property if it were not exempted.
- A report respecting municipal services and operations for 2024.
- A progress report respecting the previous year in relation to the objectives and measures established in that previous year.
- A statement of municipal objectives and measures.

2024 Audited Financial Statements

The consolidated financial statements include the operations of affiliated and related Township entities and are prepared in accordance with Public Sector Accounting Standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

Statement of Financial Information

The Financial Information Act requires Council to approve the 2024 Statement of Financial Information (SOFI) that must include the following:

- Approval of the SOFI by the Director of Finance.
- The audited 2024 Financial Statements.
- A Schedule of Debt (included in the 2024 Financial Statements).
- The 2024 Schedule of Council Remuneration, Expenses, Benefits and Contracts (also required by Section 168 of the *Community Charter*).
- The 2024 Schedule of Remuneration and Expenses for Employees with a reconciliation with the amounts reported in the audited 2024 Financial Statements.
- A Statement of Severance Agreements that includes the number of agreements commenced during 2024 in respect of employees excluded from coverage under collective agreements and the range of equivalent months' compensation represented by those agreements.
- The 2024 Schedule of Payments to Suppliers for Good or Services, including a reconciliation with the total reported in the audited 2024 Statement of Financial Activities.

- The 2024 Schedule of Grants or Contributions in excess of $25,000.
- The 2024 Schedule of Guarantee and Indemnity Agreements.

Subsequent to the approval of the SOFI report, staff will forward the resolution along with the SOFI report to the Ministry of Community Services as required by the Financial Information Act.

The threshold of $75,000 for the SOFI employee report has not changed for 22 years, not since 2002. If the threshold had increased by the Vancouver average annual consumer price index each year since 2002, the threshold would be $118,621 for 2024. Using the higher threshold, the number of employees in excess would be 207 (32 more than 175 in 2023). Using the static threshold, the number of employees with remuneration greater than $75,000 is 574 (1 less than 575 in 2023). With all things remaining equal, this number will continue to grow annually so long as the base amount remains unadjusted for inflation.

Respectfully submitted,

Sandra Ruff
DIRECTOR
for
FINANCE DIVISION

ATTACHMENT A 2024 Statement of Financial Information (SOFI)
ATTACHMENT B 2024 Annual Report

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

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Schedule	Title	Page(s)
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B	Schedule of Guarantee and Indemnity Agreements	3
C	Schedule of Remuneration and Expenses for Elected Officials	4
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Copy of 2024 Annual Report (under separate cover) which provides information on:

Assets & Liabilities
Operational Statement
Schedule of Debts

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in the Statement of Financial Information, produced under the *Financial Information Act*.

Name: Sandra Ruff, CPA, CA
Position: Director of Finance
Date: June 24, 2025

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS

The Township of Langley has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

REPLACEMENT PAGE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF REMUNERATION AND EXPENSES - ELECTED OFFICIALS

Name	Position	Remuneration	Expenses		Total
Woodward, Eric	Mayor	168,953	6,803	$	175,756
Baillie, Timothy	Councillor	71,213	6,629		77,842
Ferguson, Stephen	Councillor	62,819	7,914		70,733
Kunst, Margaret	Councillor	62,819	1,636		64,455
Martens, Barbara	Councillor	63,281	3,754		67,035
Pratt, Michael	Councillor	62,819	7,933		70,752
Richter, Kim	Councillor	62,819	8,604		71,423
Rindt, Rob	Councillor	70,740	708		71,448
vanPopta, Mistelle	Councillor	62,349	1,092		63,441
Grand Total Remuneration and Expenses		**$ 687,813**	**$ 45,073**	**$**	**732,886**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Achterholt, J	85,042	-	-
Afyounian, M	95,562	-	-
Ahmed, R	114,623	-	-
Albrecht, P	99,255	-	-
Alexander, T	116,662	-	542
Allen, D	111,059	2,914	1,627
Allen, K	76,664	-	427
Alves De Castro, M	76,338	-	311
Amezcua, T	107,686	-	-
Andersen, B	102,941	-	34
Anderson, D	179,334	-	947
Andjelic, Z	88,140	-	615
Apuntar, F	84,436	-	-
Archibald, R	105,046	-	-
Ardestani, F	180,805	-	1,995
Arnold, D	167,612	20	1,775
Atkinson, J	160,358	687	554
Auline, D	91,441	20	-
Azez, A	87,080	-	-
Babin, L	150,754	-	-
Barnaby, S	154,072	-	2,516
Barry, K	104,279	-	355
Bartlett, T	106,809	-	771
Barton, K	167,306	-	5,077
Bauer, W	228,652	-	527
Beer, S	87,399	-	41
Bellosillo, I	102,511	-	249
Beston, K	101,596	-	1,935
Bieberstein, B	121,833	-	22
Billows, M	86,461	-	887
Bilton, K	85,441	-	667
Bismel, H	153,147	-	3,963
Bisschop, R	170,635	161	2,023
Blair, L	130,142	-	430
Blair, M	181,805	327	55
Blanche, L	109,810	-	1,015
Blok, D	160,397	46	1,608
Bolt, D	85,293	-	-
Bond, C	100,204	-	916
Boonstra, D	83,171	-	549
Boulton, E	84,415	-	412

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Bowden, S	170,215	205	574
Brandolini, T	98,969	-	506
Brandon-Owen, A	111,955	-	626
Brandon-Owen, D	78,482	-	-
Brar, J	102,526	-	771
Brar, R	148,843	-	537
Brenner, N	83,725	-	3,901
Brewer, S	176,752	740	2,783
Broekhuysen, J	110,620	-	-
Brow, M	79,966	-	1,512
Brown, C	132,751	-	-
Brown, D	112,677	-	-
Bryan, A	124,832	-	-
Buck, J	124,863	445	402
Buckner, T	163,190	-	4,906
Buckoll, K	86,255	-	1,289
Bunnett, K	85,129	-	-
Burgin, R	114,020	-	42
Burns, K	125,146	-	1,814
Burwell, J	138,246	96	4,918
Butler, D	79,462	-	783
Cahill, S	158,714	50	410
Cai, L	118,180	-	-
Calbick, K	153,955	-	2,584
Caldwell, A	91,026	-	-
Cameron, K	113,511	-	-
Campagna, R	81,172	-	357
Campagna, R	127,505	-	5,641
Candy, C	111,257	-	942
Cantin, P	97,701	-	-
Card, J	84,816	-	618
Cardinal, C	119,557	-	-
Carlsen, J	76,552	-	1,772
Caughlan, L	76,766	-	1,401
Cawthorn, R	79,586	-	130
Cesaretti, R	223,671	-	809
Chabot, J	102,865	-	338
Chambers, S	83,425	-	667
Chang, A	81,058	-	-
Chapman, R	147,334	-	1,752
Cheng, J	112,700	-	418

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Chevrier, P	167,830	-	2,641
Chifan, J	108,388	-	2,496
Chohan, H	246,930	-	408
Chohan, M	87,016	-	2,467
Choi, Y	90,771	206	811
Christian, K	84,314	-	641
Christian, P	78,617	-	-
Chu, J	220,394	-	615
Chung, C	86,381	-	497
Churcher, K	94,838	-	470
Clarke, G	80,980	-	85
Clelland, J	239,926	-	1,251
Coad, R	137,106	-	4,427
Combe, C	103,195	-	870
Conachey, R	108,198	287	709
Connolly, A	86,381	-	-
Cook, W	80,704	-	2,217
Cordeiro, P	184,127	-	2,002
Cottrill, L	109,205	-	531
Craig, D	96,751	-	942
Crees, J	79,251	158	13
Culhane, J	90,606	-	517
Cunningham, M	129,556	-	23
Dalstrom, A	168,956	-	-
Daly, M	82,167	-	3,607
D'Andrea, M	79,969	-	375
Darji, P	92,454	-	1,701
Darvill, I	141,429	58	1,320
Davis, M	162,659	276	2,672
Dawson, R	77,240	-	285
de Bruin, J	108,361	169	942
De Jesus, R	91,370	-	114
De Jong, F	76,229	-	-
de Jong, T	110,232	198	942
de Roy Van Zuydewijn, J	249,238	-	6,913
Deakin, M	149,425	362	197
Della Mattia, G	88,957	-	-
Dennis, G	116,587	-	1,621
Dewitt, J	78,294	-	1,780
Dhaliwal, S	90,042	-	-
Dhiman, A	111,490	-	21

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Di Francescantonio, C	96,887	-	2,347
Diamond, C	83,606	-	2,166
Diegel, F	75,979	-	1,800
Diener, T	98,298	-	1,428
Dion, K	126,664	91	-
Dionisio, R	90,395	-	-
Dobson, J	77,551	-	19
Dolinski, L	85,760	-	525
Dominato, N	92,086	-	59
Dorman, J	85,731	-	266
Dowle, J	94,754	-	397
Doyon, P	133,408	22	-
Driedger, M	110,559	-	43
Duffill, D	151,117	40	-
Duke, F	100,299	-	2,656
Duncan, J	193,423	91	4,169
Dusterhoft, B	84,766	-	151
Duthie, M	163,789	26	1,695
Duynstee, M	146,272	-	4,625
Dvorak, J	135,430	65	-
Easingwood, G	115,363	-	5,199
Edey, B	153,893	-	23
Egelstad, S	164,559	-	1,907
Eirikson, C	147,544	-	1,169
Elderkin, J	147,285	-	1,034
Engbrecht, S	132,567	-	1,298
English, T	89,847	-	877
Esau, S	99,029	-	2,399
Estrada Molina, M	119,354	-	213
Fairley, R	109,046	189	1,581
Farmer, T	105,050	-	287
Farquhar, B	175,449	42	85
Fatkin, J	137,761	50	136
Fegatilli, T	104,468	-	-
Fennell, J	88,452	-	749
Fergusson, L	106,399	990	379
Ferraro, J	78,904	-	34
Fong, E	95,657	-	40
Ford, J	76,229	-	-
Formosa, B	99,254	-	709
Forsythe, D	87,811	1,051	14

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Forsythe, M	77,964	-	228
Franklin, N	99,796	-	421
Friesen, M	83,484	-	225
Froh, K	136,142	-	4,852
Fuller, A	90,562	-	2,081
Fulton, D	166,190	154	-
Funk, Z	129,125	149	640
Gaetan, C	143,710	16	-
Galick, K	88,230	-	-
Gamache, E	84,768	-	11,380
Gambicourt, D	130,449	242	-
Gambling, M	82,060	-	3,073
Gaspar, J	75,277	-	622
Giesbrecht, L	85,102	-	1,084
Gilbert, A	89,869	-	-
Gill, D	93,335	-	709
Gill, S	79,553	-	883
Gillan, C	78,953	-	-
Goertzen, T	75,669	-	117
Gonzales, C	85,501	-	275
Gonzalez, R	75,960	-	560
Goodrich, K	79,329	-	873
Goulet, C	173,813	-	998
Grabowski, T	85,439	-	618
Grant, D	82,486	-	1,604
Green, C	107,897	-	-
Gregson, D	78,371	-	19
Grewal, J	128,516	-	3,116
Grichkovskaia, N	75,461	-	-
Grimson, E	89,785	-	319
Groves, S	246,515	-	2,012
Guerreiro, C	84,393	-	618
Guilfoyle, J	84,144	-	618
Gunn, M	107,672	-	1,489
Haaf, J	138,950	-	2,812
Haarstad, E	164,462	5	197
Halldorson, J	123,871	-	4,724
Halliday, R	87,432	-	667
Halliday, T	113,374	129	4,608
Halsey, C	136,039	-	656
Hamel, B	114,792	-	793

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Hansen, J	88,489	-	246
Hanson, T	164,152	-	615
Harman, W	135,481	-	3,611
Hay, T	80,943	-	23
Hazelton, V	178,525	30	59
Heinrichs, C	80,456	-	350
Helgason, C	98,433	-	1,461
Henningson, B	96,831	-	3,870
Hession, K	78,409	-	-
Hildebrandt, B	76,087	-	1,568
Ho, J	84,078	-	232
Ho, V	82,605	-	160
Hodge, J	176,780	686	28
Holloway, K	138,248	-	3,092
Holtzman, J	83,460	-	-
Hong, K	77,725	430	1,255
Hood, L	114,597	-	1,125
Hopkins, A	86,685	-	210
Hopkins, C	148,326	349	1,320
Horch, J	145,544	61	-
Horne, J	76,569	-	2,781
Hosseinzadeh, N	163,190	-	2,831
Houweling, J	103,463	-	159
Howl, S	121,417	-	29
Hoyt, C	129,088	-	-
Hutchinson, S	77,098	-	1,746
Hyndman, T	77,218	-	618
Inkman, K	111,467	388	-
Iori, A	110,454	220	1,294
Ip, A	110,972	-	-
Isaak, J	107,074	-	782
Isaak, M	118,814	-	761
Islam, N	80,205	-	1,038
Jacobs, A	101,904	-	1,225
Jacobs, J	77,391	-	23
Jadis, P	105,187	-	365
Janda, G	82,550	2,968	79
Jansen VanDoorn, D	85,415	-	1,306
Jarvis, D	159,279	-	2,628
Jenkins, R	211,370	-	6,504
Jensen, A	133,468	-	-

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Johal, J	144,422	-	3,474
Johnson, C	175,046	462	-
Johnson, L	104,163	-	1,191
Jones, B	99,471	-	474
Jones, K	93,193	-	613
Jones, S	126,166	18	201
Jongs, K	108,305	-	573
Jottey, S	95,267	-	301
Kabaroff, R	143,071	16	2,314
Kandil, B	84,382	-	613
Kang, P	121,046	-	4,154
Kee, T	79,140	-	1,236
Keffer, V	108,329	-	74
Kellins, K	85,231	-	618
Kennedy, R	131,551	242	-
Kenward, K	137,832	-	577
Keogh, M	100,977	-	2,331
Kieu, M	98,701	-	160
Kim, J	77,651	-	-
King, A	122,806	-	547
Kitteringham, G	91,430	-	1,319
Knight, J	83,563	-	57
Konrad, C	152,340	-	1,152
Koo, C	117,857	-	582
Kooner, C	296,411	-	9,377
Koselowski, I	99,459	-	66
Kost, D	88,714	-	1,098
Kraeft, A	131,578	341	-
Kramer, K	78,883	-	129
Kumar, S	81,371	-	335
Lai, L	119,793	-	555
Lail, A	96,766	-	1,920
Lakeman, S	169,221	1,088	3,035
Lane, C	150,903	61	-
Lanigan, N	151,837	-	3,833
Lapierre, B	85,199	-	525
Laverdure, A	111,218	-	565
Lawlor, K	97,071	-	682
Lawrence, A	103,065	239	709
Lee, J	146,825	-	3,130
Lee, P	91,397	-	-

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Leong, M	92,648	-	3,508
Lessick, B	83,000	-	490
Leung, A	109,287	-	1,732
Leung, Y	99,391	-	1,676
L'Heureux, N	78,831	-	88
Li, C	152,689	-	1,628
Li, Y	106,503	-	3,392
Limb, D	101,755	-	596
Lin, K	99,497	-	1,115
Lind, D	118,777	-	506
Linn, J	178,568	272	2,134
Little, S	138,347	-	-
Litven, T	165,804	37	33
Liu, J	145,664	-	537
Liu, T	131,131	-	1,612
Lockhart-Kuthe, G	153,819	375	766
Lohr, M	99,419	-	497
Longhi, N	147,411	-	1,264
Lorzano, M	76,894	-	904
Lowe, J	115,474	-	1,114
Lowther, Z	86,930	-	129
Lunn, A	77,159	-	791
Macdonald, C	95,847	-	93
MacDonald, G	77,692	-	-
MacFarlane, S	77,495	-	22
MacLachlan, K	95,673	-	-
MacLeod, D	157,443	59	1,198
MacMillan, J	76,106	-	809
MacVicar, M	85,356	-	-
Magnowski, S	83,853	-	1,244
Magnusson, S	122,979	-	-
Magyari, J	76,870	-	1,801
Mahdi, H	77,327	-	626
Mahil, K	157,097	133	1,066
Maier, M	101,831	-	-
Majeur, M	83,805	-	667
Makela, J	223,248	-	5,286
Makinen, J	85,476	-	1,042
Maleki Birjandi, E	103,235	-	105
Malimon, N	167,093	-	988
Manchester, S	97,269	-	-

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Mann, T	79,260	-	-
March, L	145,929	-	1,987
Marples, P	120,363	-	-
Marshall, C	163,190	-	1,100
Martins, P	98,647	-	2,300
Matthews, C	83,519	-	468
Mayer, G	130,977	-	212
Mayer, R	80,977	-	119
Mayer, S	89,821	-	11
McCall, N	99,533	-	-
McCartney, L	80,877	1,153	3,756
McCormick, D	163,692	-	712
McGarvey, N	134,367	-	1,092
McGuckin, R	171,749	28	1,146
McGuinness, S	95,663	-	455
McIntosh, D	89,166	1,037	64
McIntosh, J	166,870	48	1,025
McKinnon, L	108,995	-	506
McLay, S	144,995	23	-
McManus, T	99,389	-	294
McMichael, A	94,246	-	1,054
McTaggart, B	100,597	240	1,612
Meers, G	83,837	-	667
Meneghello, L	134,962	-	2,620
Meyer, B	157,502	23	-
Middleton, D	83,636	-	1,110
Mihaly, M	147,296	-	565
Mikicich, S	164,002	-	5,310
Millington, A	102,227	239	709
Milton, J	110,350	-	2,453
Minhas, J	90,101	-	1,038
Miskulin, M	126,956	42	4,888
Moewes, B	106,226	-	-
Moffat, N	94,297	-	-
Mohammed, R	80,075	-	1,965
Moon, S	85,611	-	667
Moore, C	141,538	-	615
Moore, C	82,011	-	1,251
Morton, L	94,046	-	2,852
Mowat, S	137,063	23	842
Muirhead, K	119,997	-	224

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Mullin, C	84,810	-	667
Murdock, D	161,123	53	2,733
Mutsaers, I	83,878	-	23
Nagtegaal, J	117,543	-	1,568
Nam, S	243,788	-	2,769
Natt, M	180,353	-	563
Nemati Keyvan, M	84,623	-	615
Neumann, A	83,951	-	1,299
Newsham, D	179,549	38	59
Ng, R	121,046	-	1,598
Nicol, P	149,614	171	440
Nikpay, A	83,813	-	627
Nimmo, M	128,313	-	3,092
Noetzel, M	224,229	-	-
Nordrum, R	90,515	-	-
Norris, T	113,571	-	565
Novosselsky, L	112,270	-	100
Ohs, A	141,489	339	2,327
Olesko, R	133,253	19	-
Olsen, C	82,914	-	11
Palliyaguru, M	87,630	-	3,674
Pardo-Figueroa, M	101,738	-	1,127
Pare, D	139,923	16	1,865
Park, J	97,860	-	1,250
Park, J	91,054	-	-
Parker, B	132,561	24	640
Parker, C	199,875	-	7,741
Pastora-Gomez, T	78,811	-	-
Pavich, D	77,121	-	32
Pearce, R	85,354	-	53
Pearson, J	141,909	587	640
Peters, B	173,899	334	3,535
Petrow, M	79,184	-	-
Piasecki, M	112,851	340	640
Pickering, C	76,101	-	91
Picotte, I	107,135	-	1,801
Pilgrim, S	108,787	-	-
Pistilli, B	104,223	-	1,407
Plitong, T	83,863	-	83
Pont, J	181,193	243	87
Poon, T	81,059	-	23

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Postma, R	77,545	-	10
Powers, R	75,751	-	443
Poynton, M	75,735	-	957
Pulsifer, D	82,215	-	106
Pursey, J	90,249	-	-
Raffle, C	77,681	-	252
Rai, S	92,357	-	2,476
Raman, N	76,009	-	76
Ramlu, K	119,268	-	1,004
Ramsey, J	147,578	-	3,371
Reddick, K	136,512	22	105
Reeve, A	93,913	-	1,626
Richardson, S	276,764	-	615
Riess, J	77,795	1,282	-
Robertson, D	136,980	22	-
Robinson, B	98,177	-	6,510
Robinson, K	110,266	-	143
Robinson, L	159,263	-	110
Roche, C	169,632	-	1,667
Rowley, A	98,866	-	1,067
Ruff, S	261,592	-	2,871
Ruhl, A	240,281	-	3,563
Sakaki, K	105,904	-	450
Salat, T	88,131	-	287
Sandher, R	124,708	-	1,959
Sandhu, G	87,633	-	114
Saurette, C	152,113	350	2,162
Savidan, K	126,476	-	398
Scales, R	77,735	-	14
Scheifele, S	143,883	-	442
Schentag, C	81,400	-	1,920
Schmidt, K	139,677	323	1,425
Schmidt, R	87,802	-	1,527
Schmidt, R	150,592	-	486
Schmirler, R	177,998	267	259
Schroeder, A	82,350	-	24
Scott, J	135,794	-	29
Sekhon, P	139,036	-	2,625
Shafer, G	89,870	-	1,150
Sharma, A	85,213	-	1,993
Shayler, J	111,644	378	1,581

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Sheel, D	228,271	-	586
Shergold, J	132,626	-	2,103
Shergold, N	80,848	-	496
Shi, S	111,845	-	2,653
Shillito, J	163,190	-	-
Shippit, D	150,414	-	-
Shrimpton, G	129,418	-	1,090
Sihota, P	145,508	-	751
Simpson, D	177,583	21	905
Singh Minhas, D	83,224	-	667
Smart, R	140,260	260	-
Snider, C	112,440	165	1,581
Snowdon, K	198,691	-	4,129
Sorenson, B	87,109	-	279
Sousa, D	85,386	-	1,357
Sparrow, J	168,567	28	81
Speers, A	177,350	200	72
Spolar, R	75,554	-	2
St. Andrassy, J	106,701	-	914
Stang, M	126,572	-	3,338
Stare, R	241,706	-	2,219
Stebanuk, W	93,495	-	554
Steeple, D	195,783	-	554
Steeple, G	150,261	42	3,719
Steeple, J	138,591	16	1,425
Stein, C	75,604	-	173
Steinson, D	85,790	-	618
Stepto, K	91,171	-	1,580
Stewart, C	100,938	-	-
Stothers, C	102,612	-	29
Strand, K	194,150	1	3,824
Strandberg, D	84,696	-	761
Suh, D	134,306	-	537
Summerhill, K	113,785	488	581
Sun, J	166,537	-	1,805
Surendran, A	79,868	-	2,024
Suvilai, R	94,901	-	1,092
Swain, B	110,973	126	-
Swystun, G	147,293	-	129
Symons, D	143,872	105	440
Szarapka, J	109,459	-	1,823

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Szydlowski, M	139,193	184	-
Tailor, M	77,512	-	350
Taylor, P	111,963	-	46
Taylor, R	105,924	-	463
Tekatch, J	157,059	52	-
Temple, C	112,710	-	664
Tetrault, C	86,702	-	573
Theal, S	90,388	-	54
Thomas, B	93,010	-	410
Thomas, M	95,825	-	876
Thompson, A	132,163	16	-
Thompson, K	107,746	-	684
Thompson, R	76,488	-	3,497
Thorpe, M	185,615	21	886
Thurston, S	135,126	313	566
Tian, L	110,416	-	-
Tiessen, E	84,259	-	1,215
Timperley, M	84,247	-	712
Tiutichkin, V	102,301	-	1,866
Tortora, F	77,957	-	116
Tran, B	117,401	-	517
Tran, M	112,649	-	-
Treadwell, W	98,865	-	1,051
Tremain, B	77,141	-	144
Trottier, J	96,439	-	474
Twine, R	85,440	-	1,042
Twiss, S	75,129	-	248
Ulle, B	163,588	105	-
Van De Leur, D	106,236	-	2,958
Van Dokkumburg, G	100,386	-	905
van Rijn, B	161,506	-	1,967
Veitch, R	122,926	-	998
Velazquez Martin, A	99,257	-	279
Velickovic, J	103,184	-	109
Verduin, K	75,351	-	1,320
Victo, A	102,213	-	942
Vidal, M	88,452	-	1,620
Virji, A	79,729	-	-
Virk, A	132,524	16	31
Vorotnitskaia, N	79,924	-	-
Walker, S	79,355	-	525

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Walsh, J	116,387	-	1,515
Wang, M	89,124	-	1,115
Ward, T	99,705	-	-
Wareing, D	100,598	-	1,129
Warnick, J	83,321	-	183
Waterhouse, S	97,926	-	-
Waters, B	114,088	-	1,403
Watt, T	90,860	-	347
Wegesser, B	157,941	256	-
Welfing, R	190,231	-	3,598
Weller, B	147,138	-	29
West, E	84,137	-	59
Whatley, J	125,959	209	-
Whitford, J	164,344	29	823
Whiting, D	108,787	-	175
Wiebe, B	174,263	28	160
Wieland, J	87,986	-	1,675
Wilkinson, D	85,648	-	-
Wilkshire, G	110,794	-	468
Willoughby, J	82,569	-	23
Wilson, A	82,337	-	998
Wilson, P	77,440	192	602
Winslade, J	321,792	-	2,846
Witzke, R	100,031	-	709
Won, J	107,474	-	707
Wood, P	84,019	-	618
Woodend, A	150,409	-	1,092
Woods, M	78,699	-	179
Woznesensky, M	77,766	-	33
Wrayton, D	168,704	24	33
Wright, C	166,626	15	26
Wu, L	85,984	-	1,258
Wynn, J	141,418	192	1,320
Yee, F	122,256	-	3,458
Yee, S	84,138	-	678
Yip, J	75,793	-	251
Young, K	178,762	-	1,522
Yue, C	92,630	-	2,462
Zandbergen, J	102,552	-	554
Zheltobryukh, I	96,782	226	709
Zwaag, R	233,219	-	4,084

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Prior Year Amount Paid in 2024	Expenses
Total Remuneration Exceeding $75,000	**$ 66,595,680**	**$ 30,247**	**$ 594,004**
Total Remuneration of $75,000 or less	**$ 30,244,587**	**$ 107,803**	**$ 169,882**
Grand Total Remuneration and Expenses	**$ 96,840,267**	**$ 138,050**	**$ 763,886**

The variance between the Schedule of Remuneration and Expenses and the Salaries, wages and benefits expenses reported on the consolidated financial statements are due to various factors including:

- *The Remuneration and Expenses schedule is based on actual cash payments made during the fiscal year whereas the consolidated financial stataement amount is based on an accrual basis.*
- *The Remuneration and Expenses schedule is based on total cash payments made during the fiscal year whereas the consolidated financial statement amount excludes any amount paid under capital expenses that are being capitalized.*
- *The salaries, wages and benefits expenses includes benefits that are recorded at full cost (including overhead allocations) on the consolidated financial statements and includes items such as employer portions of deductions.*

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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STATEMENT OF SEVERANCE AGREEMENTS

There were eighteen **(18**) severance agreements under which payment commenced between the Township of Langley and its non-unionized employees during the fiscal year 2024. These agreements ranged from 2 to 30 months of compensation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

Supplier Name	Amount ($)
0728436 BC LTD	161,000
1070474 BC LTD	221,075
1160548 BC LTD	168,000
1287163 BC LTD	268,875
1482727 BC LTD	160,125
1823625 ALBERTA LTD OA MARSHALL LINES 2014	32,103
3M CANADA COMPANY	26,792
9397108 CANADA INC	45,000
ABBOTSFORD, CITY OF	32,354
ACCESS INFORMATION MANAGEMENT OF CANADA ULC	39,148
ACCESSSMT HOLDINGS LTD	25,315
ACTON OSTRY ARCHITECTS INC	1,229,818
AECOM CANADA LTD	120,946
AGILYX SOLUTIONS LIMITED	43,539
AINSWORTH INC	445,212
ALDER STEEL MART	38,482
ALL ROADS CONSTRUCTION LTD	5,215,140
ALLARD CONTRACTORS LTD	25,188
ALLIED TECHNICAL SALES INC	48,064
ALLMAR INC	35,331
ALTAC MECHANICAL INC	56,094
AMAZON	139,141
AME CONSULTING GROUP LTD, THE	53,360
AMERESCO CANADA INC	66,450
AMPCO MANUFACTURERS INC	36,980
ANMORE DEVELOPMENT CORP	39,547
ANSER POWER SYSTEMS INC	157,495
AON REED STENHOUSE INC	3,638,494
APLIN & MARTIN CONSULTANTS LTD	1,267,977
APPLE CANADA INC	143,350
APPLEWOOD NISSAN SURREY	205,635
AQUA FLO PRO-FILING INC	58,396
ARBOR PRO TREE SERVICES LTD	227,599
ARCADIS PROFESSIONAL SERVICES (CANADA) INC	219,400
ARCTIC ARROW POWERLINE GROUP LTD	50,299
ARMITA MOSSALANEJAD NOTARY CORPORATION, IN TRUST	2,063,237
ARMSTRONG ENVIRONMENTAL SERVICES (AES) INC	887,252
ARTIC MACHINERY LTD	383,258
ASSOCIATED ENGINEERING (BC) LTD	246,537
ASSOCIATED FIRE SAFETY GROUP	271,655
ASTECH CONSULTANTS LTD	75,297
ASTROTURF WEST DISTRIBUTORS LTD	1,191,000
ATKINSREALIS CANADA INC	45,355
ATLAS PEST AND WILDLIFE CONTROL LTD	27,110
ATS TRAFFIC LTD	46,102
AUSTIN METAL FABRICATORS LP	216,287
AVENUE MACHINERY CORP	204,887
AWC PROCESS SOLUTIONS LTD	40,428
AXIS REAL ESTATE SOLUTIONS INC	161,595

Supplier Name	Amount ($)
B&B CONTRACTING (2012) LTD	37,644
B&B EXCAVATION & SHORING LTD	1,191,234
B&B HEAVY CIVIL CONSTRUCTION LTD	22,511,680
BAGS & STUFF PACKAGING LTD	26,457
BARKING CROW MAINTENANCE	52,202
BC COMMUNICATIONS INC	55,980
BC HYDRO & POWER AUTHORITY	3,968,356
BCI CONSULTING INC	95,119
BENCHMARK ESTATE (2009) LTD	27,840
BIG STAR LIGHTS CANADA INC	111,655
BIG STEEL BOX CORPORATION	63,424
BINPAL ENGINEERING LTD	94,550
BIOMAXX WASTEWATER SOLUTIONS INC	150,196
BLACK MAMBA TREE SERVICE INC	104,133
BLACK PRESS GROUP LTD	73,820
BLACKLINE SITE WORKS LTD	145,458
BLUE DROP WATER WORKS LTD	138,655
BLUE PINE ENTERPRISES LTD	171,526
BORTOLO AND SONS PAVING CO LTD	71,135
BOSSA PRODUCTIONS	46,000
BRABER EQUIPMENT LTD	27,087
BRADLEY REFRIGERATION CONSULTANTS LIMITED	38,196
BRAUN GEOTECHNICAL LTD	84,503
BRENCO INDUSTRIES LTD	60,990
BROGAN FIRE & SAFETY	339,452
BUNZL CLEANING & HYGIENE	117,727
BUREAU VERITAS CANADA (2019) INC	66,793
BURNABY BLACKTOP LTD	211,754
C3 MAINLINE INSPECTIONS INC	27,465
CANADA POST CORPORATION	67,721
CANADIAN LANDSCAPE & CIVIL SERVICES LTD	4,296,368
CANADIAN LINEN AND UNIFORM	81,511
CANADIAN NATIONAL	195,334
CANADIAN PACIFIC RAILWAY COMPANY	28,022
CANADIAN SPRINGS	25,629
CANEM SYSTEMS LTD	93,417
CANSTAR RESTORATIONS LP	46,269
CAO LAW CORPORATION, IN TRUST, THE	1,339,000
CARMICHAEL ENGINEERING LTD	66,980
CARVOLTH DEVELOPMENTS LTD	273,684
CASCADIA SPORT SYSTEMS INC	39,458
CATALYST ENGINEERING INC	170,299
CBS PARTS LTD - SURREY	30,219
CDN ENERGY AND POWER CORP DBA CANADIAN ENERGY VANCOUVER	36,431
CDW CANADA CORP	146,664
CEDAR CREST LANDS (BC) LTD	4,093,230
CEDAR RIM NURSERY LTD	59,268
CENTAUR PRODUCTS INC	90,934
CENTRAL LANGLEY INVESTMENTS LTD	198,504
CENTRAL VALLEY TREE & ARBORIST SERVICES LTD	42,028
CENTRALSQUARE CANADA SOFTWARE INC	388,279
CENTRIX CONTROL SOLUTIONS LP	52,604
CGI INC	32,154
CHERNOFF THOMPSON ARCHITECTS	28,223

Supplier Name	Amount ($)
CHO, JAE SUK AND CHO, JUNG SOON	162,515
CIMCO REFRIGERATION	105,980
CISCO SYSTEMS CAPITAL CANADA CO	145,304
CLEARTECH INDUSTRIES INC	226,033
CLEARVIEW DEMOLITION LTD	370,686
CLOVERDALE PAINT INC	52,714
COBRA ELECTRIC SERVICES LTD.	1,249,212
COLLINGWOOD APPRAISALS LTD	111,810
COMBINED SYSTEMS INC	43,229
COMCOR ENVIRONMENTAL LIMITED	46,825
COMMANDER WAREHOUSE EQUIPMENT LTD	36,465
COMMERCIAL TRUCK EQUIPMENT CORP	14,627,926
COMPLETE POWER SYSTEMS LTD	99,175
COMPUGEN INC	149,343
CONSOLIDATED ENVIROWASTE INDUSTRIES INC	56,130
CONTAINER WEST MANUFACTURING LTD	45,245
COREPM SERVICES LTD	112,779
CORROSION SERVICE COMPANY LIMITED	28,885
COUNTRY LUMBER LTD	150,169
CROWN & CASTLES LEGACY LTD	569,502
CULLEN WESTERN STAR TRUCKS LTD	878,631
CUMMINS CANADA ULC	28,231
CWPC PROPERTY CONSULTANTS LTD	118,750
DAKTRONICS CANADA	32,004
DAMS FORD LINCOLN SALES LTD	75,219
DB PERKS & ASSOCIATES LTD	147,627
DCH EXCAVATING LTD	2,169,826
DECCAN INTERNATIONAL	99,920
DENTONS CANADA LLP	227,175
DERKESON, CHRISTINA	65,197
DEXTERRA GROUP INC	431,989
DHOOT, YASHPAL KAUR	232,000
DINESEN NURSERIES LTD	30,219
DLF CANADA INC DBA PREMIER PACIFIC SEEDS	92,955
DMD & ASSOCIATES LTD	74,639
DONALD FLOORING CONTRACT SALES LTD	72,400
DOUGNESS HOLDINGS LTD	264,581
DRAKE EXCAVATING (2016) LTD	619,340
DREYER & ASSOCIATES, IN TRUST	4,968,127
DRIVE PRODUCTS INC	48,603
DRIVING FORCE INC, THE	524,432
DUTCH DOOR HARDWARE LTD	110,270
DVORAK, ADRIAN DBA LAYER ONE CONTRACTING	45,790
DYNAMIC LINK HYDRAULICS & MACHINING LTD	25,688
EAGLE BUILDERS LP	2,720,598
EAGLE WEST CRANE & RIGGING DIV OF TNT CRANE & RIGGING CANADA INC	34,629
EAST-WEST BUILDING MAINTENANCE LTD	281,500
EB HORSMAN & SON	181,795
EBB ENVIRONMENTAL CONSULTING INC	37,510
EBURNE, JOSHUA	36,000
ECO-COUNTER INC	26,640
E-COMM, EMERGENCY COMMUNICATIONS FOR BC INC	749,606
ECONOLITE CANADA INC	365,450
ECORA ENGINEERING & ENVIRONMENTAL LTD	32,458

Supplier Name	Amount ($)
EDIFICE CONSTRUCTION INC	719,345
ELITE FIRE PROTECTION LTD	162,107
ELK FITNESS REPAIR INC	54,483
EMCO CORPORATION	398,512
EMERALD GREEN MECHANICAL LTD	534,745
ENCOM WIRELESS DATA SOLUTIONS INC	37,054
ENTITY MECHANICAL LTD	169,893
ENVIRO TRACE LTD	32,859
ESRI CANADA	129,607
ESSENCE PROPERTIES (LATIMER) INC	306,845
EVANS CONSOLES CORPORATION	58,334
EXELL POWER SERVICES LTD	315,203
EYFORD PARTNERS LLP, "IN TRUST"	25,758
FARM-TEK TURF SERVICES INC	349,657
FARWEST EXCAVATION LTD.	46,895
FAST + EPP STRUCTURAL ENGINEERS INC	261,306
FEDERATION OF CANADIAN MUNICIPALITIES	32,179
FIELDS TREE SERVICE INC	170,383
FINNING INTERNATIONAL INC DBA THE CAT RENTAL STORE	43,901
FIRST LIGHT ENERGY SOLUTIONS LTD	198,900
FLOCOR INC	35,546
FLOW ENGINEERING INC	59,322
FORESEESON EVSE TECHNOLOGY INC	130,139
FORTISBC-NATURAL GAS	1,910,521
FRANCES ANDREW SITE FURNISHINGS LTD	26,915
FRANCOTYP-POSTALIA CANADA INC	98,847
FRANK FLAMAN FITNESS LTD. DBA FLAMAN FITNESS	48,158
FRASER BURRARD DIVING LTD	41,914
FRASER CITY INSTALLATIONS (1989) LTD	66,540
FRASER VALLEY EQUIPMENT LTD	70,779
FRASER VALLEY REFRIGERATION LTD	204,999
FRASER VALLEY REGIONAL LIBRARY	5,351,653
FRASERWAY PREKAST LTD	35,342
FRED SURRIDGE LTD	51,108
GCL CONTRACTING INC	200,000
GDM GREYSTONE DESIGN MANAGEMENT CONSTRUCTION LTD	82,140
GENESIS RESTORATIONS LTD	492,199
GEOADVICE ENGINEERING INC	93,739
GEOPACIFIC CONSULTANTS LTD	49,034
GEOWEST ENGINEERING LTD	53,425
GFL ENVIRONMENTAL SERVICES INC.	174,515
GHD DIGITAL (CANADA) LIMITED	70,145
GOERTZEN INDUSTRIAL GROUP LTD	32,637
GRAND & TOY A0	65,621
GREATER VANCOUVER SEWERAGE & DRAINAGE DISTRICT	15,032,993
GREATER VANCOUVER WATER DISTRICT	21,231,184
GREGG DISTRIBUTORS LP	97,628
GRIP TIRE MURRAYVILLE LTD	30,802
GROUP2 ARCHITECTURE INTERIOR DESIGN LTD.	82,242
GUILD YULE LLP	88,847
GUILLEVIN INTERNATIONAL CO	33,077
HABITAT SYSTEMS INC	48,570
HARBOURVIEW ELECTRIC LTD	42,360
HCMA ARCHITECTURE + DESIGN	29,635

Supplier Name	Amount ($)
HEIDELBERG MATERIALS CANADA LTD	81,206
HERITAGE OFFICE FURNISHINGS LTD	511,085
HI-LITE TRUCK ACCESSORIES LTD	34,111
HILTI CANADA CORPORATION	108,887
HITEX NORTH AMERICA LTD	315,977
HOMAN ROOFING LTD	62,133
HOOTS BICYCLE ACCESSORIES LTD	58,776
HORIZON LANDSCAPE CONTRACTORS INC	25,252
HS MCDONALD CONTRACTING	78,000
HYLAND SOFTWARE CANADA ULC	77,129
I & J METAL FABRICATIONS LTD	55,967
ICBC	773,123
ICONIX WATERWORKS LP	201,375
IDRS	79,031
IMAGE PAINTING & RESTORATION LTD	92,010
IMPERIAL DADE CANADA INC	134,374
INDUSTRA CONSTRUCTION CORP	4,245,074
INFOR (CANADA) LTD	248,949
INLAND KENWORTH PARTNERSHIP	35,283
INLAND TRUCK & EQUIPMENT LTD.	87,978
INLINE SALES & SERVICE LTD	58,317
INNOVYZE LLC	26,776
INTERPROVINCIAL TRAFFIC SERVICES LTD	428,767
INTROBA CANADA LLP	30,950
IRIDIA MEDICAL INC	30,991
IRON MOUNTAIN CANADA OPERATIONS ULC	35,991
IRONMAN DIRECTIONAL DRILLING LTD.	131,107
ISL ENGINEERING & LAND SERVICES LTD	304,643
J COTE & SON EXCAVATING LTD	816,041
JACK CEWE CONSTRUCTION LTD	2,484,803
JAMES L DAVIDSON & COMPANY LAW CORPORATION, IN TRUST	100,000
JMP LANDSCAPING & CITYSCAPE SOLUTIONS INC	114,950
JOHNSTON DAVIDSON ARCHITECTURE + PLANNING INC	576,738
JOINT FORCE TACTICAL LTD	38,151
K´WY´I´Y´E SPRING SALMON STUDIO	67,226
KAMBO ENERGY GROUP INC	30,000
KEARNS & COMPANY, IN TRUST	450,000
KENDRICK EQUIPMENT (2003) LTD	32,354
KERR WOOD LEIDAL ASSOCIATES LTD	302,028
KGC FIRE RESCUE INC	47,526
KINETIC CONSTRUCTION LTD.	1,722,583
KMBR ARCHITECTS PLANNERS INC	117,195
KMS TOOLS & EQUIPMENT LTD	48,594
KONICA MINOLTA BUSINESS SOLUTIONS (CANADA) LTD	54,529
KONTUR GEOTECHNICAL CONSULTANTS INC.	111,888
KOTANKO, JOLENE	63,600
KPMG LLP	122,250
KRONOS CANADIAN SYSTEMS INC	52,000
LAFARGE CANADA INC	1,118,293
LANGLEY ANIMAL PROTECTION SOCIETY	709,966
LANGLEY BMX ASSOCIATION	100,000
LANGLEY CONCRETE & TILE LTD	244,719
LANGLEY ENVIRONMENTAL PARTNERS SOCIETY	369,063
LANGLEY FACILITIES SOCIETY	8,797,496

Supplier Name	Amount ($)
LANGLEY MINOR HOCKEY ASSOCIATION	39,000
LANGLEY SENIOR RESOURCES SOCIETY	31,000
LANGLEY, CITY OF	920,576
LARK PROJECTS LTD	46,888,027
LASERNETWORKS	31,804
LEKO PRECAST LTD	117,747
LIDSTONE & COMPANY	177,173
LIFESAVING SOCIETY	42,846
LITTLE MOUNTAIN ENGINEERING CO LTD	29,850
LONG VIEW SYSTEMS CORP	904,088
LUCIDEA TECHNOLOGIES CORP	25,123
LUXTON CONSTRUCTION INC	162,627
LWA CONSULTING LTD	27,564
M J PAWLOWSKI & ASSOCIATES	175,579
M2K CONSTRUCTION LTD	462,428
MACK KIRK ROOFING & SHEET METAL LTD	59,651
MADRONE ENVIRONMENTAL SERVICES LTD	60,000
MAGELLAN LAW CORPORATION, IN TRUST	100,000
MAGNUM CONCRETE INC	26,203
MAINLAND CONSTRUCTION MATERIALS ULC	475,895
MAINROAD MAINTENANCE PRODUCTS	77,092
MAPLE LEAF ROPES INC	29,824
MARCON METALFAB INC	51,071
MARTINI FILM STUDIOS LTD	48,217
MARVAL NORTH AMERICA	33,437
MATRIX VIDEO COMMUNICATIONS CORP	276,190
MCCUAIG & ASSOCIATES ENGINEERING LTD	38,955
MCELHANNEY LTD	736,794
MCQUARRIE HUNTER LLP, "IN TRUST"	1,346,001
MCRAES SEPTIC TANK SERVICE (FV) LTD	413,409
MCW CONSULTANTS LTD	339,135
MECHANICAL ADVANTAGE INDUSTRIES LTD	26,792
MERKLINGER ICEMAKING CO	80,580
MERLETTI CONSTRUCTION (1999) LTD	957,250
METERCOR INC	28,926
METRO MOTORS LTD	3,438,674
METRO TRAFFIC LTD	3,417,818
METRO VANCOUVER REGIONAL DISTRICT	11,677,397
METROPOLITAN COMPOUNDS INC	70,829
MICROSOFT CANADA INC	639,524
MINISTER OF FINANCE	3,404,815
MODERN NIAGARA VANCOUVER INC	197,253
MOSAIC MILLWORK LTD	49,476
MOTION INDUSTRIES (CANADA) INC	137,145
MULTI-BUILD SOLUTIONS GROUP INC	382,773
MULTIVISTA CONSTRUCTION DOCUMENTATION ULC	29,779
MUNICIPAL PENSION PLAN	8,677,878
MURRAYVILLE RENTAL HOUSING LIMITED PARTNERSHIP	86,388
MWL DEMOLITION LTD	572,780
NAHANNI TRUCK & TRAILER REPAIR LTD	33,165
NATIONS FIRST CONTRACTING	69,563
NEIGHBOURHOOD AUTO GLASS & UPHOLSTERY SERVICES	27,699
NEWLANDS LAWN & GARDEN MAINTENANCE	203,565
NORSTONE EXCAVATING	51,290

Supplier Name	Amount ($)
NORTH ARC PROPERTIES SMITH INC	278,700
NORTHERN BUILDING SUPPLY LTD	26,530
NORTHWEST HYDRAULIC CONSULTANTS LTD	105,123
NORTON ROSE FULBRIGHT CANADA LLP	2,105,247
NORTON ROSE FULBRIGHT CANADA LLP, IN TRUST	14,174,319
NOVA POLE INTERNATIONAL INC	34,115
NUCOR ENVIRONMENTAL SOLUTIONS LTD	110,223
OAKCREEK GOLF & TURF LP	64,447
OPEN GREEN BUILDING SOCIETY	29,200
ORGANIZED CRIME AGENCY OF BC	56,810
OTTER FARM & HOME CO-OP	101,394
PACIFIC ACE SPORTS SURFACES & EQUIPMENT LTD	45,008
PACIFIC AIRCRAFT SERVICES LTD	255,998
PACIFIC BLASTING & DEMOLITION LTD	257,768
PACIFIC BLUE CROSS	3,197,398
PACIFIC CASA CONSTRUCTION INC	223,742
PACIFIC FLOW CONTROL LTD	132,846
PACIFIC POWERTECH INC	379,884
PARKER JOHNSTON INDUSTRIES LTD	240,762
PATEL, ANUGRAH DBA DRONE LIGHT SHOW CANADA INC	25,680
PATTAR, BHUPINDERPAL & NARINDER	73,900
PATTAR, MANPREET & GURPINDER	73,900
PATTAR, SWARAN SINGH & AMARJIT KAUR	80,311
PAUILLAC MANAGEMENT CORP	45,000
PBX ENGINEERING LTD	37,439
PENINSULA PLASTICS LTD DBA NOVA PRODUCTS	44,063
PERFECTMIND INC	79,231
PETERBILT PACIFIC INC	27,687
PETRO-CANADA LUBRICANTS INC	34,045
PETROVALUE PRODUCTS CANADA INC	834,079
PIONEER MANUFACTURING COMPANY	30,494
PIONEER PAVING LTD	52,216
PRAIRIECOAST EQUIPMENT	325,482
PRECISE MRM LLC	48,234
PRECISION AUTO SERVICES LTD	94,652
PRECISION SERVICE & PUMPS INC	42,608
PRICEWATERHOUSECOOPERS LLP	27,900
PRIME SIGNS INC	45,050
PRODUCTION POWER CORPORATION	117,619
PROFIRE EMERGENCY EQUIPMENT INC	104,962
PRO-SHINE FLEET WASHING LTD	40,169
PRO-SPEC PRODUCTION SERVICES LTD	30,222
PROSPECT EQUIPMENT (2005) LTD	26,767
PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC	161,515
QUALICHEM INDUSTRIAL PRODUCTS	30,035
QUALICO DEVELOPMENTS (VCR) INC	100,586
QUANTUM LIGHTING INC	42,745
R F BINNIE & ASSOCIATES LTD	1,152,609
RAINTREE LANDSCAPING & MAINTENANCE	61,215
RAM MECHANICAL LTD	55,335
READ JONES CHRISTOFFERSEN LTD	112,023
RECEIVER GENERAL FOR CANADA	34,120,720
REMAX TREELAND REALTY	341,775
REMDAL PAINTING & RESTORATION INC	38,640

Supplier Name	Amount ($)
RICHCO CONTRACTING LTD	78,365
RICHMOND ELEVATOR MAINTENANCE LTD	27,289
RIMKUS CONSULTING GROUP CANADA INC	33,181
RITEWAY TREE SERVICE LTD	175,395
RIVERSHED SOCIETY OF BC	327,737
RIVERWEST GENERAL CONTRACTORS LTD	312,827
ROBERTSON ELECTRIC WHOLESALE BC LTD	62,373
ROCKY MOUNTAIN PHOENIX	209,748
ROE ENVIRONMENTAL INC	172,251
ROGERS COMMUNICATIONS CANADA INC	42,504
ROGERS WIRELESS	194,765
ROLLINS MACHINERY LIMITED	505,920
ROPER GREYELL LLP	539,711
ROSBERG SAWATZKY LLP, "IN TRUST"	23,911,539
ROSE SECURITY SERVICES	83,819
ROWND ABOUT ROADSAWING LTD	61,973
RSG LAW, IN TRUST	9,591,257
RSOLUTIONS CORP DBA ARCTIQ INC	50,633
S H 10 DEVELOPMENT CORPORATION	400,125
S.I. SYSTEMS PARTNERSHIP	165,862
SAFE SOFTWARE INC	26,750
SALIM CONTRACTOR NOTARY CORPORATION, IN TRUST	1,969,818
SALUS TECHNOLOGIES INC	32,241
SASCO CONTRACTORS LTD	51,208
SCHOOL DISTRICT #35 (LANGLEY)	696,755
SCOOBY´S DOG WASTE REMOVAL SERVICE LTD	188,056
SCOTT, ROBERT DBA PACIFIC NORTHWEST TREES & LANDSCAPE	124,025
SEISMIC 2000 CONSTRUCTION LTD	252,142
SHAREZEN CONSULTING LTD	32,342
SHAW CABLESYSTEMS GP	51,363
SIERRA WASTE SERVICES LTD	11,694,626
SITE LINES ARCHITECTURE INC	48,716
SITEONE LANDSCAPE SUPPLY LTD	55,649
SMITH BROS. & WILSON (BC) LTD	600,559
SNAP ON TOOLS	41,555
SOFTCHOICE LP	628,525
SOLARWINDS	27,920
SOLIDCAD	49,406
SOUTH COAST BRITISH COLUMBIA TRANSPORTATION AUTHORITY	38,279
SOUTH FRASER CUSTOM LANDSCAPES LTD	64,603
SOUTHERN RAILWAY OF BC LTD	66,911
SPARKMAN, SCOTT DBA SCOTT´S LOADER SERVICES	82,000
SPARTAN CONTROLS LTD	39,113
SPATIAL TECHNOLOGIES (2017) INC	31,767
SPI HEALTH AND SAFETY INC	31,993
SPICERS CANADA ULC	48,947
SPORTSPLEX MANAGEMENT LTD	774,083
SPRATT EMANUEL ENGINEERING LTD	26,137
SQUIRREL SYSTEMS CANADA	45,000
STANDARD ELECTRIC BC LTD	52,559
STANTEC CONSULTING LTD	65,252
STATUS ELECTRICAL CORPORATION	101,613
STONEWATER VENTURES (NO 182) LTD	298,154
STREETSIDE DEVELOPMENTS (BC) LTD A DIV OF THE QUALICO PARTNERSHIP	25,660

Supplier Name	Amount ($)
STRYKER CANADA ULC	25,301
SUNBELT RENTALS OF CANADA INC	43,890
SUNCO COMMUNICATION & INSTALLATION LTD	37,893
SUNCOR ENERGY PRODUCTS PARTNERSHIP	1,952,860
SUPER SAVE DISPOSAL INC	139,719
SUPER SAVE FENCE RENTALS INC	29,329
SUPER SAVE HYDRO VAC INC	648,901
SUPERIOR PROPANE	155,839
SUPPORT SOHO INC	67,538
SURESPAN CONSTRUCTION LTD	1,112,696
SURREY, CITY OF	452,755
SURVEYMONKEY EUROPE UC	30,477
SUTTON ROAD MARKING LTD	515,476
SYKES AUDIO VISUAL HOLDINGS INC	54,758
TDS WEST SYSTEMS INC	237,070
TECHNOGYM CANADA INC	26,286
TELUS	45,988
TELUS COMMUNICATIONS INC	140,989
TELUS COMMUNICATIONS INC C/O TELUS SERVICES	111,366
TEN FEET SPORTS & ENTERTAINMENT LTD	147,124
TERRALINK HORTICULTURE INC	83,592
TETRA TECH CANADA INC	162,472
TFG LANDSCAPING & MAINTENANCE LTD	138,005
TFM CONSULTANTS INTERNATIONAL LTD	46,530
THE GET GO INC DBA GGI ROAD & TRAFFIC	101,329
THE HOME DEPOT	106,721
TINBOX ENERGY SOFTWARE INC	48,685
TOTAL POWER LIMITED	71,456
TOTER, LLC	285,926
TOURISM LANGLEY ASSOCIATION	55,000
TRANS CANADA TRAFFIC INC	47,179
TRECON MANAGEMENT LTD	30,600
TREMBLAY, CAROL & RUSSELL	27,157
TRIEX CONTRACTING LTD	594,622
TRIPLE THREE TRADING LTD	29,337
TURNBULL CONSTRUCTION PROJECT MANAGERS LTD	472,663
TURNING POINT TECHNOLOGY SERVICES INC	372,881
UAP INC	54,672
UBS INDUSTRIES	35,877
ULINE CANADA CORPORATION	93,973
UNIT4 BUSINESS SOFTWARE CORPORATION	142,791
UNITED RENTALS OF CANADA INC	77,598
URBAN SYSTEMS LTD	981,357
VACTERRA HYDROVAC INC	659,366
VAL MART DOOR SALES LTD	52,241
VALLEYSIDE CONTRACTING SERVICES LTD	33,058
VANCAN ELECTRIC LTD	25,844
VANCOUVER READY MIX INC	88,833
VANE LAWN & GARDEN SERVICES (1981) LTD	981,493
VDZ + A CONSULTING INC	59,103
VERATEC ENGINEERED PRODUCTS INC	49,440
VIRSA LAW GROUP LLP, IN TRUST	1,000,000
VRP HOLDINGS LTD	250,000
VULCAN MECHANICAL LTD	242,294

Supplier Name	Amount ($)
VULCAN METAL WORKS LTD	136,070
VWMASON TECHNOLOGY CONSULTANTS LTD	30,000
WARRINGTON PCI ITF FORTH GEN HOLDINGS LTD, LOST LAGOON HOLDINGS LTD, & BERKOCORP PROPERTIES CORP	102,040
WATER STREET ENGINEERING LTD	98,881
WATERHOUSE EXECUTIVE SEARCH LTD	25,675
WATERSTONE LAW GROUP LLP, "IN TRUST"	13,039,333
WEST CAN AUTO PARTS	29,810
WEST COAST DISPOSAL LTD	49,625
WEST COAST MACHINERY INC DBA WORK TRUCK WEST/SHEARFORCE EQUIPMENT	41,443
WEST CREEK FARMS LTD	32,043
WESTERN EQUIPMENT LTD	31,442
WESTERRA EQUIPMENT LP	316,081
WESTPORT CONSTRUCTION GROUP INC	65,000
WESTVAC INDUSTRIAL LTD	101,589
WFR WHOLESALE FIRE & RESCUE LTD	82,025
WHITESTAR PROPERTY SERVICES LTD	369,350
WILLIAMS MACHINERY LP	248,072
WJM CONTRACTING LTD	122,369
WOLSELEY CANADA INC	154,541
WOOD WYANT CANADA INC	46,337
WOODBERG DEVELOPMENTS LTD	225,000
WORKSAFE BC	2,820,486
WRIGHT SBW SMITH ATHLETIC PARK JV	7,813,388
WSP CANADA INC	1,008,280
WURTH CANADA LIMITED	44,632
XEROX CANADA LTD	56,430
YOUR TREE SOURCE	42,572
ZEDCOR SECURITY SOLUTIONS CORP	53,662
ZONE WEST ENTERPRISES LTD	71,221
Total Supplier Payments Exceeding $25,000	**$ 418,964,337**
Total Supplier Payments of $25,000 or less	**$ 6,020,826**
Grand Total Supplier Payments	**$ 424,985,163**

The Schedule of Payment to Suppliers of Goods or Services is prepared on a "cash basis". This total figure will vary significantly from the expenditures shown on the consolidated financial statements that are prepared on a consolidated basis using the accrual method of accounting due to various factors including :

- *Timing differences between the cash basis and accrual method;*
- *There are payments that are not considered expenditures including payments for capital assets, and debt principal repayments;*
- *There are expenditures which do not involve an actual cash disbursement (in addition to accruals), for example amortization and loss on disposal of assets*

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2024

SCHEDULE OF GRANTS OR CONTRIBUTIONS

Association Name		Amount ($)
Langley Riders Society		40,000
Lower Fraser Valley Aboriginal Society		64,899
Salvation Army Gateway of Hope		127,350
Tourism Langley Association		547,062
Wagner Hills Farm Society		45,800
Total Grants & Contributions Exceeding $25,000	**$**	**825,111**
Total Grants & Contributions of $25,000 or less	**$**	**347,711**
Total of All Grants & Contributions	**$**	**1,172,822**

FIR Schedule 1, Section 7 (2) (b)

ATTACHMENT B



Annual Report 2024

For Fiscal Year Ending December 31 • Published June 2025

Township of Langley
Est. 1873



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Mayor's Message

Another year of getting things done for our communities.

2024 was a year of momentum and meaningful progress in the Township of Langley. With continued growth, major reforms, and real headway on key capital projects, Council remained focused on closing infrastructure gaps in roads, parks, and public facilities. These efforts are laying the groundwork for a more livable and complete community for residents and businesses alike.

Despite ongoing cost pressures, Council, staff, and I worked hard to maintain the lowest property tax rates in Metro Vancouver while still delivering significant investments. By going through the budget line by line again in 2024, we identified an additional $3.5 million in annual savings, on top of the $5.1 million saved in 2023. These efficiencies help us manage record inflation and rising costs for nearly every service the Township provides.



Construction progresses on 208 Street and other roadways

We also continued making significant investments in public safety. In 2024, we added more firefighters, RCMP officers, and bylaw staff. This is part of our ongoing commitment to match service levels with population growth and improve emergency response times. Work on a de-integrated RCMP detachment advanced this year. For the fourth year in a row, our Crime Severity Index declined, down another 3 per cent in 2024, placing us 30 per cent below the provincial average.

This year brought strong momentum on capital projects. Phase One of the 208 Street corridor from 64 Avenue to 72 Avenue is set for completion in 2025. Council also approved Phase Two from 72 Avenue to 81 Avenue and the final segment of 80 Avenue from 204 Street to 212 Street. Major upgrades continued at Yorkson Community Park, Aldergrove Athletic Park, and Noel Booth Community Park. Josette Dandurand Northeast Latimer Park officially opened ahead of schedule, well in advance of the new elementary school.

To support the new middle and high school in Willoughby, Council fully funded the construction of Smith Athletic Park. This will be a world-class facility with four synthetic turf fields, including one fully indoors. It will provide significant, new all-weather capacity for a range of youth to elite athletes at



Architect rendering of the new Smith Athletic Park facility



Mayor celebrates the new Josette Dandurand Northeast Latimer Park opening with residents

earlier, guaranteed times and support long-term growth of soccer for many years.

In 2024, we also made important improvements to recreation services. We introduced resident-priority registration for swimming lessons and rolled out new pass reforms. The “super senior” pass is now just $1 per day, or $99 annually, and eligibility was lowered from age 80 to 70. The youth pass was reduced from $320 to $199, and there were other reductions to family and child passes as well. Residents also now benefit from early booking privileges and discounts at Redwoods Golf Course, which is now fully owned and operated by the Township.

Council moved forward with business licensing reforms, offering simplified approval processes, multi-year options, and reduced red tape. We also cut the cost and hassle for secondary suites, which will now be included directly on property tax notices starting in 2025.

In housing and planning, Council advanced major updates to both the Williams and Smith Neighbourhood Plans. We launched the new Langley Housing Trust Society, completed the 200 Street 2040 strategy, and began public consultation for the future of the Langley Events Centre. We also consolidated policies and bylaws to support more coordinated growth. One of our proudest moments this year was approving the largest grant in Township history, transferring the Aldergrove Community Station House to Langley Meals on Wheels Society to better support our most vulnerable residents and other community groups.

In compliance with new provincial housing legislation (Bill 44), Council adopted updated housing needs projections and new targets, including allowing four units on all single-family lots. While we continue to plan for housing, as mandated, Council remains equally focused on investing in infrastructure, parks, and recreation. Infrastructure is essential to ensuring that we build not just more housing, but a livable and balanced community.

I want to thank our management and staff for their unwavering dedication to Langley. Whether overseeing capital projects, many Council reports, managing day-to-day operations, delivering programs, or maintaining essential services, their efforts keep the Township running smoothly. 2024 was a demanding year, with much to catch-up on, with many Council priorities delivered, and many more underway, and I am proud of all that we have accomplished together.



Eric Woodward, Mayor



Township transfers Aldergrove Community Station House to Meals on Wheels

2022 – 2026 Council



Seated – left to right:

Councillor Kim Richter
Councillor Rob Rindt
Mayor Eric Woodward
Councillor Barb Martens
Councillor Misty vanPopta

Standing – left to right:

Councillor Margaret Kunst
Councillor Tim Baillie
Councillor Michael Pratt
Councillor Steve Ferguson

2024 Committees

Local and regional committees involving Council, employees, and community members are important for representing the Township of Langley on a variety of civic matters and emerging issues.

Council Advisory Committees

- Agricultural Advisory Committee
- Heritage Advisory Committee
- Recreation, Culture, and Parks Advisory Committee
- Seniors Advisory Committee

Mayor's Standing Committee

- Mayor's Task Force on the Langley Regional Airport

Legislative Requirement Appointments

- Board of Variance
- Parcel Tax Roll Review Panel

Governance Appointments

- The Mayors' Council on Regional Transportation

Organizational Appointments

- BC Farm Machinery and Agriculture Foundation (AGM only)
- E-Comm Board of Directors
- Fraser Valley Regional Library Board
- Healthier Community Partnerships
- Joint School District No. 35/Municipal Liaison Committee
- Langley Local Immigrant Partnership
- Langley Supportive Housing Project Community Advisory Committee
- Langley Sustainable Agriculture Foundation
- Metro Vancouver Indigenous Relations Committee
- Metro Vancouver - Board
- Metro Vancouver - Climate Action
- Metro Vancouver - Electoral Area Committee
- Metro Vancouver - Finance and Intergovernment
- Metro Vancouver - Flood Resiliency Task Force
- Metro Vancouver - George Massey Crossing Task Force
- Metro Vancouver - Housing Committee
- Metro Vancouver - Liquid Waste
- Metro Vancouver - Mayors' Committee
- Metro Vancouver - North Shore Wastewater Treatment Plant Program Task Force
- Metro Vancouver - Regional Culture Committee
- Metro Vancouver - Regional Parks Committee
- Metro Vancouver - Regional Planning Committee
- Metro Vancouver - Water
- Metro Vancouver - Zero Waste Committee
- Municipal Finance Authority
- Salvation Army Gateway of Hope Community Council
- Tourism Langley Board of Directors
- TransLink Board



Administrator's Message

A greeting from the Chief Administrative Officer.

It is my privilege to present the 2024 Annual Report. This report provides you with community information, an overview of Township departments and services, our significant priorities both achieved and underway, and financial information.

While I have served at the Township for a few years in various director roles, this is my first Administrator's Message. You may be wondering, What is the role of the Chief Administrative Officer? What do they do?

The answer is twofold: first, I am the main point of contact for Mayor and Council, and I am responsible for providing advice and recommendations as well as the implementation of Council direction across the Township. Second, I oversee operational matters including, for example, employee activities, divisional operations, and administrative structure and policies.

In 2024, it was my pleasure to serve in an acting capacity, and to work alongside many talented, hardworking, and thoughtful staff. Whether a crew member from roads operations, a lifeguard at one of our pools, or a support clerk receiving community input, we all want to contribute to the greater vision of making the Township of Langley the best place to live, work, play, learn, and do business.

This is in partnership with the significant efforts from Mayor and Council as they have initiated a workplan of considerable scale, from infrastructure upgrades to new facilities to revised policies and processes. This workplan includes a significant, long-term investment in public safety, a strategic approach to land use planning in response to rapid growth, and a focus on delivering top-tier recreational and community amenities to enjoy.

It is an exciting time to be a Township resident, and I look forward to the fruition of these initiatives and projects.

On behalf of the entire Township of Langley team, thank you for the opportunity to serve as we grow together.

So with that, time to roll up my sleeves and get back to work. As the Township motto says, Nothing Without Effort!



Chanpreet Kooner, Chief Administrative Officer



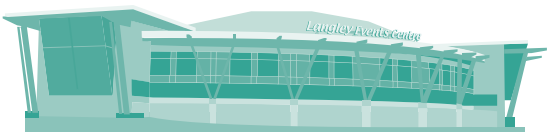
Josette Dandurand Northeast Latimer Park

Township at a Glance

The Township of Langley takes pride in offering world-class infrastructure, amenities, and services to provide an exceptional quality of life for those who live, work, play, learn, and do business here.

POPULATION
150,624

92
PARKS



7
RECREATION CENTRES AND CULTURE FACILITIES

7,312
ACTIVE BUSINESS
LICENCES

82
PLAYGROUNDS

129
SPORT FIELDS
INCLUDING BASEBALL DIAMONDS

7 **FIRE HALLS**

46 BRIDGES

PERMISSIVE TAX EXEMPTIONS
$1,432,885

34
SANITARY SEWER LIFT STATIONS

KILOMETRES OF WATER MAINS 579

2,493
HOUSING STARTS

CONSTRUCTION VALUE IN BUILDING PERMITS
$941.2 MILLION

$556,644
COMMUNITY AND CAPITAL IMPROVEMENT GRANTS



919 KILOMETRES OF ROADWAYS

69
ELECTRIC VEHICLE CHARGING PORTS
ACROSS THE TOWNSHIP

Community Information

The Township of Langley acknowledges that we are on the traditional territories of the q̓iċəy̓ (Katzie), q̓ʷɑ:ńƛ̓əń (Kwantlen), Máthkwi (Matsqui), and Se'mya'me' (Semiahmoo) First Nations.

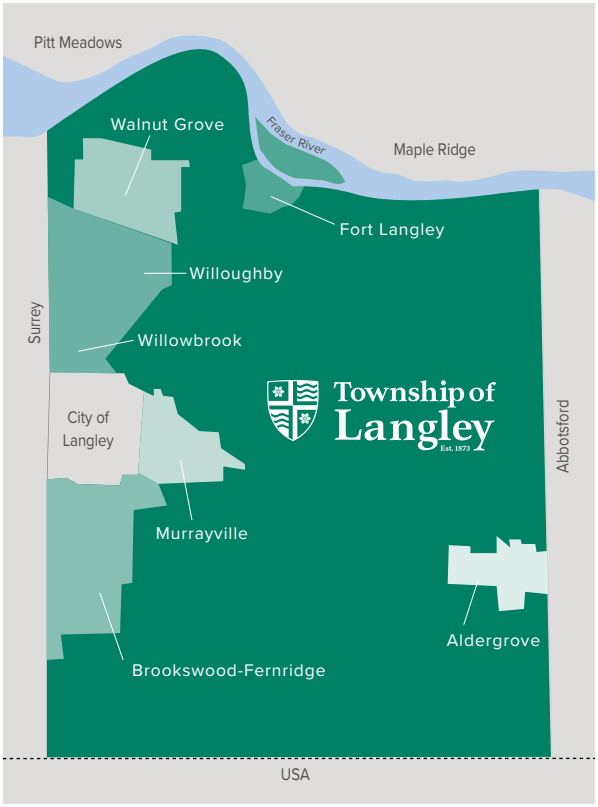
Incorporated in 1873, the Township of Langley has deep roots in our province's history. It was in Fort Langley – the Birthplace of BC – where Governor James Douglas made the proclamation which created the crown colony of British Columbia in 1858.

Bordered by the Fraser River to the north, the United States to the south, and crossed by the Trans-Canada Highway, the Township of Langley is centrally located 45 minutes east of Vancouver in southwestern British Columbia and is part of both the vibrant Lower Mainland and the agriculture-rich Fraser Valley.

We are one of the fastest growing municipalities in Metro Vancouver, with a unique mix of rural and urban lifestyles and landscapes. A "community of communities," the Township is home to six urban centres, all with distinct attractions to discover.

An exceptional place to live, work, play, learn, and do business, the Township of Langley truly provides something for everyone.

To learn more about the Township of Langley, visit **tol.ca**.



Aldergrove

Population: 14,150

Features:

Housing, border crossing, festivals, golf courses, highway access, hotels, industrial area, manufacturing, restaurants, shopping, rural land, tourist attractions

Recreation, Culture, and Library Facilities:

Aldergrove Community Centre, Aldergrove Kinsmen Community Centre, Aldergrove Library

Parks:

- Aldergrove Athletic Park
- Aldergrove Kinsmen Heritage Park
- Aldergrove Rotary Park
- Aldergrove Tot Lot
- Bertrand Creek Dog Park
- Creekside Park
- Fraser Greenway
- George E. Ross Park
- Jackman Wetlands Park
- Philip Jackman Park
- Springfield Park
- Vanetta Park



Brookswood-Fernridge

Population: 14,394

Features:

Housing, festivals, natural spaces and conservation areas, restaurants, service businesses, shopping, tourist attractions

Recreation, Culture, and Library Facilities:

Brookswood Library, BMX Bike Track, George Preston Recreation Centre

Parks:

- Bell Park
- Brookswood Park
- Brookswood Skateboard Park
- Dale Ball Passive Park
- East Brookswood Park
- Highpoint Park
- Noel Booth Community Park
- Rees-Callard Natural Park
- Wiser Natural Area
- Zazulak Park
- 197 and 30 Park
- 197 and 44B Park



Fort Langley

Population: 3,804

Features:

Housing, golf courses, historic landmarks, service businesses, shopping, restaurants, tourist attractions, trails

Recreation, Culture, and Library Facilities:

Fort Langley Library, Langley Rowing and Paddling Centre, salishan Place by the River

Parks:

- Bedford Landing Plaza
- Fort Langley Community Park
- Fort Langley Spirit Square
- Hudson Bay Park
- Marina Park
- Salmon River Natural Area



Murrayville

Population: 11,678

Features:

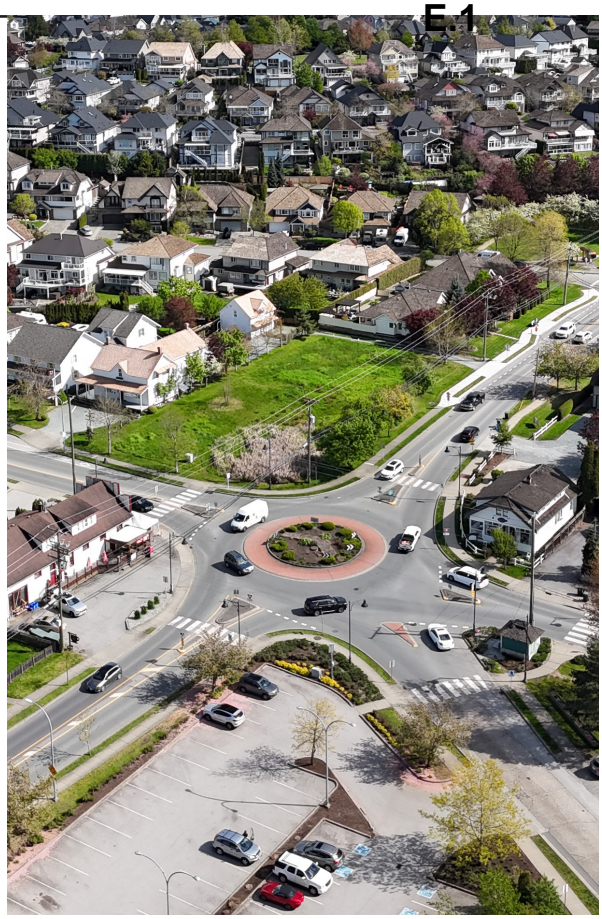
Housing, golf courses, historic landmarks, hospital, regional airport, restaurants, service businesses, shopping, tourist attractions

Recreation, Culture, and Library Facilities:

Murrayville Library, Rotary Club Interpretive Centre, W.C. Blair Recreation Centre

Parks:

- Arthur Rose Park
- Denny Ross Memorial Park
- Derek Doubleday Arboretum
- Five Corners Park
- James Hill Park
- Jubilee Parkette
- McLeod Athletic Park
- Murrays Corner Park
- Murrayville Outdoor Activity Park
- Old Yale Park
- Porter Park



Rural Area

Population: 27,658

Features:

Housing, agri-businesses, equestrian centres, farms, golf courses, tourist attractions, trails, cideries, distilleries, wineries

Parks:

- Bluff Park
- Brown Park
- Forest Knolls Park
- Gloucester Park
- Jackman Wetlands Park
- Kelly Lake
- Linton Harris Park
- McLellan Natural Forest Park
- McMillan Park
- Milaster Natural Park
- Milner Cairn
- Milner Park
- Nathan Creek Wetlands Park
- Otter Park
- Ponder Park
- Steele Park
- Williams Park



Walnut Grove

Population: 25,721

Features:

Housing, entertainment, golf courses, highway access, hotels, office towers, restaurants, service businesses, shopping, tourist attractions

Recreation, Culture, and Library Facilities:

Dean Drysdale Library, The Redwoods Golf Course, Walnut Grove Community Centre

Parks:

- Alex Hope Park
- Derby Hills Park
- Discovery Town Park
- Walnut Grove Dog Off-Leash Park
- Dorothy Peacock Park
- East Munday Park
- Forest Hills Park
- Holmstead Park
- Hope Redwoods Natural Area
- James Kennedy Park
- McClughan Park
- Telegraph Trail Park
- Topham Park
- Walnut Grove Community Park
- West Langley Park
- Yeomens Heritage Parkette



Willoughby-Willowbrook

Population: 53,219

Features:

Housing, entertainment, highway access, hotels, office towers, restaurants, service businesses, shopping, transit exchange with parking

Recreation, Culture, and Library Facilities:

Langley Events Centre, Muriel Arnason Library, Willoughby Stadium, Willoughby Community Park Amphitheatre, The Tennis Centre

Parks:

- Donna Gabriel Robins Park
- Ellens Park
- Goldenview Park
- James Anderson Park
- Langley Meadows Park
- Langley Skateboard Park
- Lynn Fripps Park
- Meadows Edge Park
- Josette Dandurand Northeast Latimer Park
- R.C. Garnett Park
- Richard Bulpitt Park
- Routley Park
- Warren Place Park
- West Willoughby Park
- Wiggins Place Park
- Willoughby Community Park
- Willowbrook Park
- Woodland Drive Park
- Yorkson Community Park



Community and Capital Improvement Grants

The total of all grants to non-profit organizations distributed in 2024 was $556,644.

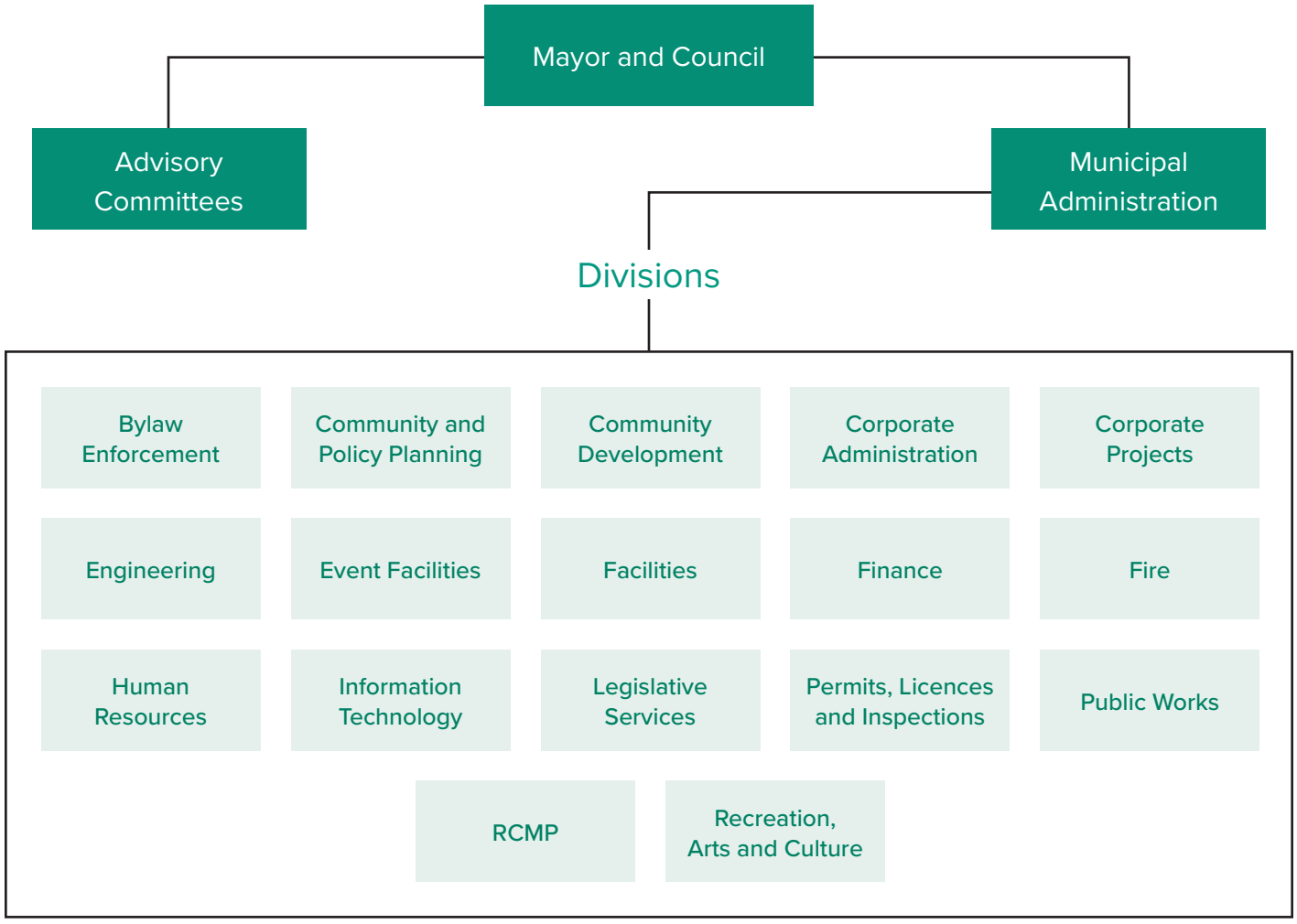
2024 Recipients

Aldergrove Agricultural Fair and Festival Association	Langley Fine Arts School Dry Grad
Aldergrove Business Association	Langley Fundamental Secondary School Dry Grad
Aldergrove Community Association	Langley Good Times Cruise-In
Aldergrove Community Secondary School Dry Grad	Langley Hospice Society
Aldergrove Minor Hockey Association	Langley Literacy Association
Aldergrove Old Age Pensioners Building Society	Langley Little Theatre Society
Bard in the Valley	Langley Minor Hockey Association
BC Farm Museum Association	Langley Riders Society
Brookswood Dry Grad	Langley Rotary Clubs Charitable Foundation
Brookswood Senior Citizens	Langley School District Foundation
Brookswood Village Merchants Association	Langley Secondary School Dry Grad
Canadian Museum of Flight Association	Langley Senior Resources Society
Creative Compass Society	Langley Special Olympics
Credo Christian High School	Langley Ukulele Association
D.W. Poppy Secondary Dry Grad	Langley Volunteer Bureau
Encompass Support Services Society	Lower Fraser Valley Aboriginal Society
Fort Canoe and Kayak Club	Milner Community Association
Fort Gallery	Murrayville Cenotaph Remembrance Day Ceremony
Fort Langley Community Association	Murrayville Community Memorial Hall Association
Fort Langley Community Event Society	North Langley Diamond Sports
Fort Langley Community Improvement Society	R.E. Mountain Secondary School Dry Grad
Fort Langley Jazz & Art Festival Society	Royal Canadian Legion Branch 265
Fort Langley Lions Club	Salvation Army Gateway of Hope
Fraser Region Community Justice Initiatives	South Fraser Community Rail Society
Fraser Valley Adventist Academy	Ten Feet Sports and Entertainment Ltd.
Front Court Events	Tennis British Columbia
Langley Animal Protection Society	Thunderbird Fast Draw Club
Langley Arts Council	Valley West Stampede Society
Langley BMX Association	Volunteer Cancer Drivers Society
Langley Christian School	Wagner Hills Farm Society
Langley Community Chorus	Walnut Grove Secondary School Dry Grad
Langley Field Naturalists	Willoughby Community Hall Society



Organizational Structure

Running a municipality the size of the Township of Langley requires a skilled and committed workforce. As of December 2024, the Township employed 1,495 regular full-time, regular part-time, and auxiliary employees.



Bylaw Enforcement

The Bylaw Enforcement Division serves and protects our community by upholding and enforcing local bylaws, promoting a safe and harmonious environment, and fostering a culture of compliance, education and community engagement. The division is made up of three departments that are responsible for investigating, documenting, processing and adjudicating complaints concerning bylaw infractions, as well as overseeing the Community Patrol Officer Program and Commercial Vehicle Enforcement Program. The Bylaw Enforcement Division also collaborates with other departments to provide comprehensive services that improve the safety, cleanliness and overall wellbeing of the Township.

Community and Policy Planning

The Community and Policy Planning Division oversees the preparation and updating of the Official Community Plan, Community Plans and Neighbourhood Plans that are legal frameworks to achieve specific objectives for thoughtful renewal and sustainable growth. This is done in collaboration with other divisions and community stakeholders to provide the best possible quality of life for residents in the rural and urban areas of the Township.

In addition, Community and Policy Planning provides technical analysis, public engagement, and strategic implementation expertise for initiatives such as the Sustainability Charter, Agricultural Viability Strategy, Climate Action Strategy, Community Forest Management Strategy, Heritage Strategy, and Social Sustainability Strategy.

Community Development

Providing leadership for the development of a sustainable community, the Community Development Division is focused on creating neighbourhoods that meet the needs of the community now and in the future. The four departments in the division are responsible for coordinating activities and services related to development proposals, ensuring that growth and development in the Township complies with adopted plans, bylaws, policies and standards, while encouraging the use of green features, establishing Development Cost Charges, and providing professional services and advice to the public, developers, consultants, staff and Council.

Corporate Administration

Strategic leadership and communication are keys to success. The Corporate Administration Division provides comprehensive support in a broad range of business functions and expertise to the Council, municipal divisions, and the public. This division provides legal support to municipal divisions and the Council, oversees the acquisition, disposition, development and management of Township owned lands, and leads communications and marketing on behalf of the Township. Additionally, this division administers filming productions and manages the Township's Community and Capital Grants programs.

Corporate Projects

The Corporate Projects Division is developing the Township into a leading municipality by bringing together and supporting the right teams to plan, design and construct better facilities and parks in the Township, which in turn build a better community for residents and visitors to enjoy.

Working with consultants, user groups and others, this division is responsible for the development of new playgrounds, playing services, buildings, public art, and landscape features; overseeing the renovations of existing parks and recreation infrastructure; setting and maintaining standards for parks, trails and public spaces; and collaborating with planning and construction staff to ensure the Township is in line with the pace and scale of growth in the community.

Engineering

The Engineering Division is responsible for a broad scope of projects and services throughout the Township of Langley. It provides customer service for Township residents and administrative support for the Engineering and Public Works Divisions, which are staffed at the Civic Facility, Operations Centre and Langley Regional Airport (YNJ).

Four integrated departments are responsible for managing the Township's roads, bus stops, sidewalks, bridges and traffic control systems, cycling routes, and crosswalks, as well as capital project delivery, local area service projects, and the YNJ. This division's diverse roles also include traffic safety, environmental protection through education and public programs, and project management for major infrastructure installations.

Event Facilities

The Event Facilities Division oversees the Langley Events Centre, The Redwoods Golf Course, Willoughby Stadium and other event-driven facilities in the Township, in addition to the programming and coordination of numerous events at those facilities.

From setting standards across multiple venues to ensure a consistent presentation and experience, to assisting private and community groups who host events there, this division is committed to providing a first-class experience for both patrons and organizers. The Event Facilities Division also creates competitive bid packages that highlight the Township as an ideal host location for local, regional, provincial, national and international events.

Facilities

The Facilities Division oversees the maintenance and operations of the Township's administration offices, recreation and community centres, fire halls, RCMP buildings and other municipal facilities. This division ensures that the buildings and operations run safely and efficiently, while exploring viable opportunities and options to reduce carbon emissions through energy management.

Preventative maintenance of critical electrical and mechanical systems, ice resurfacing, pool maintenance, building repairs and improvements, and more are looked after by Facilities staff.

In collaboration with other divisions, Facilities is involved in the planning, designing, and delivery of capital projects, ensuring each project is efficiently managed and meets the growing needs of the surroundings communities.

Finance

Money matters and no one understands this better than the Finance Division, which manages the Township's fiscal affairs, monitors expenditures, ensures that internal financial systems operate effectively, and constantly looks for ways to deliver services more efficiently.

Finance staff ensure that taxes and utility charges are collected, goods and services are purchased, and suppliers and customers get paid. Finance also develops operating and capital budgets, manages liability claims and insurance, and generates annual and quarterly financial statements and reports.

Fire

The Township of Langley Fire Department, also referred to as Protective Services – Fire Division, protects life, property and the environment.

This division is a composite fire service made up of career and paid call staff. As of December 31, 2024, the Township of Langley Fire Department had 108 IAFF career suppression firefighters, 75 paid call suppression firefighters, 6 fire prevention staff, 2 training officers, 7 chief officers, 3 administrative staff and 1 emergency program manager.

Fire protection and backup emergency medical services are carried out from seven fire halls located throughout the Township. In addition, this division coordinates emergency management, prevents fires through education and proactive planning, conducts fire inspections and investigations, and trains staff, the public and other agencies.

Human Resources

This division takes care of one of our most important assets: our people. Human Resources provides services and resources to Township employees who are members of the Canadian Union of Public Employees Local 403, the International Association of Firefighters Local 4550, and our exempt team.

HR provides expertise on people-related issues, recruits employees, provides training and development, and ensures that a healthy and safe work environment for all employees is maintained. Human Resources also oversees collective bargaining and labour relations, provides job evaluations, organizes wellness initiatives, and processes payroll, T4s, and benefits.

Information Technology

From hardware to software, fibre networks to telecommunications, and internal applications to the public-facing website, the IT Division supports all aspects of corporate technology at Township facilities, ensuring all systems are operating efficiently, effectively, and safely.

Four departments make up this division: Geomatic Services manages the Township's Geographic Information System (GIS) requirements, the corporate spatial database, maps production, and data analysis; IT Applications integrates, maintains and supports software applications and solutions; IT Operations responds to thousands of incidents and requests, and supports all technology hardware and infrastructure in Township facilities; IT Security protects information, systems and networks against unauthorized access, breaches and cyber threats.

Legislative Services

The Legislative Services Division provides administration support to Council and Council Advisory Committees and is responsible for creating Agendas and preparing accurate Minutes. This division maintains Township Bylaws, provides access to records and archives, and oversees the Freedom of Information and Privacy programs.

Permits, Licences and Inspections

The Permits, Licences and Inspections Division oversees the application processes for building permits and business licences, ensuring compliance with Township bylaws and safety standards. They also coordinate permits for pools, hot tubs, wood stoves, demolitions, and sign installations.

In line with energy efficiency goals, the Building Energy Department ensures the Township follows the BC Energy Step Code for new residential buildings. The Licences and Policies Department approves various business licences, including those for home-based, commercial, and industrial businesses. The Permits and Inspections Department ensures that all proposed buildings meet accepted standards through permit issuance and inspections and requires that all businesses hold a valid licence to operate in the Township.

Public Works

Public Works staff ensure that quality and excellence are at the forefront of this division's operations, which range from delivering clean water to homes and flushing away wastewater, to collecting garbage, organics, and recycling, as well as conserving our urban tree canopy. To sustain a thriving community through innovative solutions, trusted service and accountability to the people are our top priorities.

This division is made up of seven integrated departments that are responsible for the maintenance of municipal parks and cemeteries, roads, roadway flooding concerns, snow and ice control, the Township's sanitary sewer and stormwater systems, and the maintenance and repair of the fleet of vehicles and equipment.

RCMP

Langley RCMP focuses on four major priorities: policing visibility and safety in the community; collaborating with community partners to support individuals who are unhoused and/or experiencing a mental health crisis; optimizing cross-jurisdictional response to major incidents; and strengthening the detachment's capacity to respond to Langley's growing and diverse population.

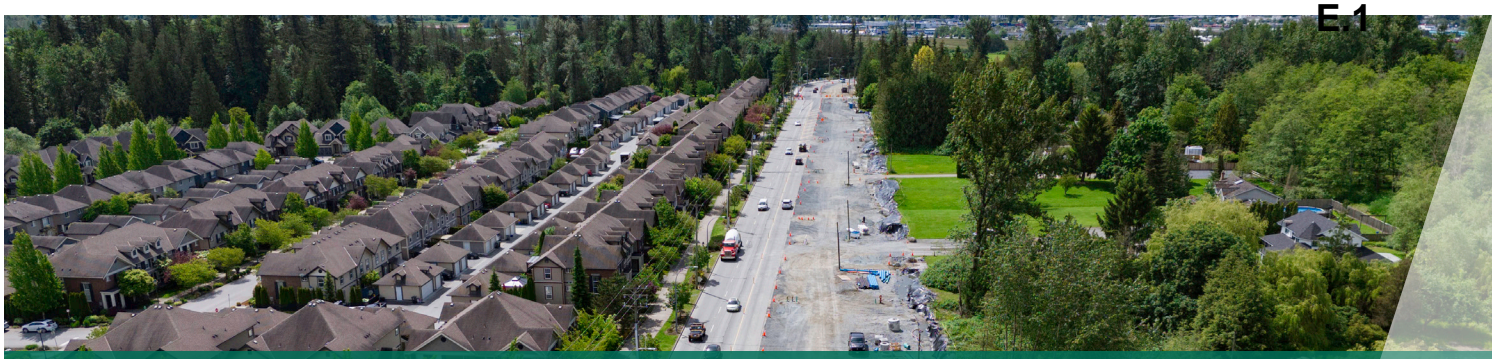
The detachment follows up on over 150 daily calls for service and investigates over 50,000 incidents each year, employing education and enforcement to reduce deaths and collisions. The detachment holds dedicated, uniformed front-line Watches that are supported by a Community Policing team. They also partner with schools and maintain strong ties with the q̓i ć ə y̓ (Katzie), q̓ʷɑ:ńƛ̓ən̓ (Kwantlen), and Máthkwi (Matsqui) First Nations.

Recreation, Arts and Culture

The Recreation, Arts and Culture Division enhances community wellbeing by creating and promoting opportunities for people to learn, play and grow. From developing new skills and embracing our shared history, to experiencing the excitement of sports and fostering a healthy lifestyle, the Township of Langley offers something for everyone.

This division oversees museum collections, public art initiatives, library services through Fraser Valley Regional Library, and the operation of several community and recreational facilities, including pools, ice rinks, multipurpose centres, including our unique waterpark at the Aldergrove Community Centre and our newest Arts and Culture Centre – salishan Place by the River.

Our dedicated staff work alongside volunteer-driven not-for-profit stakeholders and community partners to deliver innovative programming that celebrates arts, culture, heritage, multiculturalism and recreation across the Township of Langley.



Strategic Outcomes

We Enhance Our Communities

The Township of Langley is a growing, thriving community that more people are choosing to call home. Plans are constantly being made and projects identified to meet the needs of our growing community and lay the foundation for the future.

In Aldergrove, two synthetic turf fields were replaced at Aldergrove Athletic Park to provide high quality playing surfaces. Replacement of an Asbestos Cement Watermain on 28A Avenue, from 269 Street to 272 Street, was also completed.

In Brookswood-Fernridge, ground was broken for the new Fire Hall 5. The building will have high energy efficiency targets and will also be a post-disaster facility. Construction began at Noel Booth Community Park to enhance fields, trails and other amenities.

In Fort Langley, design work to improve the North Langley truck route commenced, and traffic calming on Billy Brown Road was completed with the installation of raised crosswalks and speed humps. The Fort Langley Well #2 was decommissioned.

In Murrayville, planning was completed for Old Yale Road improvements with construction planned to start in 2025.

In the Rural Area, work is underway to develop a Fraser Highway Employment Lands Area Plan to increase industrial land supply from rural land and provide employment opportunities for residents. In addition, the culvert at the 5800 block of 232 Street was replaced.

In Walnut Grove, traffic calming was completed for the Telegraph Trail Corridor.

In Willoughby-Willowbrook, construction continued on 208 Street between 64 Avenue and 76 Avenue, to widen the roadway and add bike lanes, multi-use pathways, lighting, landscaping, and transit stop enhancements. Road improvements were completed on 207A Street from 82 Avenue to 84 Avenue, and a culvert at 64 Avenue and 201 Street was replaced.

Construction continued on the five new arenas next to the Langley Events Centre. Josette Dandurand Northeast Latimer Park opened to the community, providing a multi-use outdoor space. Plaza upgrades were completed at Willoughby Stadium. Covered bocce courts were completed at Willoughby Community Park.

Construction began on the Jericho Booster Station, which will increase water system capacity. At Fire Hall 4, improvements were made to the driveway and vehicle apron to improve safety as firefighters respond to calls.

Throughout the Township, traffic calming was completed at 17 priority locations to enhance safety for all road users.

Updates to the Booth, Rinn and Fernridge Neighbourhood Plan, and the Williams and Smith Neighbourhood Plans, were completed in 2024. Planning and public engagement for updates to the Township's Official Community Plan continue, in response to the new provincial housing legislation.

The Township contributed the Municipal Natural Park towards a new Metro Vancouver regional park in South Langley that protects 44 hectares of forest and wetlands.

We Invest in Our Infrastructure



Every year, more people are choosing to live and do business in the Township of Langley, and it is easy to see why. In 2024, BC Business magazine graded the Township as the 7th Most Economically Resilient City in the province.

To serve our growing economy and population, Township Council announced numerous investments and capital projects in 2024 to create safer neighbourhoods, robust commercial districts, and myriad opportunities and options for people of all ages and abilities to live, work and play.

To keep people and goods moving safely through the Township, Council authorized funding to design, construct and upgrade several road networks, including 208 Street, 80 Avenue, and Fraser Highway.

Enhancements to a number of Township parks moved ahead, providing more amenities for families to enjoy.

Council approved $2.1 million for the construction of the Donna Gabriel Robins Park (formerly Southwest Yorkson Neigbourhood Park), and the large grass playing field, playground, and park pathways opened in September.

Council approved new fenced, lighted pickleball courts at Willoughby Community Park as well as tennis courts at Yorkson Community Park, planned to open in 2025.

Council approved funding for the new Smith Athletic Park and construction is underway to create a youth soccer campus with synthetic turf fields and other amenities.

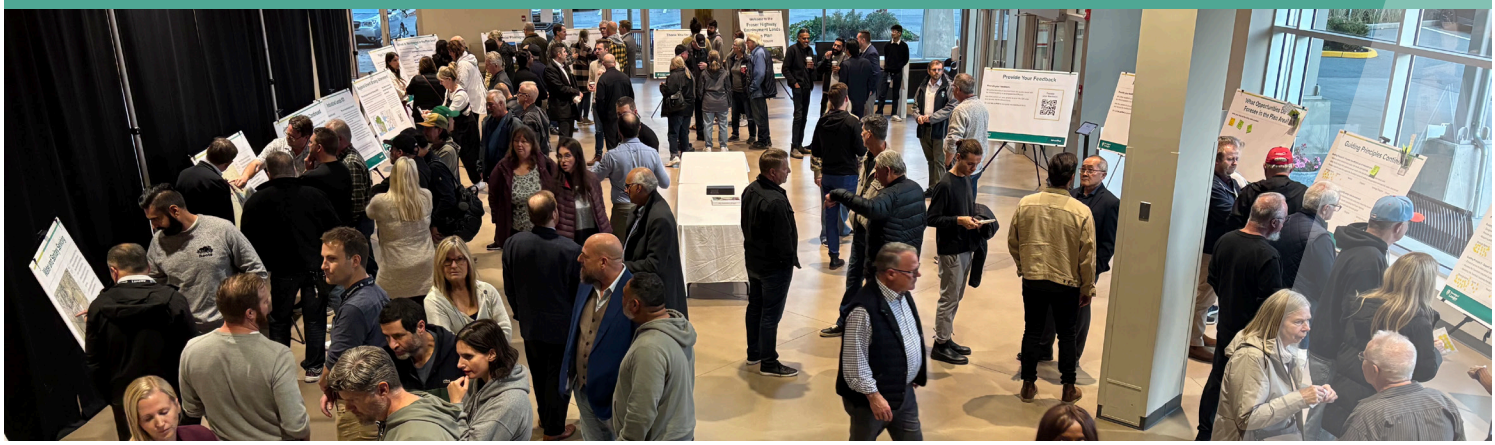
Additional upgrades were approved for Yorkson Community Park, Noel Booth Community Park, and many more.

Langley Events Centre (LEC) 2040, a detailed visioning, feasibility study and public engagement process for Township-owned lands at LEC, launched in the fall of 2024. Feedback was gathered on future opportunities to transform the lands at 200 Street and 80 Avenue into a mixed-use Arts, Sports, and Entertainment District.

The need for a new community centre in Willoughby was identified, to be located at the South Yorkson Community Park facing 80 Avenue. The facility is planned to include an aquatic centre, leisure and hot pool, fitness facility, gymnasium, library, multi-purpose rooms, and other supporting community recreation spaces.

The Township announced the early completion on the purchase of the Redwoods Golf Course in Walnut Grove, and Council approved discounts for residents and businesses in the Township. With this purchase, the site will be protected from development and ensured as a community golf course or green space for future residents to enjoy, in perpetuity.

We Care for Our Home



Our people. Our land. Our history and the future. We envision a Township that is well connected and resilient – a place where all can enjoy and contribute to a great quality of life.

Committed to open and inclusive community consultation, the Township launched and completed many public engagement activities throughout 2024, such as information sessions, open houses, surveys and more.

Community members were invited to share ideas and provide feedback on various major projects including Langley Events Centre 2040, the Fraser Highway Employment Lands Area Plan, the Fort Langley public waterfront preliminary concept plan and Haldi House rehabilitation, the new Transportation and Mobility Strategy, and updates to neighbourhood plans which will help shape community development in years to come.

Council approved a School's Out recreation discount program for children and youth for the 2024-2025 school year, that offers a reduced admission rate to drop-in activities at recreation centres during spring and winter breaks, and Langley School District professional development days. Council also reduced the cost of the annual youth pass and child and family passes.

Upholding our status as an age-friendly community, the Township continued to put our Age- and Dementia-friendly Action Plan in motion. Council approved recreation fee reductions and lowered age levels for "super seniors," making it more affordable and accessible for Township residents aged 70 and older to enjoy recreation activities close to home.

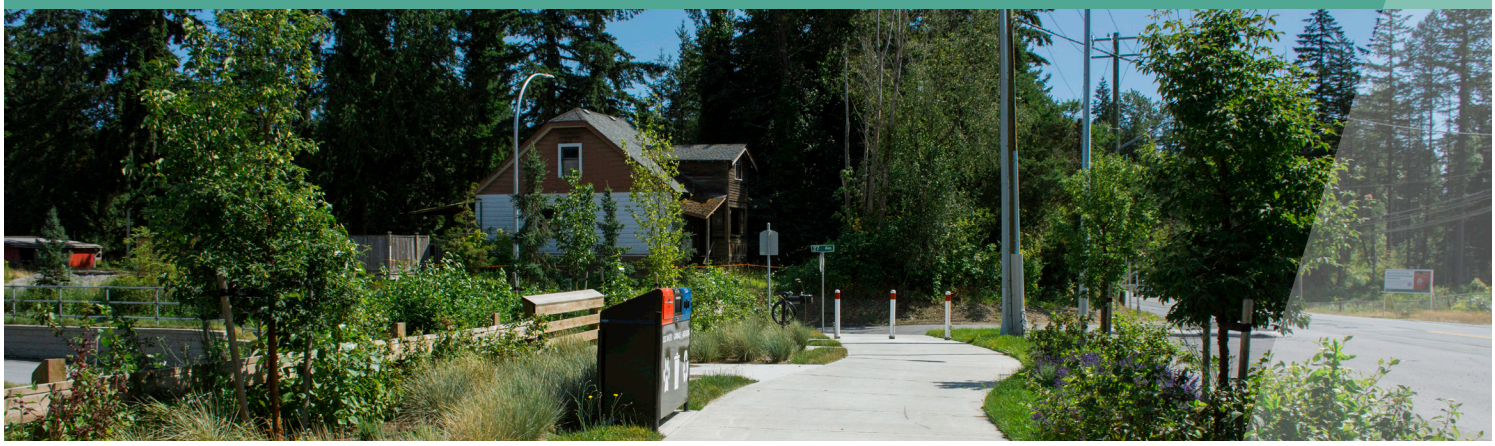
In keeping with the Township's commitment to enhancing road safety, multiple commercial vehicle enforcement operations took place throughout 2024, in collaboration with external agencies, resulting in numerous violations, charges, and the removal of unsafe vehicles from the roads.

Construction progressed at salishan Place by the River, with a grand opening planned for early 2025.

In September, the Township transferred ownership of the Aldergrove Community Station House to Langley Meals on Wheels Society to ensure the historic building would continue to serve the community as a non-profit charitable asset; the Township also approved a grant up to $375,000 – the largest one-time grant from the Township of Langley to an organization – to support renovations that will allow Meals on Wheels to expand its operations and better serve the growing needs of the community.

The Township launched an Emergency Support Services Program to recruit and train volunteers to be able to provide immediate support to people affected by emergencies, and help our community be better prepared, connected and resilient when emergencies happen.

We Protect Our Environment



Bordered by the Fraser River to the north, the United States to the south, and crossed by the Trans-Canada Highway, the Township of Langley is connected to the vibrant Lower Mainland and the agriculture-rich Fraser Valley. Balance is top of mind as we work to build a thriving, sustainable future for generations to come.

In 2024, the Township of Langley continued to take action on climate change to improve our community's resilience to extreme weather events and to reduce both corporate and community greenhouse gas (GHG) emissions.

Several educational events including Builder Forum Series, Builder's Breakfasts and a Realtor Event were held in 2024 to support the construction community and the public to transition towards high performance, green buildings and upgrades that reduce energy usage and GHG emissions.

The Township continued to expand access to electric vehicle (EV) charging ports, and owned and operated 69 public, staff and fleet chargers by the end of 2024.

To protect more trees and the overall tree canopy in the Township, education and enforcement of the Township's Tree Protection Bylaw 2019 No. 5478 regarding illegal tree cutting was emphasized.

Hundreds of community members attended the inaugural Forest Fest at Williams Park to celebrate BC National Forest Week, and received seedlings to take home and plant.

Community Arbour Day took place at Aldergrove Athletic Park, with a tree-planting and sign unveiling ceremony honouring Township community members and pioneers.

More than 1,000 vehicles attended the annual Household Hazardous Waste Plus Collection Event held at the George Preston Recreation Centre.

Many other events and initiatives took place in 2024, including Clean Up Langley Day where over 450 volunteers pitched in to pick up litter; the Township-wide Garage Sale to keep items out of the landfill; and the Adopt-a-Program where residents committed to clearing litter from a street, park, trail, or creek. A Voluntary Water Metering Program was approved, to encourage water conservation and to provide residents with an equitable way to pay for the water they use.

Towards the end of summer, the Township shared tips for draining chlorinated swimming pools and hot tubs to ensure the health of our waterways. In the fall, the Township shared actions that community members could take to prepare their homes for heavy rainfall to minimize flooding, as well as eco-friendly ways to dispose of leaves and yard waste. The Township also updated flood mapping for high-risk areas.

In collaboration with Metro Vancouver, the Township rolled out campaigns throughout the year about conserving water, generating less waste, and reducing single-use items.

We Serve and Protect - Fire



When emergencies arise, the Township of Langley Fire Department (TLFD) is ready to respond. Investments in equipment, apparatuses, staff and training help ensure our firefighters are well trained and well equipped to handle any type of call.

In January 2024, the TLFD hired 19 career firefighters and completed one paid call recruit class, resulting in 12 new paid call members joining the department. They also added a Mini Pumper (Squad 4), which was stationed at Fire Hall 4 in Willoughby.

The Township's fire department and Fleet Department continue to work towards standardizing our fleet of fire apparatuses, as it will translate to an expedited turn-around of apparatus from mechanical repairs and servicing, as well as a safer experience at emergency incidents and training events. In support of that goal, Council approved a multi-year purchase agreement of $10.8 million for seven fire apparatuses in March. The savings realized by this agreement made it possible to purchase two additional Mini-Pumpers.

Council also pre-approved the expenditure of $3.2 million from the Fire Equipment Replacement Reserve for 2024 to 2028, to modify and/or fully equip nine fire apparatuses.

Ongoing and annual public education initiatives included Burn Awareness Week in February; wildfire preparation and prevention tips in the spring and summer; Fire Prevention Week in October; and Carbon Monoxide Awareness Week in November, among others. During extreme hot and dry weather in the summer months, Township staff and first responders worked hard to mitigate impacts and shared tips to help community members stay cool, be safe and remain vigilant to prevent fires.

The Fire Hall Family Night open house events were once again well attended by community members. Many got to meet the fire department's new mascot, Asher the fire dog, who was named by elementary school students through a contest in the spring.

The TLFD and IAFF Local 4550 were honoured to host the inaugural Fire Service Women of BC Symposium in April, and in August, the fire department sponsored two young women to attend Camp Ignite, a youth firefighting mentorship program for female Grade 11 and 12 students.

In October, Mayor Woodward, members of Council, the TLFD, Township staff, and IAFF Local 4550 executive members celebrated the groundbreaking of the new Fire Hall 5 in Brookswood-Fernridge, which is set to be completed in early 2026.

Throughout 2024, the TLFD continued to implement recommendations from the Community Wildfire Resilience Plan to enhance emergency preparedness and safeguard our communities against wildfires. They also hired an Emergency Program Manager.

We Serve and Protect - RCMP



In 2023, Township of Langley Council unanimously directed staff to proceed with the de-integration of the Langley RCMP.

De-integration means transitioning from an integrated RCMP Detachment that is shared with another municipality (the City of Langley), to an autonomous RCMP Detachment that serves Township residents. During 2024, staff worked with the RCMP and the Province to prepare a Transition Plan for de-integration. As of May 10, 2025, Township of Langley residents have a de-integrated detachment to better serve the needs of our municipality. The RCMP and the Township of Langley will continue to exceed standards for policing in the region.

The Langley RCMP strives to engage the public in crime prevention and safety programs through outreach and education. One example is the revitalized Auxiliary Constable Program, which allows trained volunteers to perform authorized activities that enhance community policing and crime prevention initiatives.

Early intervention is key to reducing and healing trauma. The Vulnerable Persons Unit is working closely with the Langley Child Youth Advocacy Centre as a new office opens, bringing community together to work towards creating a coordinated, trauma-informed, child- and youth-friendly, co-located program that immensely benefits young people who have experienced abuse.

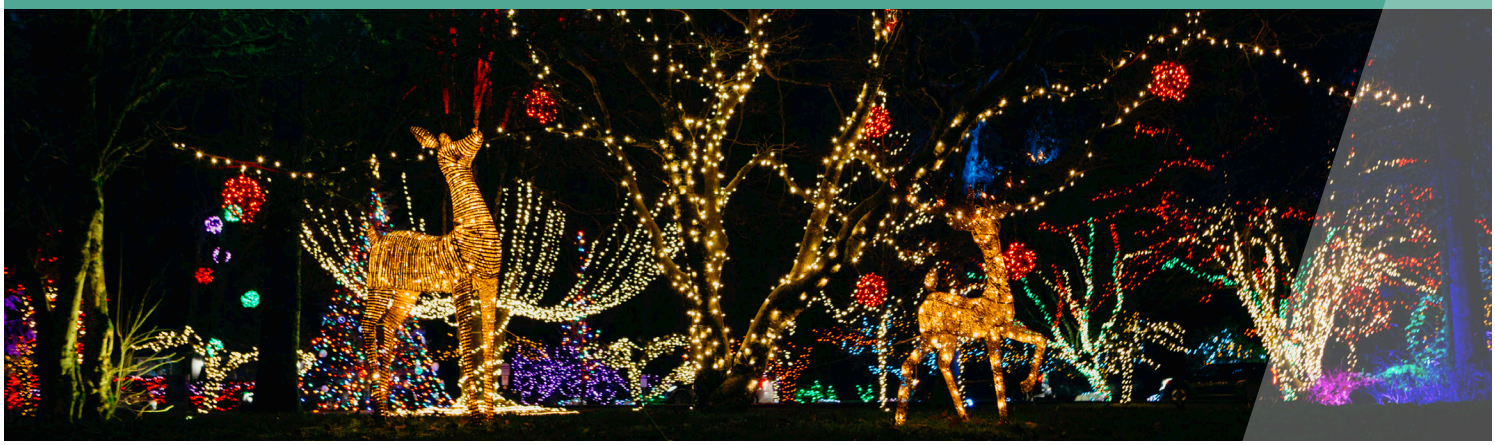
The Langley RCMP embraces the values of diversity and recognizes the importance of working with our diverse communities to promote public safety and deliver culturally aware and high quality police services. The Langley Detachment continuously works to develop our relationships with the q̓i ć əy̓ (Katzie), q̓ʷɑːn̓ƛ̓əṅ (Kwantlen), and Máthkwi (Matsqui) First Nations. In 2024, the Langley Detachment took on policing Barnston Island.

Preventing retail theft continues to be a strategic priority. Operations like Boost and Bust represent one component of a broader strategy developed through the Detachment Crime Reduction Initiative, which facilitates crucial intelligence sharing about repeat offenders and emerging crime patterns.

The Digital Policing Strategy guides the Langley RCMP's future as advances in technology lead to changes in criminal behaviour and new types of crime. Latest changes include body-worn cameras, expanding online reporting of cyber crimes, forensic digital evidence collections, and drone utilization.

The Langley RCMP Police Mental Health Team continues to strengthen partnerships and expand services for our most vulnerable residents. The team facilitated case conference meetings to discuss complex client situations and reached solutions that reduced community risk. The Langley Detachment has been advocating for a Mobile Integrated Crisis Response service.

We Celebrate and Pay Tribute



The Township of Langley is proud to recognize and commemorate our heritage and history, the arts and active living, and the incredible people who make up this community.

At the annual Volunteer Awards event in April, the Eric Flowerdew Volunteer Award, the John and Muriel Arnason Award, and the Pete Swensson Outstanding Community Youth Award were presented to two individuals and a husband-and-wife duo.

Many events attracted residents and visitors to the Township throughout the year.

The 62nd annual Langley Walk welcomed participants from the Township and City of Langley to Walnut Grove Community Park.

Canada Day festivities brought crowds out to McLeod Athletic Park for a full day of family-friendly fun, followed by an exciting evening at Willoughby Community Park featuring a drone light show.

Summer Nights in the Township offered fun and free or low-cost events every week in July and August. Community members enjoyed concerts showcasing talented Canadian musicians, outdoor movie nights at James Hill Park and Topham Park, special waterpark events at The Outdoor Experience at Aldergrove Community Centre, and a community water fight and a foam party with the Township of Langley Fire Department.

The inaugural Forest Fest event was held in September at Williams Park to celebrate BC National Forest Week. Attendees enjoyed nature with a variety of fun and educational activities and presentations, and received a seedling to take home.

Holiday Lights in Williams Park lit up for the first time in 2024 and attracted 33,000 vehicles who drove the loop in the park, admiring the over 180,000 lights and festive displays set up by Township staff. Attendees generously donated more than $55,000 to the Aldergrove Food Bank which will directly support those in need in our community.

The Township also marked occasions of remembrance and reflection during the year.

Flags at Township facilities and parks were lowered to half-mast for the National Day of Mourning in April, Police and Peace Officers' National Memorial Day in September, and the National Day of Remembrance and Action on Violence Against Women in December, among others.

Remembrance Day ceremonies were held at the Aldergrove Royal Canadian Legion and the Cenotaphs at Fort Langley and Murrayville.

On the National Day for Truth and Reconciliation, Township staff and community members took time to recognize, reflect and commemorate the longstanding effects of the residential school system.

Future Priority Projects

To meet the needs of our growing population, the Township of Langley is planning for the future. Many projects are being planned, studied, designed, or are already underway throughout our municipality, to improve amenities, recreation, safety, transportation and more.

Project	Status
200 Street 2040, Visioning for 200 Street for Rapid Transit	Complete
202/203 Street Corridor, 62 Avenue to 86 Avenue	Study/Design
208 Street, 64 Avenue to 72 Avenue	In Progress
208 Street, 72 Avenue to 76 Avenue	In Progress
208 Street, 76 Avenue to 81 Avenue	Study/Design
212 Street Connector	In Progress
216 Street Dieting and Corridor Improvements	Study/Design
80 Avenue, 204 Street to 212 Street	In Progress
86 Avenue, 200 Street to 202 Street	Study/Design
Aldergrove Athletic Park	In Progress
Bus Rapid Transit on 200 Street	Planning
Donna Gabriel Robins Park	In Progress
Fort Langley Community Park	Study/Design
Fort Langley Community Park Sanitary Lift Station	In Progress
Fort Langley Waterfront, Marina Park and Haldi House Project	In Progress
Fraser Highway, 240 Street	Study/Design
Fraser Highway, 244 Street	In Progress
Fraser Highway Employment Lands Area Plan	In Progress
Fraser Highway, Water and Sanitary Sewer	Study/Design
Glen Valley Marina Park	Planning
Josette Dandurand Northeast Latimer Park	Complete
Langley Events Centre 2040	In Progress
Neighbourhood Planning for Booth, Rinn and Fernridge	Complete

Project	Status
New Ice Arenas and Dry Floors Facility at the Langley Events Centre	In Progress
Noel Booth Community Park Upgrades	In Progress
North Langley Truck Route	Study/Design
Old Yale Road Improvements	In Progress
Plaza Upgrades at Willoughby Stadium	Complete
RCMP Detachment Capital Improvements	In Progress
Replacement Fire Hall No. 5 in Brookswood-Fernridge	In Progress
Reservoir Replacement: East Aldergrove	Planning
Reservoir Replacement: Strawberry	Study/Design
River Road and 252 Street Intersection and Rail Crossing Improvements	In Progress
Smith Athletic Park	In Progress
Walnut Grove Community Park Upgrades	Study/Design
Williams and Smith Neighbourhood Plans - Updates	Complete
Willoughby Community Centre/ Indoor Pool at Yorkson Community Park	Study/Design
Willoughby Community Park – Improvements at Southeast Field	Study/Design
Willoughby Community Park – Improvements at Southwest Field	Complete
Yorkson Community Park	In Progress



Property Tax Exemptions

The Community Charter Sections 224, 225, and 226 grants Council the discretion to provide exemption from property taxes for places of worship, charitable and not-for-profit organizations, in accordance with regulations set out in those sections and subject to the Township's budgetary constraints.

Community halls, facilities, charitable and not-for-profit organizations

Aldergrove Festival Days Society	$ 1,848
Aldergrove Food Bank	$ 3,847
Aldergrove Legion (Pacific #265)	$ 16,579
Aldergrove Old Age Pensioners Association	$ 8,511
Aldergrove Veterans & Seniors Society	$ 5,054
Basketball BC	$ 2,967
BC Amateur Softball Association	$ 2,045
BC Farm Museum	$ 42,148
Brookswood Senior Citizens	$ 10,757
Campbell Valley House of Hope	$ 14,675
Canadian Museum of Flight	$ 2,972
City of Surrey	$ 28,978
Critter Care Wildlife Society	$ 2,977
Encompass Support Services Society	$ 5,178
Fernridge Community Hall	$ 5,292
Flip City Gymnastics	$ 35,656
Fort Langley Community Improvement Society	$ 27,660
Fort Langley Lions Club	$ 1,975
Girl Guides of Canada	$ 135
Governing Council of the Salvation Army	$ 5,852
Greater Vancouver Regional District - Pacific Parklands	$ 7,531
Happy Herd Farm Sanctuary Society	$ 2,569
Harmsworth Community Association	$ 2,793
Horse Council of BC	$ 3,895
Inclusion Langley Society	$ 44,895
Langley Animal Protection Society	$ 21,837
Langley BMX	$ 541
Langley Community Service Society	$ 11,494
Langley Elks Lodge #259 Foundation	$ 3,519
Langley Good Times Cruise-In	$ 4,096
Langley Gymnastics Foundation	$ 28,662
Langley Lions Society - West Langley Hall	$ 3,442
Langley Memorial Hospital	$ 85,184
Langley Players Drama Club	$ 2,633
Langley Quarter Midget Association	$ 6,124
Langley Riders Society	$ 7,829
Langley Rod and Gun Club	$ 15,906
Langley Rugby Club	$ 5,018
Meals on Wheels	$ 10,515
Milner Community Association	$ 2,377
Murrayville Community Hall	$ 9,353
National Trust for Land and Culture (BC) Society	$ 8,257
Nicomekl Enhancement Society	$ 6,275
Pacific Riding for Developing Abilities	$ 6,875
Pacificsport Foundation	$ 1,256
Salvation Army - Gateway of Hope	$ 20,118
Scouts Canada	$ 35,045
Spartans Foundation	$ 388

Community halls, facilities, charitable and not-for-profit organizations *continued*

Tourism Langley	$ 2,056
Wagner Hills Farm Society	$ 18,286
Willoughby Community Hall	$ 13,522

Places of worship

Aldergrove United Church	$ 2,529
Aldergrove Vineyard Fellowship	$ 2,876
Anglican Church Anglican Synod Office	$ 1,996
Apostolic Faith Mission	$ 4,077
Apostolic Church of God	$ 2,381
BC Conf Mennonite Brethren Churches	$ 10,459
Brookswood Baptist Church	$ 6,315
Christ Covenant Church	$ 25,116
Christian & Missionary Alliance-Canadian Pacific District	$ 52,299
Christian Life Assembly	$ 32,413
Christians Gospel Society	$ 29,017
Church of Jesus Christ of Latter-Day Saints	$ 71,469
Congregation of the Assembly of Christians	$ 2,815
Fort Langley Evangelical Free Church	$ 7,440
Harvest Baptist Church	$ 3,217
Hebron Presbyterian Church	$ 15,342
Holy Nativity Antiochian Orthodox Church	$ 1,699
Immanuel Lutheran Church	$ 12,122
Kalgidhar Darbar Sahib Society Inc	$ 2,235
Langley Christian Assembly Society	$ 11,996
Langley Immanuel Christ Ref Church	$ 10,525
Life Tabernacle of Langley	$ 4,066
Living Waters Church	$ 2,950
Living Word Fellowship	$ 5,051
Mennonite Church of BC	$ 4,207
North Langley Community Church	$ 33,101
Parish of St Dunstan	$ 30,485
Priestly Society of St Pius X	$ 2,835
Riverside Calvary Church	$ 12,023
Roman Catholic Archbishop of Vancouver	$ 42,937
Rose of Sharon Baptist Church	$ 29,105
Saint Herman of Alaska Orthodox Church Archdiocese of Canada	$ 5,691
Seventh-Day Adventist Church (BC Conference)	$ 2,651
Seventh-Day Adventist Church	$ 24,492
Shepherd of the Valley Lutheran Church	$ 9,648
Southridge Fellowship Baptist Church	$ 40,350
Trustees of the Congregation of the United Church	$ 5,216
Trustees Free Reformed Church	$ 35,635
Trustees of Aldergrove Congregation of Jehovah's Witnesses	$ 4,602
Trustees of Congregation of Northwest Langley Baptist Church	$ 31,483
Trustees of the Congregation of Langley Presbyterian Church	$ 7,528
Trustees of the Congregation of the Canadian Reformed Church of Aldergrove	$ 7,022
Trustees of the Congregation of the Canadian Reformed Church of Langley	$ 21,319
Trustees of the Congregation of the Canadian Reformed Church	$ 15,584
Trustees of The Congregation of United Churches of Langley	$ 731
Trustees of Murrayville Congregation of Jehovah's Witnesses	$ 3,181
Trustees of the Walnut Grove Congregation of Jehovah's Witnesses	$ 11,745
Truth Tabernacle of Greater Vancouver	$ 3,756
United Churches of Langley	$ 8,435
Vancouver Hallelujah Community Church	$ 5,669
Vietnamese Unified Buddhist	$ 2,461
Walnut Grove Baptist Church	$ 12,502
Walnut Grove Lutheran Church of Langley BC	$ 18,157
Willoughby Christian Reformed Church	$ 37,232
Windword Ministries	$ 2,835

Heritage

Alder Grove Heritage Society	$ 3,341
Langley Heritage Society	$ 18,049
Langley Meadows Community Association	$ 1,075



Development Cost Charges

For the year ended December 31, 2024 (in thousands of dollars)

Bill 27 (Green Communities), introduced in 2008 by the Province, gives municipalities the option to waive or reduce DCCs for certain types of development such as not-for-profit rental housing, for-profit affordable rental housing, small lot subdivisions designed for low greenhouse gas (GHG) emissions and development designed to result in low environmental impact.

At present, the Township has waived DCCs in 2024 of $2,238 as a result of Bill 27.

The following provides some information about DCC collections and expenditures from 2024 for each of the infrastructure types:

	Roads	Water	Drainage	Sewer	Parks and Parkland	Total
Opening Balances	**$46,744**	**$17,123**	**$7,819**	**$3,994**	**$49,902**	**$125,582**
Receipts	22,102	2,266	2,939	669	21,436	49,412
Interest	2,214	695	366	167	2,347	5,789
Expenditures	(6,269)	(1,304)	(185)	(70)	(3,975)	(11,803)
Closing Balances	**$64,791**	**$18,780**	**$10,939**	**$4,760**	**$69,710**	**$168,980**



Financial Report

For the year ended December 31, 2024

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Report from the Director, Finance Division

To Mayor Eric Woodward and Members of Council:

I am pleased to present the 2024 Financial Statements and the audit report of our external auditors, KPMG LLP. Pursuant to Section 167 of the *Community Charter*, these statements are prepared and presented to provide sufficient information for readers to understand the consolidated financial position and consolidated results of Township of Langley ("the Township") operations.

The consolidated financial statements are the responsibility of the management of the Township and its Council. The financial statements and related information have been prepared in accordance with Canadian public sector accounting Standards as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada (CPA).

Management is responsible for the accuracy, integrity, and objectivity of these statements and for implementing and maintaining a system of internal controls to safeguard Township assets and provide reasonable assurance that financial information is reliable.

The role of our external auditors, KPMG LLP, is to conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and to express their opinion on the consolidated financial statements. To provide reasonable assurance that the consolidated financial statements are presented fairly, their examination includes consideration of Township systems of internal control and appropriate tests and procedures. The external auditors have full and free access to Township Council and staff.

KPMG LLP has given the Township an unmodified audit opinion on the Township's consolidated financial statements. In their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2024, and its consolidated results of operations, its consolidated changes in net (debt) financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

The Township's consolidated net financial assets decreased by $83.5 million to a net debt position of $8.5 million at December 31, 2024. The acquisition of tangible capital assets and prepaid expenses contributed to this decrease in consolidated net financial assets. This was partially offset by the increase in proceeds on disposal of tangible capital assets.

Debt and Agreements Payable balance increased by $150.0 million to $317.3 million. Debt and Agreements Payable are used for capital projects and are repayable from various sources. Total Tangible Capital Assets for the Township, at historical cost, net of accumulated amortization expense, amounts to $2.6 billion.

Capital asset additions for 2024 are $295.4 million. Each year, developers construct capital infrastructure that are contributed to the Township. For 2024, this contribution by developers amounts to $79.0 million or 27% of total capital asset additions. As a percentage of total capital additions, 2% or $6.7 million was funded from Development Cost Charges.

Under PSAB requirements, the annual surplus of $159.9 million includes surplus from operations and additional surplus from current investments in capital assets as follows:

- Surplus as a result of recognizing funds received for capital projects as income, net of amortization expense, without recognizing the related capital expense and
- Surplus as a result of recognizing the value of contributed capital assets from developers as revenue in the year the assets are put into service

Accumulated Surplus balance of $2.6 billion (2023 – $2.5 billion) is comprised of four categories as follows:

- Operating Surplus $159.0 million (2023 – $147.3 million)
- Capital Surplus $10.6 million (2023 – $8.9 million)
- Statutory Reserve $98.5 million (2023 – $91.5 million)
- Investment in Tangible Capital Assets $2.38 billion (2023 – $2.24 billion)

In 2024, the Township continued to manage through economic pressures including high inflation. Despite these challenges, the Township continues to invest in effective infrastructure. Our financial plans reflect these goals and this year's financial results are in line with financial plans approved by Council.

Sandra Ruff
S. Ruff CPA, CA
Director of Finance

AUDITED

Consolidated Financial Statements

2024

And Independent Auditor's Report thereon

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of The Corporation of the Township of Langley

Opinion

We have audited the consolidated financial statements of The Corporation of the Township of Langley (the "Entity"), which comprise:

- the consolidated statement of financial position as at December 31, 2024
- the consolidated statement of operations for the year then ended
- the consolidated statement of change in net (debt) financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2024, and its consolidated results of operations, its consolidated changes in net (debt) financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the ***"Auditor's Responsibilities for the Audit of the Financial Statements"*** section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Other Information

Management is responsible for the other information. Other information comprises:

- the information, other than the financial statements and the auditor's report thereon, included in the Annual Report 2024.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditor's report thereon, included the Annual Report 2024 as at the date of this auditor's report.

If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Entity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely re sponsible for our audit opinion.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
June 9, 2025

Consolidated Statement of Financial Position

As at December 31, 2024 (*in thousands of dollars*)

	2024	2023
FINANCIAL ASSETS		
Cash and cash equivalents (Note 3)	$ **439,811**	$ 147,017
Investments (Note 3)	**156,999**	328,483
Accounts receivable (Note 4)	**104,875**	98,103
Assets held for sale	**2,252**	2,044
	703,937	575,647
LIABILITIES		
Accounts payable and accrued liabilities (Note 5)	**111,892**	99,975
Employee future benefits (Note 18)	**5,429**	5,462
Deposits and prepayments (Note 6)	**80,211**	77,405
Deferred revenue (Note 7)	**25,606**	21,685
Development cost charges (Note 8)	**168,980**	125,582
Debt and agreements payable (Note 9)	**317,305**	167,263
Asset retirement obligations (Note 10)	**3,043**	3,328
	712,466	500,700
NET (DEBT) FINANCIAL ASSETS	**(8,529)**	74,947
NON-FINANCIAL ASSETS		
Inventories of supplies	**1,987**	2,025
Prepaid expenses	**11,490**	2,659
Tangible capital assets (Note 11)	**2,639,615**	2,405,015
	2,653,092	2,409,699
ACCUMULATED SURPLUS (Note 12)	**$ 2,644,563**	$ 2,484,646

Subsequent event (Note 9(c))
Contingencies and commitments (Note 15)
Contractual rights (Note 23)

See accompanying Notes and Schedules to the Consolidated Financial Statements

Sandra Ruff, CPA, CA
Director of Finance

Eric Woodward
Mayor, Township of Langley

Consolidated Statement of Operations

For the year ended December 31, 2024 (*in thousands of dollars*)

	Budget 2024 (Notes 1(a) and 21)	**2024**	2023
REVENUE			
Property taxes	$ 191,349	**$ 190,996**	$ 175,090
Fees, rates and service charges	110,951	**158,983**	101,762
Grants and grants in lieu of taxes	54,550	**21,335**	49,341
Service cost recoveries	4,005	**10,368**	6,574
Gain on disposal of assets	-	**1,452**	-
Investment income	1,619	**22,235**	22,727
Local area service contributions	-	**-**	251
Contribution from development cost charges (Note 8)	185,675	**11,803**	34,766
Other developer contributions (Note 11(b))	1,561	**79,012**	78,130
Other income	144,372	**14,732**	9,640
	694,082	**510,916**	478,281
EXPENSES			
General government	35,407	**37,236**	37,669
Police protection	53,147	**47,285**	44,581
Fire protection	25,804	**25,874**	23,176
Facilities maintenance	21,048	**21,592**	16,427
Community planning and development	18,897	**15,680**	13,212
Recreation and culture	34,279	**44,758**	36,001
Parks	16,710	**22,183**	20,210
Transportation	46,468	**63,654**	58,200
Stormwater	10,633	**14,509**	14,318
Water	24,282	**26,847**	41,162
Sewer	20,990	**22,027**	20,713
Solid waste	9,528	**9,354**	8,674
	317,193	**350,999**	334,343
ANNUAL SURPLUS	376,889	**159,917**	143,938
ACCUMULATED SURPLUS, beginning of year	2,484,646	**2,484,646**	2,340,708
ACCUMULATED SURPLUS, end of year	$ 2,861,535	**$ 2,644,563**	$ 2,484,646

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Change in Net (Debt) Financial Assets

For the year ended December 31, 2024 *(in thousands of dollars)*

	Budget 2024 (Notes 1(a) and 21)	**2024**	2023
ANNUAL SURPLUS	**$** 376,889	**$ 159,917**	$ 143,938
Acquisition of tangible capital assets	(953,031)	**(217,321)**	(161,445)
Asset retirement obligations	-	**(69)**	(3,328)
Developer contributed tangible capital assets	(1,561)	**(78,038)**	(77,576)
Amortization of tangible capital assets	-	**47,786**	46,240
(Gain) loss on disposal of tangible capital assets	-	**(1,098)**	2,457
Proceeds on disposal of tangible capital assets	-	**14,140**	276
	(577,703)	**(74,683)**	(49,438)
Acquisition of inventories of supplies	(1,600)	**(1,987)**	(2,025)
Acquisition of prepaid expenses	(2,295)	**(11,490)**	(2,659)
Consumption of inventories of supplies	1,600	**2,025**	1,875
Use of prepaid expenses	2,295	**2,659**	2,478
	-	**(8,793)**	(331)
CHANGE IN NET (DEBT) FINANCIAL ASSETS	(577,703)	**(83,476)**	(49,769)
NET FINANCIAL ASSETS, beginning of year	74,947	**74,947**	124,716
NET (DEBT) FINANCIAL ASSETS, end of year	**$** (502,756)	**$ (8,529)**	$ 74,947

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Cash Flows

For the year ended December 31, 2024 *(in thousands of dollars)*

	2024	2023
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Annual surplus	**$ 159,917**	$ 143,938
Items not involving cash:		
Amortization of tangible capital assets	**47,786**	46,240
Asset retirement obligations	**(354)**	-
(Gain) loss on disposal of tangible capital assets	**(1,098)**	2,457
Developer contributed tangible capital assets	**(78,038)**	(77,576)
Change in non-cash operating working capital:		
Accounts receivable	**(6,772)**	(19,380)
Assets held for sale	**(208)**	134
Accounts payable and accrued liabilities	**11,917**	(451)
Employee future benefits	**(33)**	(52)
Deposits and prepayments	**2,806**	(9,864)
Deferred revenue	**3,921**	648
Development cost charges	**43,398**	2,884
Inventories of supplies	**38**	(150)
Prepaid expenses	**(8,831)**	(181)
Net change in cash from operating activities	**174,449**	88,647
CAPITAL ACTIVITIES		
Cash used to acquire tangible capital assets	**(217,321)**	(161,445)
Proceeds on disposal of tangible capital assets	**14,140**	276
Net change in cash from capital activities	**(203,181)**	(161,169)
FINANCING ACTIVITIES		
Proceeds from debt and agreements payable	**164,387**	-
Repayment of debt and agreements payable	**(14,345)**	(9,828)
Net change in cash from financing activities	**150,042**	(9,828)
INVESTING ACTIVITIES		
Change in investments	**171,484**	71,417
Net change in cash from investing activities	**171,484**	71,417
CHANGE IN CASH AND CASH EQUIVALENTS	**292,794**	(10,933)
CASH AND CASH EQUIVALENTS, beginning of year	**147,017**	157,950
CASH AND CASH EQUIVALENTS, end of year	**$ 439,811**	$ 147,017

See accompanying Notes and Schedules to the Consolidated Financial Statements

Notes to the Consolidated Financial Statements

For the year ended December 31, 2024

Notes to the Consolidated Financial Statements

For the year ended December 31, 2024 (*in thousands of dollars*)

Notes to the consolidated financial statements are an integral part of the consolidated financial statements and explain significant accounting policies and principles underlying the consolidated financial statements. They also provide relevant explanatory information.

The Corporation of the Township of Langley (the "Township") is incorporated under the Local Government Act of British Columbia. The Township's principal activities include the provision of local government services to residents and businesses in the Township of Langley. These services include administrative, protective, transportation, recreational, parks, library, water, sewer, stormwater, solid waste disposal, and recycling. General resources and operations of the Township are segregated into operating, capital, and reserve funds. The Community Charter of British Columbia requires revenue and expenses to be in accordance with the five-year financial plan adopted annually by Council. The budget for each year of the plan must be balanced so that annual expenses do not exceed the total of revenue, transfers from reserves and surplus, and proceeds from debt.

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Township are prepared in accordance with Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

a) Basis of Consolidation

The consolidated financial statements include the Township's Operating, Capital and Reserve Funds consolidated with Langley Facilities Society (the "Society"), Bedford House Rehabilitation Society ("Bedford House"), and Township of Langley Housing Trust Society ("THTS").

The Society, which is wholly-controlled by the Township, was incorporated on March 12, 2009, and was formed to operate the Langley Events Centre and other Township facilities. Other purposes of the Society include promotion and/or sponsorship of educational, recreational, heritage, cultural, airport operations and assisted housing activities and events within the Township of Langley.

Bedford House, which is wholly-controlled by the Township, was incorporated on January 23, 2017 and was formed to preserve the heritage elements of the building formerly known as the Bedford House Restaurant in Fort Langley, in particular the Jacob Haldi House, through restoration of buildings in the former location of the Bedford House Restaurant, in the vicinity thereof, or otherwise within the Township of Langley. Another purpose of this society is to advocate for the preservation and maintenance of historically significant buildings in local communities.

Bedford House has had no transactions, fund balances or activities and was dissolved on July 9, 2024.

Ten Feet Sports and Entertainment Ltd (the "Subsidiary"), a wholly-owned subsidiary of the Society, was incorporated on April 26, 2010. The purpose of the Subsidiary is to operate recreational facilities within the Township of Langley.

The University District Housing Society ("UDHS"), which is controlled by the Society, was incorporated on September 17, 2018, and was formed to assist with the application for funding from other levels of government. The UDHS has had no transactions, fund balances or activities to date and was dissolved on March 13, 2024.

The TOL Facilities and Development Housing Society ("TFDHS"), which is controlled by the Society, was incorporated on April 3, 2019, and was formed to facilitate, acquire, construct, hold, supply, operate, manage and/or maintain affordable housing accommodations and incidental facilities for low and moderate income household and to advocate for legislative and policy change relating to affordable housing accommodations.

Township of Langley Housing Trust Society ("THTS") was incorporated on February 13, 2024. It was formed to establish, construct, maintain and operate non-profit affordable rental housing for middle income persons in the Township of Langley and the Province of British Columbia.

Interfund and inter-entity transactions, fund balances, and activities between the above-related entities have been eliminated on consolidation.

Budget Reporting

The budget information presented in the consolidated financial statements reflects the 2024 budget component of the Township's 2024 – 2028 Five-Year Financial Plan adopted by Council Bylaw No. 5976 on January 15, 2024. The budgets of all consolidated entities are reflected in the total budget figures for the year.

Operating Funds

These funds include the General, Parks, Transportation, Stormwater, Water, Sewer, and Solid Waste Operating Funds. They are used to record operating costs of services provided by the Township.

Capital Funds

These funds include the General, Parks, Transportation, Stormwater, Water, Solid Waste, and Sewer Capital Funds. They are used to record costs of tangible capital assets and non-tangible capital assets expenditures.

Reserve Funds

Under the Community Charter, Township Council may, by bylaw, establish reserve funds for specified purposes. Money in a reserve fund, and interest earned thereon, must be expended by bylaw only for the purposes for which the fund was established. If the amount in a reserve is greater than required, Township Council may, by bylaw, transfer all or part of the amount to another reserve.

Trust Funds

These funds account for assets which must be administered as directed by agreement or statute for certain beneficiaries. In accordance with PSAB guidance on financial statement presentation for local governments, trust funds are not included in the Township's consolidated financial statements. Trust funds administrated by the Township are presented in Note 20.

b) Basis of Accounting

The Township follows the accrual method of accounting for revenue and expenses. Revenue is recognized in accordance with notes 1(h) and 1(m). Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

c) Cash and Cash Equivalents

Cash and cash equivalents consist of cash, highly liquid money market investments, and short-term deposits with maturities of less than 90 days at acquisition.

d) Financial Instruments

The Township's financial instruments include cash and cash equivalents, investments, accounts receivable, accounts payable and accrued liabilities, and debt and agreements payable.

Financial instruments are recorded at fair value on initial recognition. Equity instruments and derivatives that are quoted in an active market are subsequently recorded at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless the Township elects to carry the instruments at fair value. The Township has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized on the consolidated statement of remeasurement gains and losses. They are recorded in the consolidated statement of operations when they are realized. There are no significant unrealized gains or losses as at December 31, 2024. As a result, the Township does not have a consolidated statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments subsequently measured at fair value are expensed as incurred.

Sales and purchases of investments are recorded on the trade date.

All financial assets held at amortized cost are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the consolidated statement of operations.

e) Assets Held for Sale

Assets held for sale include inventories held for sale and properties which are ready and available to be sold and for which there is a market. They are valued at the lower of cost or expected net realizable value.

f) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

i) Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts directly attributable to acquisition, construction, development, or betterment of the asset. The costs of tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

f) Non-Financial Assets (continued)

Assets	Useful Life (Years)
Land improvements	20–100
Building and building improvements	10–60
Vehicles	8–25
Machinery and equipment	4–30
Roads infrastructure:	
- Base	75–100
- Surface	20–40
Stormwater infrastructure	40-100
Water infrastructure	15-78
Sewer infrastructure	41-78

Gravel pits are treated as land and as such are not amortized.

Tangible capital assets are amortized in the year the asset is acquired or constructed and/or in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and the fair value of contributions are recorded as revenue at the date of receipt.

iii) Natural resources

Natural resources that have not been purchased are not recognized as assets in the consolidated financial statements.

iv) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in the consolidated financial statements.

v) Interest capitalization

The Township does not capitalize interest costs associated with acquisition or construction of a tangible capital asset.

vi) Inventories of supplies

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

g) Deferred revenue

Deferred revenue represents licenses, permits, and other fees collected, where related services or inspections have yet to be performed. Revenue will be recognized in the fiscal year the services are performed.

h) Government Transfers

Restricted transfers from governments are deferred and recognized as revenue as related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

i) Employee Future Benefits

The Township and its employees contribute to the Municipal Pension Plan. These contributions are expensed as incurred. Sick leave and post-employment benefits accrue to some Township employees. Accrued liabilities related to sick leave benefits are estimated based on actuarial calculations of years of service, retirement ages, and expected future salary and wage increases. These liabilities are accrued based on projected benefits as employees render qualifying years of service. Other post-employment benefit liabilities are recognized as a liability and expensed in the period when the event occurs that obligates the Township to provide the benefit.

j) Debt and Agreements Payable

Municipal Finance Authority (“MFA”) debt is recorded net of related sinking fund balances. Interest on debt is recorded on an accrual basis. Land acquisition and development agreement debt is valued using a present value calculation of total future payments using a discount percentage that approximates the cost of borrowing through the MFA.

k) Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic, radioactive material or live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

i) An environmental standard exists;

ii) Contamination exceeds environmental standards;

iii) The Township is directly responsible or accepts responsibility;

iv) It is expected that future economic benefits will be given up; and

k) Liability for Contaminated Sites (continued)

v) A reasonable estimate of the amount can be made.

The liability is recognized as the Township's estimate of the cost of post-remediation including operation, maintenance, and monitoring that are an integral part of the remediation strategy for a contaminated site.

l) Asset Retirement Obligation

An asset retirement obligation ("ARO") is recognized when, as at the financial reporting date, all of the following criteria are met:

i) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;

ii) The past transaction or event giving rise to the liability has occurred;

iii) It is expected that future economic benefits will be given up; and,

iv) A reasonable estimate of the amount can be made.

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This cost is amortized over the remaining useful life of the tangible capital asset from the date of adoption. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed. The ARO liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation.

The ARO liability estimate is not discounted due to short or unknown timeframe of expenditures.

Recoveries related to AROs are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the ARO liability.

m) Revenue Recognition

Taxation revenue is recognized when they meet the definition of asset, they are authorized, and the taxable event occurs, which is generally at the time property tax bills are issued. Restricted revenues are recognized as revenue when the funds have been spent in accordance with the restrictions. Unrestricted contributions are recognized when received and collection is reasonably assured.

Revenue from exchange transactions:

i) For transactions with a single performance obligation that is satisfied at a point in time, including certain sale of services, licenses and permits, and other revenue, is recognized when the Township satisfies the performance obligation by providing the promised goods or services to a payor.

ii) For transactions with performance obligations satisfied over a period of time, including utility rates, certain sale of services, permits, and other revenue, is recognized as the Township satisfies the performance obligations by providing the promised goods or services to a payor.

iii) For transactions with multiple performance obligation, including certain types of permits, revenue is allocated between the performance obligations based on the estimated effort to satisfy each performance obligation.

Revenue from transactions with no performance obligations, including fines and penalties, is recognized when the Township has the authority to claim or retain an inflow of economic resources, and identifies a past transaction or event that gives rise to an asset.

n) Use of Estimates

The preparation of these consolidated financial statements requires the Township to make estimates and assumptions that affect amounts reported. Revised estimates may be required, and adjustments will be made in the period that a change in estimate is made. Actual results could differ from estimates, and the impact will be recorded in future periods when the difference becomes known.

o) Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the related accounting standard. Financial information is presented in segmented format in Note 22 and the Segmented Information Schedule.

2. ADOPTION OF ACCOUNTING POLICIES

a) PS 3160 Public Private Partnerships

On January 1, 2024, the Township adopted Canadian public sector accounting standard PS 3160 Public Private Partnerships. The standard includes requirements for the recognition, measurement, presentation and disclosure of infrastructure procured through certain types of public private partnership arrangements. The standard was adopted prospectively from the date of adoption. The adoption of this standard did not have an impact on the amounts presented in the consolidated financial statements.

b) PS 3400 Revenue

On January 1, 2024, the Township adopted Canadian public sector accounting standard PS 3400 Revenue. The standard establishes a single framework to categorize revenue to enhance the consistency of revenue recognition and its measurement. The standard applies to all revenues, except for taxation revenues, government transfers, restricted revenues, and other revenues which are covered in other Canadian public sector accounting standards.

The standard was adopted prospectively from the date of adoption. As a result, for fiscal 2024, the Township's licence fee revenue increased by $802, with a corresponding decrease in deferred revenue. In addition, the Township's building permits revenues decreased by $1,533, with a corresponding increase in deferred revenue.

c) PSG-8 Purchased Intangibles

On January 1, 2024, the Township adopted Canadian public sector accounting guideline PSG-8 Purchased Intangibles. The guideline permits the recognition of intangible assets that are acquired through an arm's length transaction between willing parties provided the purchased intangible meets the recognition criteria for an asset. The guideline was adopted prospectively from the date of adoption. The adoption of this guideline did not have an impact on the amounts presented in the consolidated financial statements.

3. CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash and cash equivalents are recorded at a cost of $439,811 (2023 – $147,017).

Investments with an initial maturity beyond three months are recorded at amortized cost of $156,999 with a fair value of $161,521 (2023 – amortized cost of $328,483 with a fair value of $327,228).

Investments maturing within one year of December 31, 2024 have interest rates ranging from 4.30% to 6.65% (2023 – 1.46% to 6.75%); within two to four years have interest rates ranging from 2.87% to 4.60% (2023 – 2.87% to 6.65%); within five to seven years have interest rates at 4.00% (2023 – none); beyond eight years has interest rate ranging from 4.23% to 5.15% (2023 – 5.15%).

The following amounts are exclusive of Cemetery Funds (Note 20).

		2024		2023
Cash and cash equivalents	**$**	**439,811**	$	147,017
Investments		**156,999**		328,483
	$	**596,810**	$	475,500

4. ACCOUNTS RECEIVABLE

	2024	2023
Taxes	**$ 17,771**	$ 12,323
Federal Government	**3,631**	1,854
Provincial Government	**1,862**	3,676
Municipal Finance Authority	**3,158**	2,427
Other local governments	**6,231**	8,769
Other accounts	**19,205**	13,797
Accrued interest and others	**7,575**	18,523
Recoverable work in progress	**7,091**	6,621
Receivables secured letters of credit (a)	**32,414**	23,666
Local Area Service levies receivable (b)	**5,937**	6,447
	$ 104,875	$ 98,103

a) Receivables secured letters of credit balance represents non-interest bearing securities for Development Cost Charge ("DCC") amounts due from developers within two years of inception. Monies collected upon negotiation of the letters of credit are restricted and can only be expended for DCC purposes (Note 8).

b) Local Area Service levies receivable balance represents amounts due from property owners for specific local improvement projects in their neighborhood. Amounts realized upon collection of these receivables are restricted to repayment of Local Area Service loan balances outstanding.

5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	2024	2023
Trade and other liabilities	**$ 89,474**	$ 78,700
Payroll liabilities	**13,598**	14,869
Collections for other authorities	**8,820**	6,406
	$ 111,892	$ 99,975

6. DEPOSITS AND PREPAYMENTS

The Township holds cash deposits as security to ensure the satisfactory completion of works and other obligations. The Township also encourages prepayment of property taxes and pays interest at rates prescribed by the provincial government.

	2024	2023
Cash deposits held as security	**$ 56,057**	$ 55,493
Prepaid property tax	**24,154**	21,912
	$ 80,211	$ 77,405

The Township also holds irrevocable letters of credit in the amount of $134,898 (2023 – $147,637) as security to ensure satisfactory completion of works within the Township. These letters of credit amounts are not reflected in the consolidated financial statements.

7. DEFERRED REVENUE

		2024		2023
Future works deposit	$	**14,030**	$	12,422
South Coast BC Transportation Authority grant		**617**		661
Government grant		**4,225**		1,219
Langley School Board contribution		**650**		800
Trinity Western University contribution		**758**		933
Other		**5,326**		5,650
	$	**25,606**	$	21,685

8. DEVELOPMENT COST CHARGES

DCC are collected from developers to contribute to capital costs associated with development. In accordance with the Local Government Act, these funds must be deposited into a separate DCC Reserve Fund. DCC amounts collected are deferred and recognized as revenue in the year that related costs are incurred.

		2024		2023
Roads	$	**64,791**	$	46,744
Drainage		**10,939**		7,819
Park Land/Development		**69,710**		49,902
Water		**18,780**		17,123
Sewer		**4,760**		3,994
	$	**168,980**	$	125,582
Beginning of year	$	**125,582**	$	122,698
Expenditures in Operating		**(5,120)**		(4,952)
Expenditures in Capital		**(6,683)**		(29,814)
Receipts		**49,412**		33,542
Interest		**5,789**		4,108
End of year	$	**168,980**	$	125,582

DCC funds consists of restricted investments as well as restricted accounts receivable.

		2024		2023
Investments	$	**136,566**	$	101,916
Receivables secured letters of credit (Note 4)		**32,414**		23,666
	$	**168,980**	$	125,582

9. DEBT AND AGREEMENTS PAYABLE

		2024		2023
MFA debt, net of sinking fund deposits	a) $	**216,548**	$	161,095
Agreements payable	b)	**1,610**		6,168
Temporary borrowings	c)	**99,147**		-
	$	**317,305**	$	167,263

9. DEBT AND AGREEMENTS PAYABLE (CONTINUED)

Estimated future payments on debt and agreements payable, including consideration of the refinancing of temporary financing subsequent to year end (note 9(c)), for the next five years and thereafter are:

	Principal	Interest	Total
2025	$ 15,353	$ 11,372	$ 26,725
2026	14,170	11,372	25,542
2027	14,571	11,372	25,943
2028	14,031	10,816	24,847
2029	14,465	10,981	25,446
Thereafter	244,715		
	$ 317,305		

a) MFA Debt

The Township obtains debt from the MFA pursuant to borrowing bylaws under authority of the Community Charter to finance certain expenditures. Sinking fund balances managed by MFA are netted against related debt.

	Interest Rate	Gross Debt	Sinking Fund and Actuarial Adjustments	Net Debt **2024**	Net Debt 2023
General, Bylaw 4455, due 2027	3.90%	$ 3,250	$ 2,597	$ **653**	$ 859
General, Bylaw 4556, due 2027	3.90%	11,000	8,789	**2,211**	2,908
General, Bylaw 5346, due 2039	2.24%	7,000	1,393	**5,607**	5,903
General, Bylaw 5507, due 2040	1.28%	1,919	329	**1,590**	1,674
General, Bylaw 5508, due 2050	1.28%	16,398	1,685	**14,713**	15,147
General, Bylaw 5509, due 2050	1.28%	67,670	6,956	**60,714**	62,503
General, Bylaw 5880, due 2044	4.44%	25,250	-	**25,250**	-
General, Bylaw 5893, due 2044	3.83%	38,380	-	**38,380**	-
Sewer, Bylaw 4750, due 2030	1.28%	8,500	5,384	**3,116**	3,609
Stormwater, Bylaw 4752, due 2030	1.28%	1,800	1,140	**660**	765
Stormwater, Bylaw 4829, due 2031	1.47%	2,292	1,320	**972**	1,102
Transportation, Bylaw 4751, due 2035	2.20%	8,700	3,271	**5,429**	5,843
Transportation, Bylaw 5232, due 2037	3.15%	11,716	3,365	**8,351**	8,875
Transportation, Bylaw 5233, due 2037	3.15%	13,744	3,948	**9,796**	10,412
Transportation, Bylaw 5347, due 2039	2.24%	12,950	2,576	**10,374**	10,920
Water, Bylaw 4919, due 2037	2.80%	33,535	9,774	**23,761**	25,285
Water, Bylaw 4920, due 2037	2.80%	7,015	2,044	**4,971**	5,290
		$ 271,119	$ 54,571	$ **216,548**	$ 161,095

9. DEBT AND AGREEMENTS PAYABLE (CONTINUED)

b) Agreements payable

	2024	2023
Parkland, due 2026	$ -	$ 228
Recreation facility, due 2029	-	5,940
Parks assets, due 2025	397	-
Housing projects, due 2025	1,213	-
	$ 1,610	$ 6,168

c) Temporary borrowings

As at December 31, 2024, the Township secured temporary financing of $99,147 (2023 – nil) from the MFA for various capital projects. Subsequent to year-end, the temporary financing was approved by MFA to be converted to MFA long-term borrowing in 2025 to be repaid between 15 to 25 years at estimated interest rates of 4.33% and 4.43% (2023 – none).

10. ASSET RETIREMENT OBLIGATIONS

The Township owns and operates various buildings and infrastructure assets that are known or assumed to have hazardous materials, which represent health hazards upon demolition, and the Township has legal obligations to remove them. The Township recognizes the obligations relating to the removal and post-removal care of the hazardous materials in these buildings and infrastructure assets. These costs have been capitalized as part of the tangible capital assets' carrying value and are amortized over the remaining useful life on a straight-line basis. Settlement of asset retirement obligations is estimated to be between 1 and 48 years.

Changes in the asset retirement obligation in the year are as follows:

	2024	2023
Balance, beginning of year	**$ 3,328**	$ -
Additions	**69**	3,741
Retired	**(354)**	(413)
Balance, end of year	$ **3,043**	3,328

11. TANGIBLE CAPITAL ASSETS

Cost	Balance at December 31 2023	Additions (net of transfers)	Disposals and Reclassification of Assets Held for Sale	**Balance at December 31 2024**
Land and improvements	$ 1,253,284	$ 103,595	$ 10,144	$ **1,346,735**
Building and building improvements	254,393	30,814	1,640	**283,567**
Vehicles, machinery and equipment	78,812	12,038	3,604	**87,246**
Parks infrastructure	112,867	10,585	926	**122,526**
Information technology	16,148	1,628	700	**17,076**
Roads	644,216	44,080	1,285	**687,011**
Stormwater	330,145	20,399	302	**350,242**
Sewer	167,430	7,125	3	**174,552**
Water	249,428	7,663	2,584	**254,507**
Assets under construction	85,992	57,501	-	**143,493**
Total	$ 3,192,715	$ 295,428	$ 21,188	$ **3,466,955**

Accumulated amortization	Balance at December 31 2023	Amortization	Accumulated Amortization on Disposals	**Balance at December 31 2024**
Land and improvements	$ 2,521	$ 125	$ -	$ **2,646**
Building and building improvements	112,452	9,090	458	**121,084**
Vehicles, machinery and equipment	45,965	4,987	2,987	**47,965**
Parks infrastructure	64,806	4,113	859	**68,060**
Information technology	12,220	1,076	698	**12,598**
Roads	310,056	16,420	1,247	**325,229**
Stormwater	99,800	5,280	155	**104,925**
Sewer	48,303	2,616	-	**50,919**
Water	91,577	4,079	1,742	**93,914**
Total	$ 787,700	$ 47,786	$ 8,146	$ **827,340**

Net book value	Balance at December 31 2023	**Balance at December 31 2024**
Land and improvements	$ 1,250,763	$ **1,344,089**
Building and building improvements	141,941	**162,483**
Vehicles, machinery and equipment	32,847	**39,281**
Parks infrastructure	48,061	**54,466**
Information technology	3,928	**4,478**
Roads	334,160	**361,782**
Stormwater	230,345	**245,317**
Sewer	119,127	**123,633**
Water	157,851	**160,593**
Assets under construction	85,992	**143,493**
Total	$ 2,405,015	$ **2,639,615**

11. TANGIBLE CAPITAL ASSETS (CONTINUED)

Cost	Balance at December 31 2022	Additions (net of transfers)	Disposals and Reclassification of Assets Held for Sale	Balance at December 31 2023
Land and improvements	$ 1,135,067	$ 118,223	$ 6	$ 1,253,284
Building and building improvements	238,340	18,973	2,920	254,393
Vehicles, machinery and equipment	76,257	3,981	1,426	78,812
Parks infrastructure	111,955	912	-	112,867
Information technology	14,966	1,626	444	16,148
Roads	606,433	40,028	2,245	644,216
Stormwater	312,901	17,780	536	330,145
Sewer	161,706	5,891	167	167,430
Water	240,084	10,560	1,216	249,428
Assets under construction	61,617	24,375	-	85,992
Total	$ 2,959,326	$ 242,349	$ 8,960	$ 3,192,715

Accumulated amortization	Balance at December 31 2022	Amortization	Accumulated Amortization on Disposals	Balance at December 31 2023
Land and improvements	$ 2,406	$ 115	$ -	$ 2,521
Building and building improvements	103,733	9,639	920	112,452
Vehicles, machinery and equipment	42,787	4,555	1,377	45,965
Parks infrastructure	60,608	4,198	-	64,806
Information technology	11,807	855	442	12,220
Roads	296,878	15,352	2,174	310,056
Stormwater	95,034	5,011	245	99,800
Sewer	45,868	2,527	92	48,303
Water	88,566	3,988	977	91,577
Total	$ 747,687	$ 46,240	$ 6,227	$ 787,700

Net book value	Balance at December 31 2022	Balance at December 31 2023
Land and improvements	$ 1,132,661	$ 1,250,763
Building and building improvements	134,607	141,941
Vehicles, machinery and equipment	33,470	32,847
Parks infrastructure	51,347	48,061
Information technology	3,159	3,928
Roads	309,555	334,160
Stormwater	217,867	230,345
Sewer	115,838	119,127
Water	151,518	157,851
Assets under construction	61,617	85,992
Total	$ 2,211,639	$ 2,405,015

11. TANGIBLE CAPITAL ASSETS (CONTINUED)

a) Assets under construction

Assets under construction having a value of $143,493 (2023 – $85,992) have not been amortized. Amortization of these assets will commence when the asset is available for productive use.

b) Other Developer Contributions

Other developer contributions include contributed tangible capital assets and non-refundable deposit contributions used to fund capital. Contributed tangible capital assets have been recognized at fair value at the date of contribution. Other developer contributions received during the year are as follows:

		2024		2023
Land and improvements	$	**31,501**	$	30,058
Road infrastructure		**26,893**		25,623
Parks infrastructure		**564**		221
Stormwater infrastructure		**10,406**		12,149
Water infrastructure		**3,323**		5,244
Sewer infrastructure		**6,325**		4,835
Total	$	**79,012**	$	78,130
Developer contributed tangible capital assets	$	**78,038**	$	77,576
Non-refundable deposit contributions to tangible capital assets		**974**		554
Total	$	**79,012**	$	78,130

c) Works of Art and Historical Treasures

The Township manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings, and sculptures located at Township sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

d) Write-down of Tangible Capital Assets

There was no write-down of tangible capital assets during the year (2023 – nil).

12. ACCUMULATED SURPLUS

Accumulated surplus consists of individual fund surplus, reserves and reserve funds as follows:

	Operating Funds	**Capital Funds**	**Statutory Reserve Funds (Note 13)**	**Investment in Tangible Capital Assets (Note 14)**	**Total**
General Fund	$ 65,725	$ -	$ -	$ 1,226,610	$ 1,292,335
Parks Utility	51,797	-	-	275,555	327,352
Transportation Utility	10,098	-	-	382,915	393,013
Stormwater Utility	-	-	-	238,611	238,611
Solid Waste	2,546	105	-	566	3,217
Sewer Utility	14,928	4,464	-	120,758	140,150
Water Utility	13,865	6,052	-	131,451	151,368
Statutory Reserve Funds	-	-	98,517	-	98,517
Total for 2024	**$ 158,959**	**$ 10,621**	**$ 98,517**	**$ 2,376,466**	**$ 2,644,563**
Total for 2023	**$** 147,266	$ 8,878	$ 91,549	$ 2,236,953	$ 2,484,646

13. STATUTORY RESERVE FUNDS

Statutory reserve funds are used for the replacement or improvement of capital assets. The Local Area Service Reserve Fund is used to fund upfront costs of capital improvement projects initiated by property owners or Council and is repayable with interest by the property owners.

		2024		2023
General Capital	$	**189**	$	176
Stormwater Capital		**-**		1,035
Sewer Capital		**30,809**		25,545
Water Capital		**40,023**		28,321
Infrastructure Renewal & Replacement		**4,948**		4,324
Fire Equipment Capital		**11,613**		4,872
Land Capital Reserve		**-**		2,489
Tax Sale Land		**318**		304
Local Area Service		**9,537**		16,865
Off-Street Parking		**16**		15
Debt Retirement		**1,064**		7,603
	$	**98,517**	$	91,549

Reserve funds, beginning of year	**$**	**91,549**	$	99,330
Contribution from operations		**15,802**		11,491
Other gains, revenue and contributions		**4,787**		3,221
Interest allocated		**4,321**		4,022
Used for capital and operating expenses		**(17,942)**		(26,515)
Reserve funds, end of year	**$**	**98,517**	$	91,549

14. INVESTMENT IN TANGIBLE CAPITAL ASSETS

	2024	2023
Balance, beginning of year	$ **2,236,953**	$ 2,037,299
Additions of tangible capital assets	**295,428**	242,349
Decrease (increase) in asset retirement obligations	**285**	(3,328)
Proceeds on disposal of tangible capital assets	**(14,140)**	(276)
Gain (loss) on disposal of tangible capital assets	**1,098**	(2,457)
Recognition of deferred revenue related to tangible capital assets	**325**	325
Amortization expense	**(47,786)**	(46,240)
Cash spent from debt and agreements payable issued	**(109,912)**	(422)
Repayment of debt and agreements payable	**14,215**	9,703
Balance, end of year	$ **2,376,466**	$ 2,236,953

	2024	2023
Net book value of tangible capital assets	$ **2,639,615**	$ 2,405,015
Less:		
Debt and agreements payable	**(317,305)**	(167,263)
Deferred revenue – Trinity Western University	**(758)**	(933)
Deferred revenue – Langley School Board	**(650)**	(800)
Asset retirement obligations	**(3,043)**	(3,328)
Add:		
Debt for non-capital expenses	**972**	1,102
Debt not spent on tangible capital assets	**57,635**	3,160
Investment in tangible capital assets	$ **2,376,466**	**$** 2,236,953

15. CONTINGENCIES AND COMMITMENTS

a) Loan agreements with Metro Vancouver Regional District provide that if at any time scheduled payments provided for in the agreements are not sufficient to meet MFA's obligations in respect of such borrowing, the resulting deficiency becomes the joint and several liability of the Township and all other participants of the MFA.

b) Various lawsuits and claims are pending against the Township. Applicable insured claims have been referred to the Township's insurers. The Township believes the resolution of insured and non-insured claims will not materially affect its consolidated financial position.

c) The Township has significant future contractual commitments for capital acquisitions and completion of capital construction projects in progress.

The Township records capital costs incurred to the end of the year as tangible capital assets. To provide for completion of capital projects in progress, unexpended money is set aside as a capital appropriation.

d) The Township has entered into various agreements and contracts with other governments and businesses that extend beyond one year for the provision of operating services and supplies and facility rentals. Agreements and contracts may provide for annual increases or additional payments that may arise due to usage levels or other factors. The Township's five-year financial plan, updated and adopted annually by bylaw following public consultation, provides funding for these obligations. Services provided include policing, fire dispatch, emergency communications, library, animal protection and control, sewage disposal, solid waste and recycling, arena operations, planted area maintenance, tourism, economic development, photocopying, environmental, and emergency preparedness and education.

e) The Township, as a member of the Greater Vancouver Water District, the Greater Vancouver Sewerage and Drainage District, and Metro Vancouver Regional District, is directly, jointly, and severally liable with other member municipalities for net capital liabilities of those authorities.

f) The Township is a shareholder of E-COMM Emergency Communications for British Columbia Incorporated ("E-COMM") whose services include: regional 9-1-1 call centre for Metro Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The Township has one Class B share and two Class A Shares for a total of three shares. E-Comm has 26 Class A shareholders holding 37 Class A shares and has 16 Class B shareholders holding 18 Class B shares. Class A shareholders are part of the E-COMM radio network and are bound by terms and conditions of the Members' Agreement (Special Users Agreement for the RCMP). Class B shareholders are not required to cover E-COMM's financial obligations.

16. COLLECTIONS FOR OTHER GOVERNMENTS

The Township collected and remitted the following amounts on behalf of other government organizations. These amounts are recorded on a net basis in the consolidated financial statements.

		2024		2023
Province of BC for School Taxes	$	**133,891**	$	121,270
Municipal Finance Authority		**22**		20
B.C. Assessment Authority		**3,834**		3,482
Metro Vancouver Regional District		**6,035**		5,108
South Coast British Columbia Transportation Authority		**29,800**		23,091
	$	**173,582**	$	152,971

17. MUNICIPAL PENSION PLAN

The Township and its employees contribute to the Municipal Pension Plan (the “Plan”), a jointly trusteed pension plan. The board of trustees, representing Plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2023, the Plan has about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 contributors from local governments of which approximately 1,120 are contributors from the Township.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary’s calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability. The most recent actuarial valuation for the Plan as at December 31, 2021 indicated a $3,761,000 funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2024, with results available in 2025.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The Township paid $8,678 (2023 – $7,634) for employer contributions to the Plan, while employees contributed $7,588 (2023 – $6,735) to the Plan in fiscal 2024.

18. EMPLOYEE FUTURE BENEFITS

The Township provides certain benefits to its employees upon retirement. A sick leave benefit accrues to eligible employees who retire from service with the Township at the age of 65. Eligible employees shall be paid all their sick leave credit to a maximum of 75 days multiplied by the daily rate of pay at retirement. Employees who retire before the age of 60 shall have their benefit factored by the percentage of full pension awarded by the Municipal Superannuation Commission. Other post-employment benefits accrue to eligible employees as compensation related to additional hours worked beyond their contractual arrangement that are not payable until retirement, resignation or termination.

		2024		2023
Accrued benefit obligation, beginning of year	$	**3,686**	$	3,875
Current service cost		**222**		258
Interest cost		**138**		167
Long-term disability expense		**27**		113
Actual benefits paid		**(235)**		(284)
Actuarial gain		**(176)**		(443)
Accrued benefit obligation, end of year		**3,662**		3,686
Unamortized net actuarial gain		**1,767**		1,776
Total Employee Future Benefits	$	**5,429**	$	5,462

The actuarial adjustment will be amortized over a period of 13 years (2023 – 13 years) which is equal to the employee's expected average remaining service lifetime.

Other post-employment benefit liability was calculated based on hours worked and accrued interest for 2024 at 4.86% (2023 – 4.45%). The Township's accrued benefit liability is supported by a report from an independent actuarial consulting firm, and calculated as at December 31, 2024. The actuary report is based on standard assumptions concerning salary scales, mortality rates, retirement age, and withdrawal rates at the following rates:

	2024	2023
Discount rate	**4.20%**	4.10%
Expected future inflation rate	**2.50% - 4.50%**	2.50% - 4.50%
Expected wage and salary inflation	**2.50% - 4.50%**	2.50% - 4.50%
Expected wage and salary increases	**2.50% - 7.90%**	2.50% - 7.90%

19. SIGNIFICANT TAXPAYERS

The Township has a diverse residential, commercial, industrial, and agricultural property tax base and is not significantly reliant upon property tax revenue from any one large taxpayer.

20. TRUST FUNDS

The Cemetery Care Trust Fund must be administered in accordance with the Cemetery and Funeral Services Act. In accordance with PSAB guidance, trust funds are not included in the Township's consolidated financial statements.

Assets		**2024**		2023
Cash and investments	$	**3,690**	$	3,277
Accrued interest receivable		**10**		30
	$	**3,700**	$	3,307
Equity				
Balance, beginning of year	$	**3,307**	$	2,965
Contributions		**204**		188
Interest revenue		**189**		154
Balance, end of year	$	**3,700**	$	3,307

21. BUDGET DATA

The budget data presented in these consolidated financial statements is based upon the 2024 operating and capital budgets approved by Township Council on January 15, 2024. Amortization was not contemplated on development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

		2024 Budget
Revenue		
Operating Budget Bylaw	$	370,933
Capital Budget Bylaw		957,429
Other entities		14,141
Less:		
Transfer from other funds		(315,606)
Proceeds from new debt		(332,815)
Total Revenue		**694,082**
Expenses		
Operating Budget Bylaw		370,933
Capital Budget Bylaw		957,429
Other entities		7,795
Less:		
Transfer from other funds		(38,585)
Capital expenditures		(953,031)
Debt principal payments		(27,348)
Total Expenses		**317,193**
Annual Surplus	$	**376,889**

22. SEGMENTED INFORMATION

The Township is a diversified municipal government that provides a wide range of services to its citizens, including:

- General Government Services
- Protective Services
- Facilities Maintenance Services
- Community Planning and Development Services
- Recreation, Culture, and Parks Services
- Engineering Services

For reporting purposes, the Township's operations and activities are organized and reported by service areas. Service areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions, or limitations.

Township services are provided by departments and their activities are reported in these service areas. Departments disclosed in the Segmented Information Schedule, along with the services they provide, are as follows:

General Government Services

General Government Services includes Corporate Administration, Legislative Services, Human Resources, and Finance. Corporate Administration is responsible for carrying out the direction, policies, and priorities set by Council and for providing recommendations to Council consistent with the needs of the community. Legislative Services department provides a secretariat for Council and its Committees. Human Resources provide assistance, advice, and guidance to both managers and employees in fulfilling roles and achieving and accomplishing their goals. The Finance Division manages the Township's financial resources and provides expert financial information, advice, and services while complying with the Community Charter and other legislated services.

Protective Services

Protective Services includes the RCMP and Fire Departments. The RCMP protects and serves the citizens of Langley through the prevention and reduction of crime in partnership with the community.

The Fire Department operates through seven fire halls located throughout the Township. Services are delivered through four main branches of the Fire Service. Professional expertise is provided in the area of fire prevention, emergency operations, fire safety, and emergency planning.

Facilities Maintenance Services

The Facilities Maintenance Division is responsible for maintenance on all Township facilities. Centralization of this function facilitates more effective prioritization of maintenance to protect significant assets critical for service delivery.

Community Planning and Development Services

The Community Planning and Development Division provides Council, internal divisions, and the general public with professional advice on community planning and development issues Community Development is also responsible for Bylaw Enforcement.

Recreation, Culture, and Parks Services

Recreation, Culture, and Parks is responsible for the management and provision of leisure services within the Township of Langley.

Engineering Services

The Engineering Division delivers municipal transportation, water, sewer, solid waste, and stormwater services. Transportation manages traffic and transportation systems to ensure safe, efficient mobility for pedestrians, cyclists, and vehicles. Water, Sewer, and Drainage Utilities operate and distribute water and network sewer mains, storm sewers, and pump stations. Solid Waste includes waste management including recycling, collection, and disposal.

23. CONTRACTUAL RIGHTS

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenue and assets in the future. The Township enters into contracts or agreements for various services, and long-term leases in the normal course of operations that it expects will result in the realization of assets and revenue in future fiscal years. Contractual rights are not recorded in the consolidated financial statements.

At December 31, 2024, the Township has contractual rights in the following amounts:

Year		Total Contractual Rights
2025	$	27,927
2026		12,683
2027		14,148
2028		14,905
2029		1,441
Thereafter		9,446
	$	**80,550**

The Township has cost sharing agreements with other government agencies that are not reflected in the above figures as they cannot be quantified. The Township is the recipient of grants from various government agencies. These grants do not guarantee the right to future funding and have not been included in the above figures.

24. FINANCIAL RISK MANAGEMENT

The Township has exposure to the following risks from its use of financial instruments:

(a) Credit risk:

Credit risk is the risk of financial loss to the Township if a counterparty to a financial instrument fails to meet its contractual obligations. The Township's credit risk is primarily from its cash and cash equivalents, investments and accounts receivable.

Cash and cash equivalents are held with financial institutions who have high credit ratings. Given these high credit ratings, the Township does not expect any counterparty to fail to meet its obligations.

The Township minimizes credit risk in its investments by diversifying the investments portfolio across various financial institutions and the MFA and investing in high credit rating government bonds or Guaranteed Investment Certificates (GICs).

Development cost charges receivables are secured by letters of credit. The Township can collect the outstanding property tax and utility receivables through the municipal property tax sale process. The Township also monitors and assesses the collectability of its accounts receivable balance on an ongoing basis.

(b) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. The Township’s interest rate risk relates to its investments (Note 3) and debt and agreements payable (Note 9).

Investments are purchased with the intention to hold until maturity or for the long-term and not driven by speculative fluctuations in interest rates. Interest rates on debt are fixed for 1 to 10 year terms.

24. FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Liquidity risk:

Liquidity risk is the risk that the Township will not be able to meet its financial obligations as they become due. The Township manages liquidity risk by monitoring actual and forecasted cash flows and anticipated investing and financing activities to ensure that it will have sufficient liquidity to meet its liabilities when due. The Township maintains strong liquidity from its cash and cash equivalents and investments (Note 3). The Township structures its investment portfolio to align with planned liquidity requirements for on-going operations and capital requirements.

There have been no significant changes to the risk exposure related to financial instruments from the prior period.

25. COMPARATIVE FIGURES

Certain 2023 figures have been reclassified to conform to the 2024 consolidated financial statement presentation. There is no impact on accumulated surplus or annual surplus in 2023 from these reclassifications.

AUDITED

Segmented Information Schedule

2024

Consolidated Financial Activities - Segmented

For the year ended December 31, 2024 *(in thousands of dollars)*
(Refer to Note 22 Segmented Information)

		Protective Service				Recreation, Culture & Parks	
	General Government	Police Protection	Fire Protection	Facilities Maintenance	Community Planning and Development	Recreation and Culture	Parks
Revenue							
Property taxes	$ 29,658	$ 40,144	$ 24,695	$ 19,078	$ 2,273	$ 16,018	$ 15,059
Fees, rates and service charges	24,880	319	196	149	15,275	15,555	15,989
Grants and grants in lieu of taxes	2,983	1,606	7	118	1,653	131	941
Service cost recoveries	785	5,041	150	158	49	19	533
Gain (Loss) on disposal of assets	2,283	-	-	-	-	-	(84)
Investment income	14,521	-	-	7	-	-	475
Local area service contributions	-	-	-	-	-	-	-
Contribution from development cost charges	-	-	-	-	-	-	3,975
Other developer contributions	30,260	-	-	-	-	-	1,872
Other income	(8,297)	5,134	3,140	1,301	674	11,688	2,172
	97,073	52,244	28,188	20,811	19,924	43,411	40,932
Expenses							
Salaries, wages and benefits	$ 21,446	$ 8,468	$ 21,275	$ 9,458	$ 11,781	$ 19,396	$ 8,849
Service and maintenance contracts	1,001	494	1,132	4,799	837	9,363	3,355
RCMP contract	-	36,974	-	-	-	-	-
Consulting & professional services	2,881	1	6	1,761	2,158	84	1,282
Insurance	1,999	20	58	3	-	263	6
Material supplies & equipment	402	222	1,202	1,982	414	481	2,941
Information systems maintenance	3,054	10	41	31	43	41	53
Aviation and vehicle fuel	2	471	201	11	31	1	13
Advertising publications	80	-	2	-	7	8	-
Utilities	22	-	-	2,564	2	-	651
Sundry	1,650	28	236	164	219	596	230
Telephone & communications	292	60	65	54	75	33	42
Regional district charges	-	-	-	-	-	5,338	-
Municipal grants	1,222	-	-	-	109	-	-
Debt interest payments	1,151	-	-	855	-	-	1,015
Fiscal and other debt charges	176	7	-	-	-	188	1
Internal cost charges (recoveries)	709	21	164	(90)	4	158	(548)
Loss on disposal of assets	-	-	-	-	-	-	-
Amortization Expense	1,149	509	1,492	-	-	8,808	4,293
	37,236	47,285	25,874	21,592	15,680	44,758	22,183
ANNUAL SURPLUS (DEFICIT)	$ 59,837	$ 4,959	$ 2,314	$ (781)	$ 4,244	$ (1,347)	$ 18,749

Engineering							
Transportation	Stormwater	Water	Sewer	Solid Waste	Reserve Funds	**2024 Consolidated**	2023 Consolidated
$ 33,818	$ 10,253	$ -	$ -	$ -	$ -	**$ 190,996**	$ 175,090
3,757	289	41,176	30,820	10,578	-	**158,983**	101,762
11,831	2,078	(13)	-	-	-	**21,335**	49,341
3,633	-	-	-	-	-	**10,368**	6,574
118	(146)	(716)	(3)	-	-	**1,452**	-
383	31	685	972	108	5,053	**22,235**	22,727
-	-	-	-	-	-	**-**	251
6,268	185	1,305	70	-	-	**11,803**	34,766
26,826	10,406	3,323	6,325	-	-	**79,012**	78,130
(1,662)	221	-	-	361	-	**14,732**	9,640
84,972	23,317	45,760	38,184	11,047	5,053	**510,916**	478,281
$ 14,025	$ 4,020	$ 5,866	$ 3,111	$ 688	$ -	**$ 128,383**	$ 115,922
16,418	1,926	1,345	880	8,600	-	**50,150**	44,828
-	-	-	-	-	-	**36,974**	34,193
7,053	1,242	(3,146)	170	15	-	**13,507**	20,428
357	-	15	15	-	-	**2,736**	2,336
9,403	1,582	2,093	760	31	-	**21,513**	21,019
213	16	69	33	7	-	**3,611**	3,313
2,258	13	18	10	-	-	**3,029**	3,257
9	1	1	-	-	-	**108**	132
836	82	316	163	-	-	**4,636**	4,873
611	168	140	34	8	-	**4,084**	5,541
61	15	54	21	5	-	**777**	772
-	-	14,711	13,963	-	-	**34,012**	31,069
-	-	-	-	-	-	**1,331**	1,734
1,286	58	1,136	109	-	-	**5,610**	4,731
55	-	-	-	-	-	**427**	453
(8,491)	106	150	142	-	-	**(7,675)**	(7,266)
-	-	-	-	-	-	**-**	768
19,560	5,280	4,079	2,616	-	-	**47,786**	46,240
63,654	14,509	26,847	22,027	9,354	-	**350,999**	334,343
$ 21,318	$ 8,808	$ 18,913	$ 16,157	$ 1,693	$ 5,053	**$ 159,917**	$ 143,938

AUDITED

Schedules

2024

Schedule 1

Debt and Agreements Payable

For the year ended December 31, 2024 *(in thousands of dollars)*

MFA DEBT

By-law		Date of Issue	Issued by	Purpose	Issue	Rate	Maturity
DEBENTURE DEBT							
GENERAL:							
5346		October 9, 2019	M.F.A.	Facility Capital Works	149	2.24%	October 9, 2039
5508		June 1, 2020	M.F.A.	Land Acquisition	151	1.28%	June 1, 2050
5509		June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	June 1, 2050
5880		April 9, 2024	M.F.A.	Firehall	161	4.44%	April 9, 2044
5893		September 27, 2024	M.F.A.	Strategic Land Acquisition	162	3.83%	September 27, 2044
6038	*	December 31, 2024	M.F.A.	Ice and Dry Arenas			Temporary Borrowing
STORMWATER:							
4752		April 8, 2010	M.F.A.	Drainage	110	1.28%	April 8, 2030
4829		April 4, 2011	M.F.A.	Drainage	116	1.47%	April 4, 2031
6036	*	December 31, 2024	M.F.A.	Civic Infrastructure			Temporary Borrowing
6066	*	December 31, 2024	M.F.A.	Smith Athletic Park Detention			Temporary Borrowing
WATER:							
4919		April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037
4920		April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037
6035	*	December 31, 2024	M.F.A.	Jericho Booster Station			Temporary Borrowing
6036	*	December 31, 2024	M.F.A.	Civic Infrastructure			Temporary Borrowing
TRANSPORTATION:							
4751		April 8, 2015	M.F.A.	Transportation	131	2.20%	April 8, 2035
5232		October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037
5233		October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037
5347		October 9, 2019	M.F.A.	Transportation	149	2.24%	October 9, 2039
6036	*	December 31, 2024	M.F.A.	Civic Infrastructure			Temporary Borrowing
SEWER:							
4750		April 8, 2010	M.F.A.	Sewer	110	1.28%	April 8, 2030
6036	*	December 31, 2024	M.F.A.	Civic Infrastructure			Temporary Borrowing
PARKS:							
4455		November 2, 2007	M.F.A.	Land Acquisition	102	3.90%	December 1, 2027
4556		November 2, 2007	M.F.A.	Land Acquisition	102	3.90%	December 1, 2027
5346		October 4, 2019	M.F.A.	Facility	149	2.24%	October 4, 2039
5507		June 1, 2020	M.F.A.	Park Capital Works	150	1.28%	June 1, 2040
5509		June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	June 1, 2050
6065	*	December 31, 2024	M.F.A.	Smith Athletic Park			Temporary Borrowing
6037	*	December 31, 2024	M.F.A.	Yorkson Community Park			Temporary Borrowing
							Total debenture debt
PROPERTY ACQUISITION AGREEMENTS							
GENERAL CAPITAL FUND:							
		Langley Facilities Society		Recreation Centre			June 24, 2024
	**	TOL Housing Trust Society		Housing Projects			Temporary Borrowing
PARKS UTILITY FUND:							
		January 3, 2006		Land Acquisition			February 7, 2024
	***	February 1, 2024		Asset Acquisition			February 1, 2025

The Township obtains long-term debt from the Municipal Finance Authority (MFA) pursuant to borrowing bylaws. Sinking Fund Reserve balances are managed by the MFA and are used to retire the debt. For reporting purposes, the Township nets Sinking Fund Reserve balances against related gross debt.

The MFA Debt Reserve is composed of Cash Reserves and Demand Note Reserves. The MFA retains these reserves in case any municipality defaults on their debt repayment obligations. Upon retirement of the debt and if no municipality has defaulted, the cash will be returned to the Municipality and the demand notes will be cancelled.

*As at December 31, 2024, the Township secured temporary financing of $99,147 (2023 – nil) from the MFA for various capital projects. Subsequent to year-end, the temporary financing was approved by MFA to be converted to MFA long-term borrowing in 2025 to be repaid between 15 to 25 years at estimated interest rates of 4.33% and 4.43% (2023 – none).

**TOL Housing Trust Society ("THTS") has BC Housing pre-development temporary borrowing to be converted to long-term mortgage.

*** Under this agreement, the vendor provided a promissory note to be paid back on February 1, 2025 at zero percent interest.

Gross Debt	Sinking Fund and Actuarial Adjustments	**Net Debt 2024**	**Net Sinking Fund Earnings 2024**	**Principal Repayments 2024**	**Interest Expense 2024**	Net Debt 2023
1,500	299	**1,201**	**7**	**56**	**34**	1,264
16,398	1,685	**14,713**	**30**	**404**	**210**	15,147
43,430	4,465	**38,965**	**77**	**1,071**	**556**	40,113
25,250	-	**25,250**	**-**	**-**	**815**	-
38,380	-	**38,380**	**-**	**-**	**386**	-
49,490	-	**49,490**	**-**	**-**	**6**	-
174,448	6,449	**167,999**	**114**	**1,531**	**2,007**	56,524
1,800	1,140	**660**	**39**	**66**	**23**	765
2,292	1,320	**972**	**46**	**84**	**34**	1,102
6,262	-	**6,262**	**-**	**-**	**1**	-
1,000	-	**1,000**	**-**	**-**	**-**	-
11,354	2,460	**8,894**	**85**	**150**	**58**	1,867
33,535	9,774	**23,761**	**276**	**1,248**	**939**	25,285
7,015	2,044	**4,971**	**58**	**261**	**196**	5,290
5,720	-	**5,720**	**-**	**-**	**1**	-
2,475	-	**2,475**	**-**	**-**	**-**	-
48,745	11,818	**36,927**	**334**	**1,509**	**1,136**	30,575
8,700	3,271	**5,429**	**106**	**308**	**191**	5,843
11,716	3,365	**8,351**	**88**	**436**	**369**	8,875
13,744	3,948	**9,796**	**105**	**511**	**433**	10,412
12,950	2,576	**10,374**	**64**	**482**	**290**	10,920
19,089	-	**19,089**	**-**	**-**	**2**	-
66,199	13,160	**53,039**	**363**	**1,737**	**1,285**	36,050
8,500	5,384	**3,116**	**181**	**312**	**109**	3,609
1,667	-	**1,667**	**-**	**-**	**-**	-
10,167	5,384	**4,783**	**181**	**312**	**109**	3,609
3,250	2,597	**653**	**84**	**122**	**127**	859
11,000	8,789	**2,211**	**284**	**413**	**429**	2,908
5,500	1,094	**4,406**	**28**	**205**	**123**	4,639
1,919	329	**1,590**	**5**	**79**	**25**	1,674
24,240	2,491	**21,749**	**43**	**598**	**310**	22,390
11,000	-	**11,000**	**-**	**-**	**1**	-
2,445	-	**2,445**	**-**	**-**	**-**	-
59,354	15,300	**44,054**	**444**	**1,417**	**1,015**	32,470
370,266	54,571	**315,695**	**1,521**	**6,656**	**5,610**	161,095
		-	**-**	**5,940**	**128**	5,940
		1,213	**-**	**-**	**-**	-
		1,213	**-**	**5,940**	**128**	5,940
		-	**-**	**228**	**-**	228
		397	**-**	**-**	**-**	-
		397	**-**	**228**	**-**	228
Total agreements payable		**1,610**	**-**	**6,168**	**128**	6,168
Total debt and agreements payable		**$ 317,305**	**$ 1,521**	**$ 12,824**	**$ 5,738**	$ 167,263

Schedule 2

Museum Operations

Statement of Financial Activities

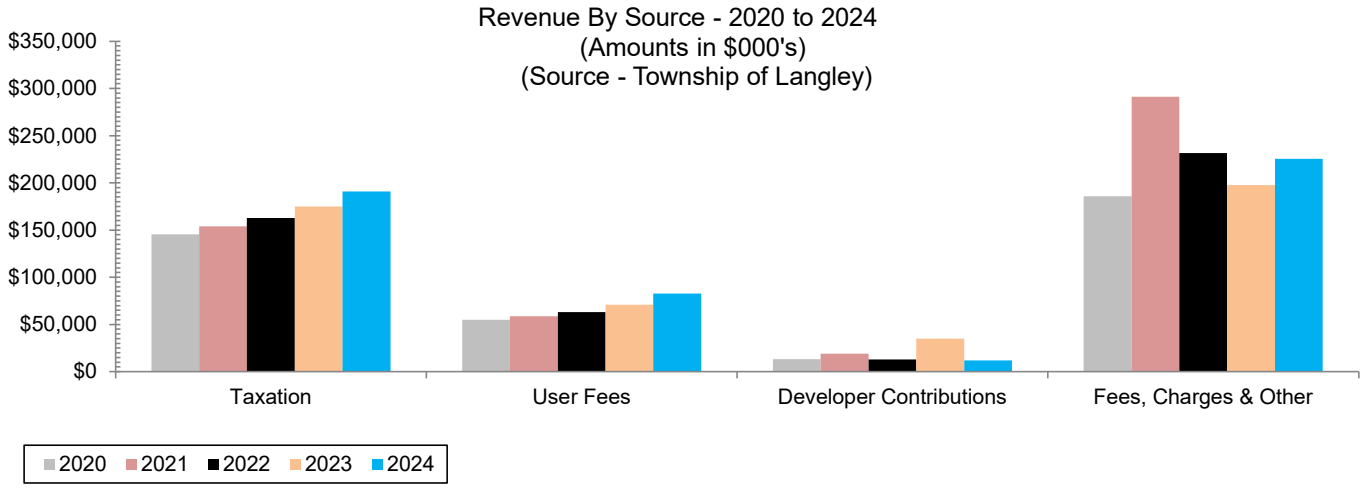
For the year ended December 31, 2024 *(in thousands of dollars)*

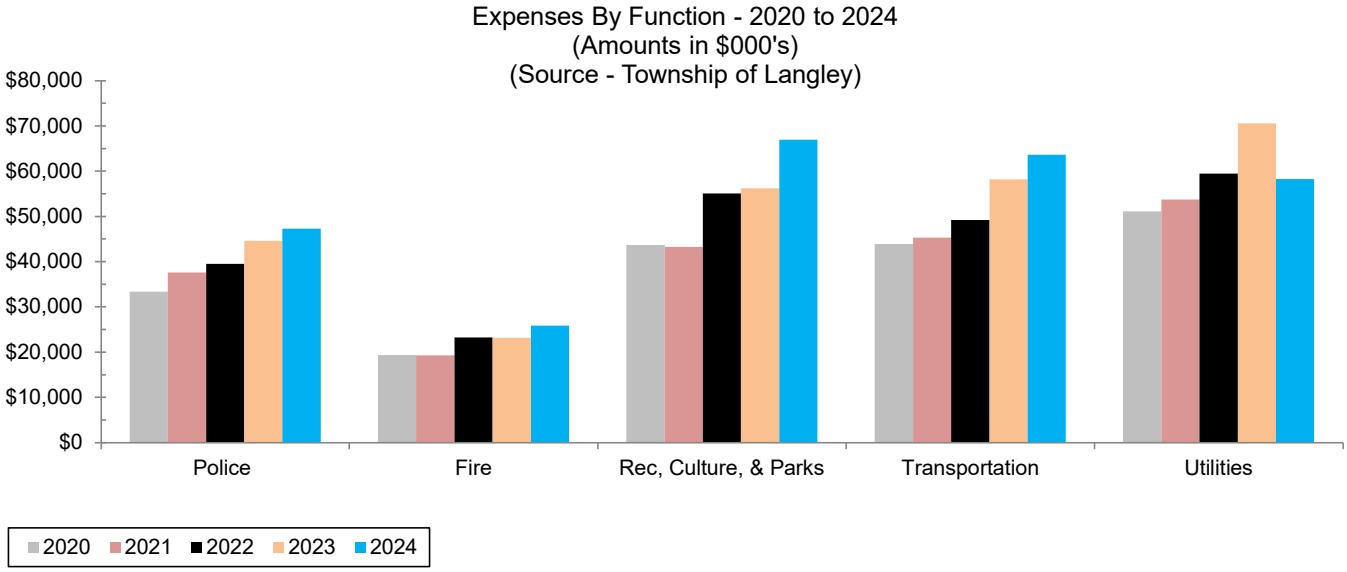
	2024	2023
REVENUE		
Donations, sales and programs	$ -	$ 3
BC Arts Council grant	**46**	115
Transfer from Reserve	**75**	13
Federal grants - other	**11**	115
Township of Langley funding	**1,068**	579
	$ **1,200**	$ 825
EXPENSE		
Salaries and benefits	**830**	585
Program and events	**16**	27
Exhibit maintenance	**75**	38
Insurance	**20**	20
Office supplies and sundry	**13**	9
Utilities	**72**	58
Telephone and internet	**2**	1
Amortization expense	**93**	13
Grounds maintenance	**16**	9
Advertising	**-**	1
Travel	**2**	3
Building maintenance	**62**	60
Artifact additions	**-**	9
Total operating expense	**1,201**	833
Transfer to Museum Reserve	**-**	(8)
	$ **1,201**	$ 825
MUSEUM RESERVE		
Balance, beginning of year	$ **293**	$ 407
Contribution from Museum operations	**14**	16
Operating expense funded by the Reserve Fund	**(1)**	(10)
Capital expenditure funded by the Reserve Fund	**-**	(120)
Balance, end of year	$ **306**	$ 293

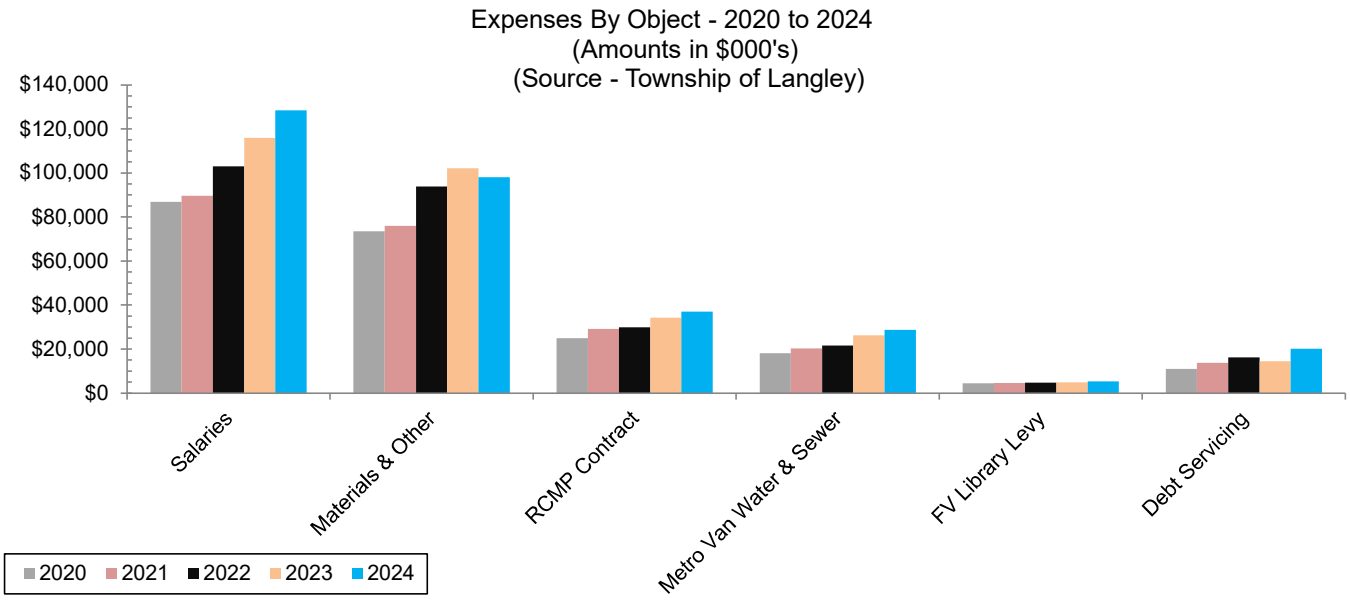
UNAUDITED

Statistical and Other Information

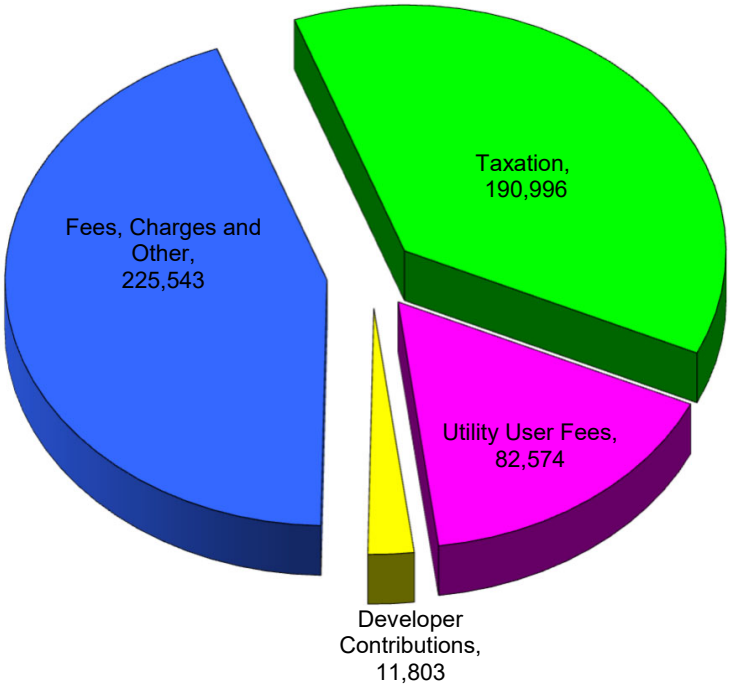
2024


Revenue By Source - 2020 to 2024
(Amounts in $000's)
(Source - Township of Langley)
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Taxation
User Fees
Developer Contributions
Fees, Charges & Other
2020
2021
2022
2023
2024

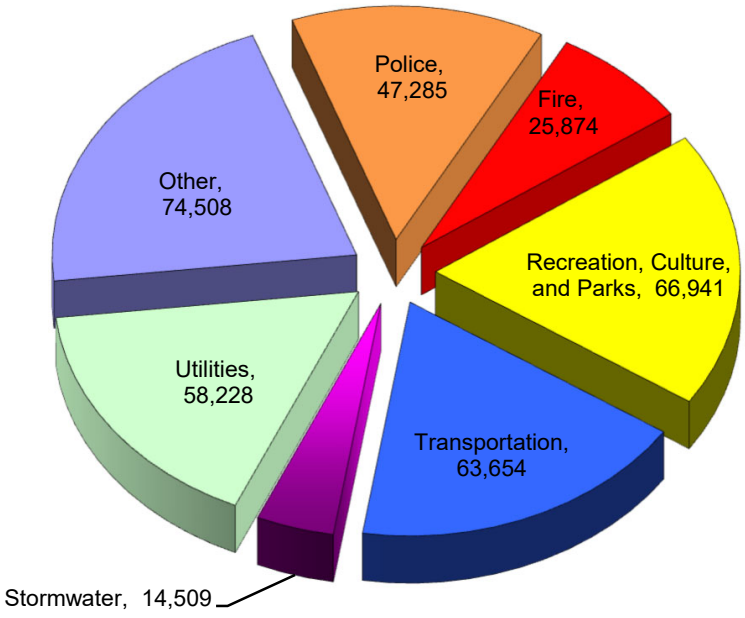

Expenses By Function - 2020 to 2024
(Amounts in $000's)
(Source - Township of Langley)
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Police
Fire
Rec, Culture, & Parks
Transportation
Utilities
2020
2021
2022
2023
2024


Expenses By Object - 2020 to 2024
(Amounts in $000's)
(Source - Township of Langley)
$140,000
$120,000
$100,000
$80,000
$60,000
$40,000
$20,000
$0
Salaries
Materials & Other
RCMP Contract
Metro Van Water & Sewer
FV Library Levy
Debt Servicing
2020
2021
2022
2023
2024

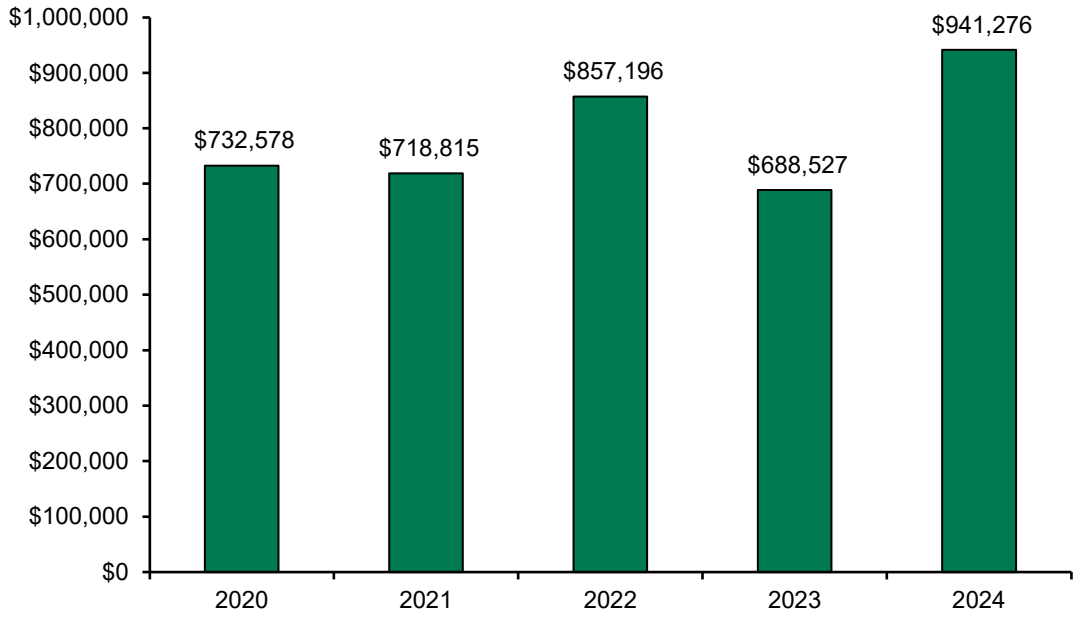
2024 Total Township Revenue
(Amounts in $000's)
(Source - Township of Langley)



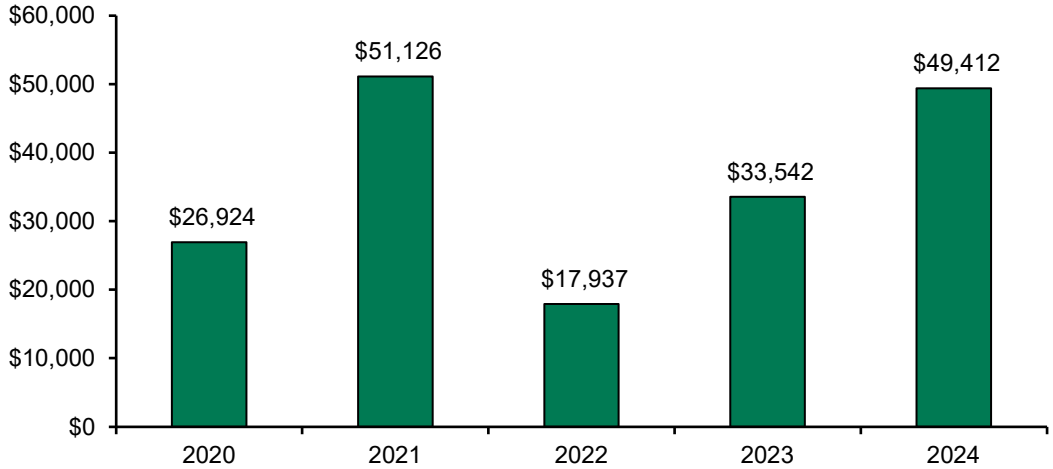
2024 Total Township Expenses
(Amounts in $000's)
(Source - Township of Langley)



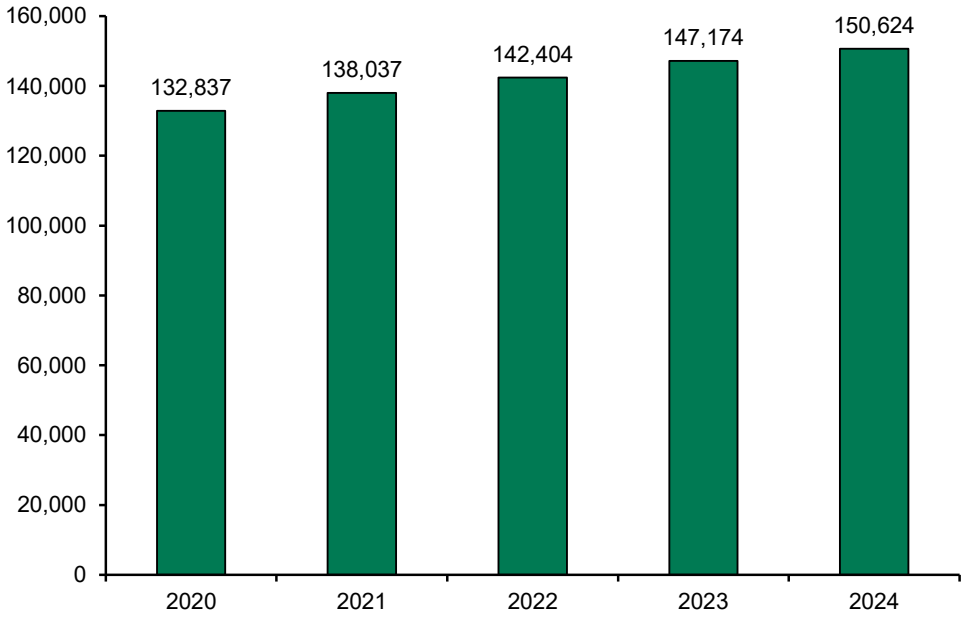
Building Permit Values - 2020 to 2024
(Amounts in $000's)
(Source - Township of Langley)



Net Development Cost Charge Receipts - 2020 to 2024
(Amounts in $000's)
(Source - Township of Langley)

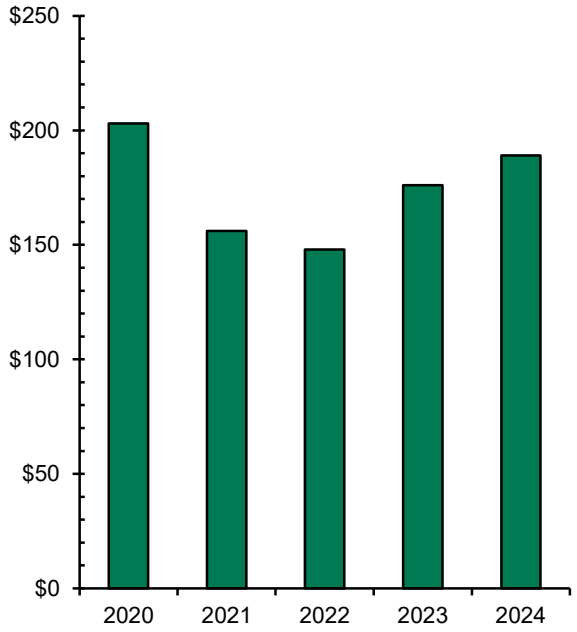


Population Estimates - 2020 to 2024

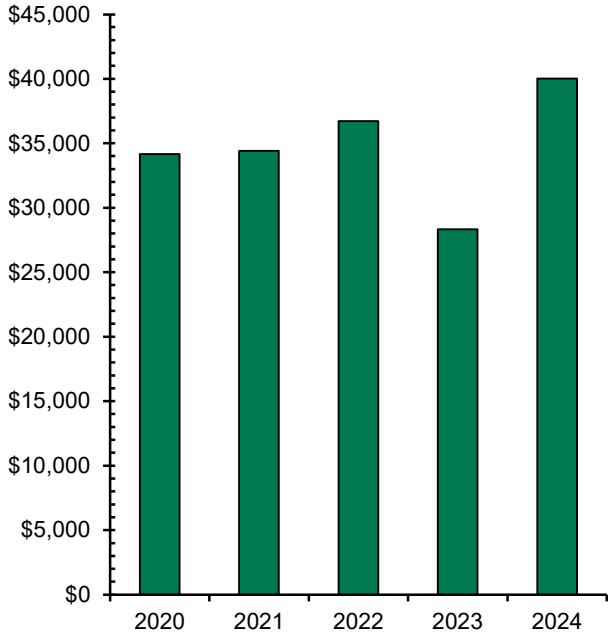


Note: 2020-2022 population numbers have been updated from the previous annual report estimates using new population modeling.

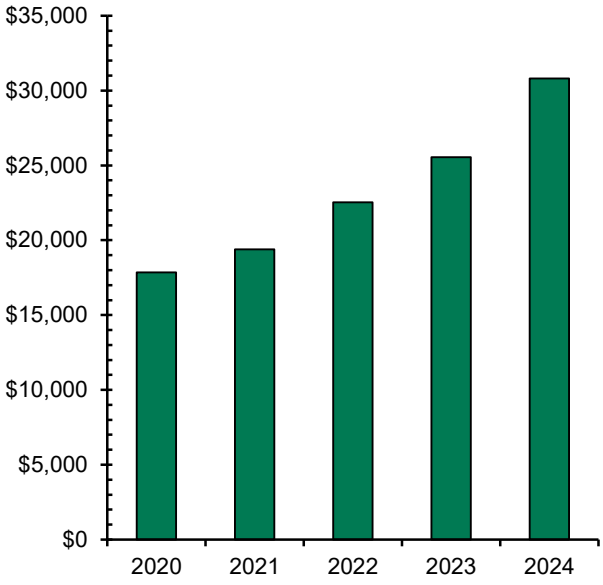
General Capital Reserve
2020 to 2024
(Amounts in $000's)



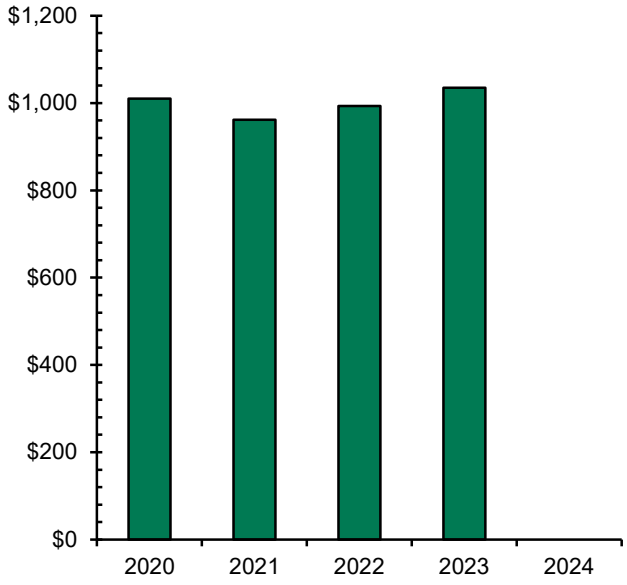
Water Capital Reserve
2020 to 2024
(Amounts in $000's)



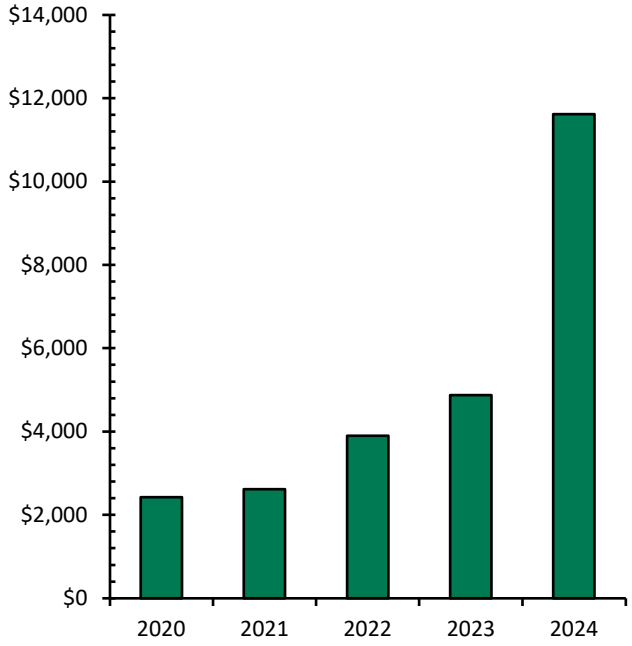
Sewer Capital Reserve
2020 to 2024
(Amounts in $000's)



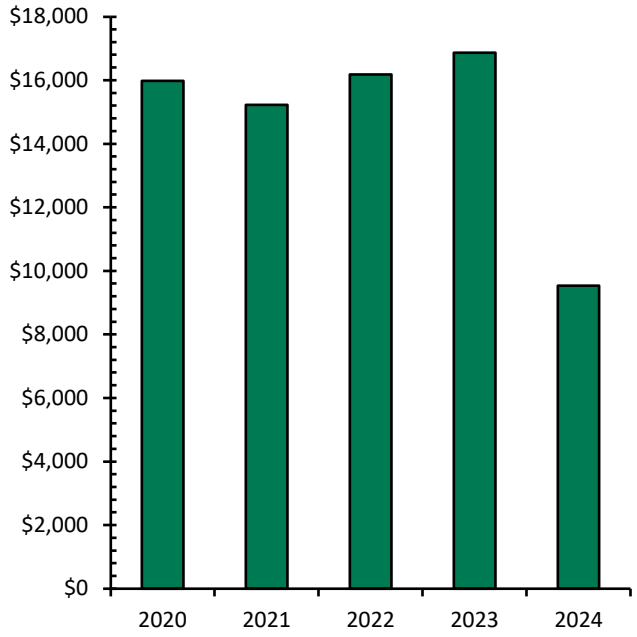
Stormwater Capital Reserve
2020 to 2024
(Amounts in $000's)



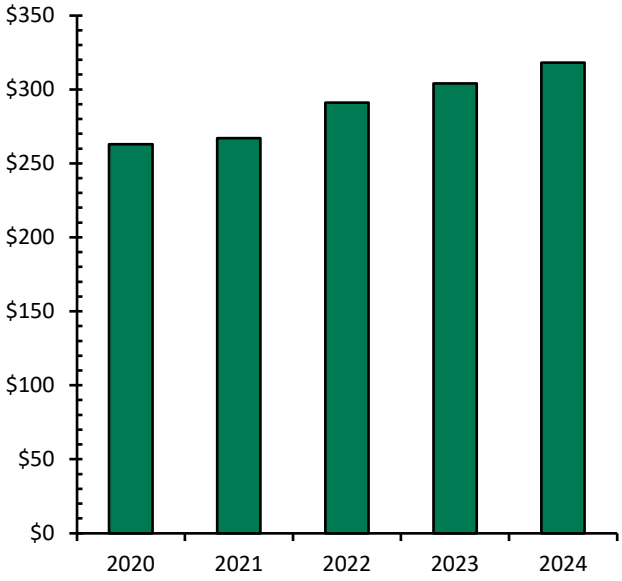
Fire Capital Reserve
2020 to 2024
(Amounts in $000's)



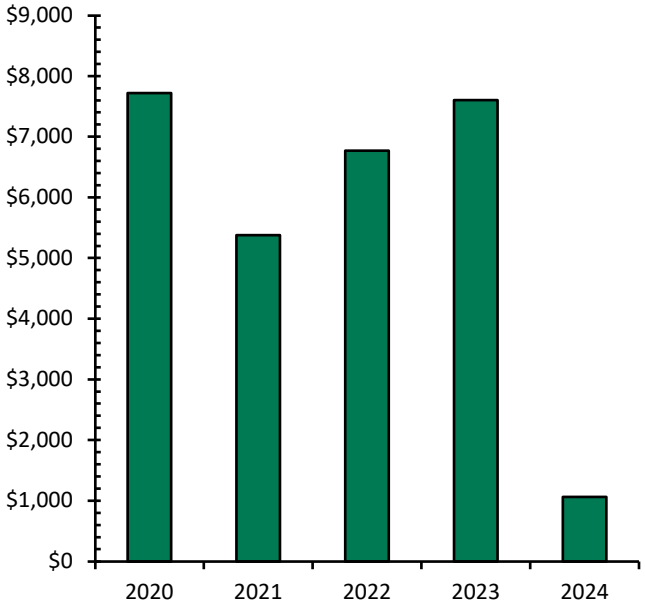
Local Area Service Reserve
2020 to 2024
(Amounts in $000's)



Tax Sale Reserve
2020 to 2024
(Amounts in $000's)



Debt Reserve
2020 to 2024
(Amounts in $000's)



Growing Communities Fund

For the year ended December 31, 2024 *(in thousands of dollars)*

The Province of British Columbia distributed conditional Growing Communities Fund (GCF) grants to communities at the end of March 2023 to help local governments build community infrastructure and amenities to meet the demands of population growth. The Township received $24,306 of GCF funding in March 2023.

The schedule below provides details on how the Township utilized the grant funds as well as interest income earned.

Growing Communities Fund		**2024**		2023
Balance, beginning of year	**$**	**23,058**	$	-
GCF Grant Received		**-**		24,306
Interest Income earned		**547**		479
Eligible costs incurred				
Langley Events Center - Ice and Dry Arenas Facility		**(22,479)**		(1,576)
Willoughby Community Park - Bocce Court Covers		**(99)**		(151)
Balance, end of year	**$**	**1,027**	$	23,058

Capacity Funding for Local Government Housing Initiatives

For the year ended December 31, 2024 *(in thousands of dollars)*

The Province of British Columbia provided conditional Local Government Housing Initiative (LGHI) capacity funding grants to local governments to help with implementation of the legislative changes to support housing initiatives. The Township received $794 of LGHI capacity funding in January 2024.

The schedule below provides details on how the Township utilized the funds received in 2024.

Local Government Housing Initiatives		**2024**
Balance, beginning of year	**$**	**-**
LGHI Grant Received		**794**
Eligible costs incurred		
200 Street 2040 Update		**(150)**
Fire Apparatus Deployment Analysis Module (ADAM Software)		**(101)**
Fraser Highway Neighborhood Community Plan (NCP)		**(87)**
Research and Analysis		**(51)**
Subdivision and Development Servicing Bylaw Update		**(16)**
Public Engagement Strategy		**(7)**
Balance, end of year	**$**	**383**

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 - REGULAR MEETING	**REPORT:**	25-92
FROM:	PUBLIC WORKS DIVISION	**FILE:**	6300-01
SUBJECT:	2024 - 2026 TREE PLANTING AND CANOPY EXPANSION UPDATE		

RECOMMENDATIONS:

That Council authorize the use of $133,700 of Non-refundable Deposits to fund additional tree vouchers beginning November 1, 2025, to support tree canopy expansion.

That Council direct staff to include $250,000 of Non-refundable Deposits annually to fund the Tree Voucher Program starting in the 2026-2030 Capital Budget for Council's consideration of approval.

EXECUTIVE SUMMARY:

A key initiative of achieving the 2022 Community Forest Management Strategy's objective, to expand the tree canopy, is for the Township to plant trees annually.

On June 24, 2024, at the Regular Meeting, Council approved two key recommendations to support tree planting activities from 2024 to 2026:

1. Submission of a $1,495,000 grant application to the Federation of Canadian Municipalities' (FCM) Growing Canada's Community Canopies Program.
2. Allocation of $1,695,000 in Non-Refundable Deposits (NRDs), including $1,000,000 for immediate implementation to leverage grant funding.

On January 16, 2025, the Township received confirmation of a successful grant application from FCM, securing $1,495,000 in funding to support the Township's tree planting initiative. This grant covers up to 50% of eligible costs, including street, urban, park, riparian, and reforestation plantings. The first installment of $523,250 was received on March 27, 2025. The second and final installments are scheduled for April 2027 and March 2028, respectively.

During Q1 and Q2 2025, over 1,000 trees were planted along streets and within parks (Attachment A). Throughout Q3 2025, staff will continue assessing locations and procuring trees, with plans to plant approximately 1,000 more street and park trees from Q4 2025 to Q2 2026.

The planting proposal also included a $175,000 pilot Tree Voucher Program, which enabled residents to redeem vouchers at local nurseries to plant trees on private property. With 426 vouchers redeemed and over 1,100 trees planted, the program was well-received. To build on this success, staff recommend allocating $133,700 in NRDs to issue additional vouchers starting November 1, 2025, and propose continuing the program as an annual initiative with $250,000 in NRDs to be included in the 2026–2030 Capital Budget for Council's consideration.

PURPOSE:

To provide Council with an update on tree planting activity and request funding to continue the Tree Voucher Program.

BACKGROUND/HISTORY:

The Township's 2022 Community Forest Management Strategy (the Strategy) provides a comprehensive long-term plan for tree management within the Township. It captured the existing condition of the tree canopy and set goals, targets, and actions through an implementation plan intended to protect and grow the community forest for years to come. The Strategy identifies five primary goals, with 80 supporting actions for the Township to achieve a 30-year vision. The goals are:

1. Plan for a more connected and climate-resilient network of trees and natural assets.
2. Grow the community forest equitably and sustainability by planting more trees.
3. Protect the community forest to retain more trees and natural assets during development.
4. Manage trees to maintain a safer and healthier community forest.
5. Engage citizens to increase participation in community forest stewardship.

Following the adoption of the Strategy, 17 of 80 actions have been initiated or have already been applied through current operations, which include:

Action ID	Description
2C	Create an interdepartmental working group to support the implementation of the Community Forest Strategy.
2E	Explore Federal Government climate adaptation funding options to support the implementation of the Community Forest Management Strategy.
3B	Inventory public natural assets to better evaluate their condition and to determine their replacement value in an effort to have these features considered in the Township's Asset Management Strategy.
5A	Expand the Township Tree Planting Program to plant trees in established neighbourhood areas with the lowest tree equity scores and enable the use of cash-in-lieu to fund expanded tree planting on public land.
6D	Cooperate with the local nursery industry to obtain trees for streets and landscaped parks that will be well-suited for future climate.
6F	Explore options to trial and monitor new species for climate suitability in the Derek Doubleday Arboretum.
8E	Review staffing structure, funding, and position descriptions in Urban Forestry to ensure adequate staffing levels to administer the Tree Protection Bylaw and Township tree protection services, in addition to the staff positions required to implement the Community Forest Strategy and support the core services of community forestry operations.
8G	Develop standard operating procedures and/or guidelines for staff to apply the updated Tree Protection Bylaw in a fair and consistent manner and to document bylaw infractions and prepare reports to support offence notices during the adjudication process.

Action ID	Description
9C	For any forested lands being transferred to Township ownership, require a windfirm assessment by an ISA Certified Arborist with TRAQ or Registered Professional Forester, mitigation before acceptance, monitoring, and a maintenance period.
9E	Explore options such as promissory notes, bonding that includes a maintenance budget allocation, or longer maintenance periods to require developers to address soil mitigation, tree risk and invasive species issues (as identified in professional reports) on any lands, including natural or treed areas to be transferred to Township ownership before acceptance.
11A	Track poorly performing specimen tree species or cultivars and proactively replace those species.
11C	Review and/or prepare municipal response protocols for extreme damage or mortality event scenarios (storms, earthquakes, etc.), considering park and trail closure processes, equipment and contractor options, incident command structure(s), interagency contacts, prioritization for cleanup/removal, etc.
11D	Develop a program to re-establish tree wells based on their inventoried condition.
11E	Develop an integrated pest management plan for key plant and animal pest species of concern, such as European chafer and Japanese beetle, emerald ash borer, Asian longhorn beetle, sudden oak death, Asian giant hornet, hemlock looper, laminated root rots, and giant hogweed.
14C	Maintain regular contact with the Canadian Food Inspection Agency, Pacific Forestry Centre, and other stakeholders that track pests and diseases.
14H	Continue to collaborate with community organizations that can support the Township's implementation of the Community Forest Management Strategy.
15B	Develop a Tree Voucher Program for private properties.

New action items initiated or anticipated to be initiated in 2025 include the following:

Action ID	Description
7B	Consider updating the Subdivision and Development Servicing Bylaw and Zoning Bylaw to increase soil requirements for trees.
7C	Consider requiring watering services for boulevard trees under hard surfaced areas with structural soil mix and in grass boulevards (with the exception of single-family parcels) and update standard drawings for water services suitable for tree watering.

Action ID	Description
7D	Consider updating tree installation details to implement low maintenance alternatives to metal tree grates, such as flexible pavements, mulch, resin bonded surfacing or porous paving, for surface treatments in hardscape planting locations.
8A	Revise the Subdivision and Development Servicing Bylaw Schedule I to improve alignment with the goals and objectives of the Climate Action Strategy, Community Forest Strategy and Tree Protection Bylaw.
8D	Consider increasing the cash-in-lieu requirements in the Subdivision and Development Servicing Bylaw and the Tree Protection Bylaw consistently with the SPEA maintenance period to also cover three years of maintenance given that establishing trees now requires watering for at least three years.
10E	Update and expand the Township's tree inventory to capture all intensively managed trees and vacant planting sites. Collect information including species, diameter at breast height, condition, useful life expectancy, maintenance, and planting site condition and comments (tree well, tree pit, etc.) and maintain the inventory with a proactive pruning cycle.
11B	Increase community forest diversity by reducing use of maple species, increasing use of species well suited to future climate and adding structural diversity (layers of trees and understory, snags and coarse woody debris) where suitable.

DISCUSSION/ANALYSIS:

At the June 24, 2024, Regular Meeting, Council adopted a Notice of Motion authorizing staff to utilize funding of $1,695,000 NRD's to implement tree planting activities from 2024 to 2026.

Continuous management of dead trees will be required as climate change continues to challenge some species of trees. Mitigation strategies include sourcing hardy, alternative species that are more suited to our climate, as well as continuing a robust maintenance and watering plan.

Newly planted trees are being inventoried and added to preventative maintenance programs. Preventative maintenance programs help ensure a healthy long-term community asset by mitigating identified defects early before potential failure and maintaining required site clearances. While new planting locations will see an operational impact, replacement trees and their operating costs were previously accounted for.

2024 – 2026 Planting Plan:

Aligned with Action 5A of the Strategy and building on the Tree Inspection Program that was initiated by Council in 2023, staff are continuing with the following tree planting activities until the end of 2026. This work is guided by the June 24, 2024, Council-approved initiative, which included a $1,695,000 allocation of Non-Refundable Deposits (NRDs) to fund tree planting efforts through 2026 and support a $1,495,000 grant application to FCM.

As of the end of Q2 2025, over 1,000 trees have been successfully planted in streetscapes and park spaces across the Township (Attachment A). This includes both replacement trees and new installations as part of the ongoing canopy expansion efforts. Staff will continue planting activities into Q4 2025 through Q2 2026, in alignment with the planned targets outlined below.

Item	Estimated Cost per Tree	Number of Trees	Total Cost
Replacement of Dead Trees	$1,600	1,200	$1,920,000
Park Tree Planting	$1,200	850	$1,020,000
Tree Voucher Program	$350	500	$175,000
Inspection Truck	-	-	$75,000
Totals:	-	**2,550**	**$3,190,000**

The Township secured the $1,495,000 grant from FCM through the Growing Canada's Community Canopies Program. This grant is structured to cover up to 50 percent of eligible costs related to the tree planting initiative, including street, park, riparian, and reforestation plantings. To date, the Township has received $523,250 as the first installment, with the remaining funding to be disbursed in two installments: April 2027 and March 2028, respectively.

The estimated costs for the replacement of identified dead trees is higher than park tree installation costs, as many of the dead trees are street trees which typically require traffic control services and some degree of soil remediation due to their location. Additionally, the estimates include costs for a two-year monitoring and watering program.

The inspection truck was purchased to support the Tree Planting Program, which staff are utilizing for assessing new tree locations, planting service requests, and monitoring of completed tree installations.

Tree Voucher Program:

During Q3 2024, staff developed the Tree Voucher Program for implementation in Q1 2025. Township residents could apply online to receive a voucher valued at up to $350, which was redeemable at one of two participating nurseries for one or more trees. The program budget was $175,000, which represented 500 vouchers to be issued.

The Tree Voucher Program is a winter-based initiative that runs from November 1 to March 31, encouraging residents to plant trees during the cooler, wetter months when conditions are more favorable for establishment, as opposed to the warm, dry summer. Issued vouchers have a set expiration date.

The Tree Voucher Program went live on February 25, 2025, with 517 applications being received by March 3, 2025. Applications showed fruit as the main interest for planting a tree, followed by not applicable, then flowers. Other options included privacy, shade, small size, and other. Staff reviewed the applications for eligibility on a 'first come, first serve' basis and issued tree vouchers to applicants by way of email. Issued tree vouchers had an expiry date of April 15, 2025. Expired tree vouchers and remaining funds will be available for re-issue in Q4 2025.

Tree Voucher Program	Number of Vouchers	Number of Trees	Total Cost
Applications Received	517	-	-
Applications Cancelled Due To Ineligibility*	14	-	-
Vouchers Issued	503	-	-
Vouchers Redeemed	426	1,104	$133,593
Vouchers That Expired**	77	-	-
Vouchers Available November 1, 2025***	118	~295	$41,407
Totals:	-	**1,399**	**$175,000**

*Applications cancelled due to ineligibility were either because of an address being outside the Township, an incorrect address that could not be verified, or more than one application per address. Applicants were emailed with the reason for cancellation.
**Applicants were emailed that the issued voucher had expired.
***Vouchers available represent the remaining approved budget divided by $350.

The Tree Voucher Program was a successful and well-received initiative that exceeded expectations. Given the success of the program, with over 500 applications being received in less than a week, staff are recommending that the pilot Tree Voucher Program be converted into an annual program starting in Q4 2026. Staff will continue to ensure program success, such as following up with nurseries on appropriate tree species being purchased and reviewing customer feedback on how the overall experience can be improved upon.

Financial Implications:

The Township currently collects NRD's for replacement trees, street trees or tree protection cash-in-lieu. Currently, the Township receives an average of $300,000 of NRD's for replacement trees every six months. Assuming this trend continues, sufficient NRD funding would be in place to fund the $133,700 required for approximately 382 additional tree vouchers beginning November 1, 2025.

Additionally, staff are recommending that the Tree Voucher Program become an annual program, at an estimated cost of $250,000 supported by Tree Protection NRD, subject to their availability, and are seeking Council's direction to include a request within the 2026 Budget process for Council's consideration of funding.

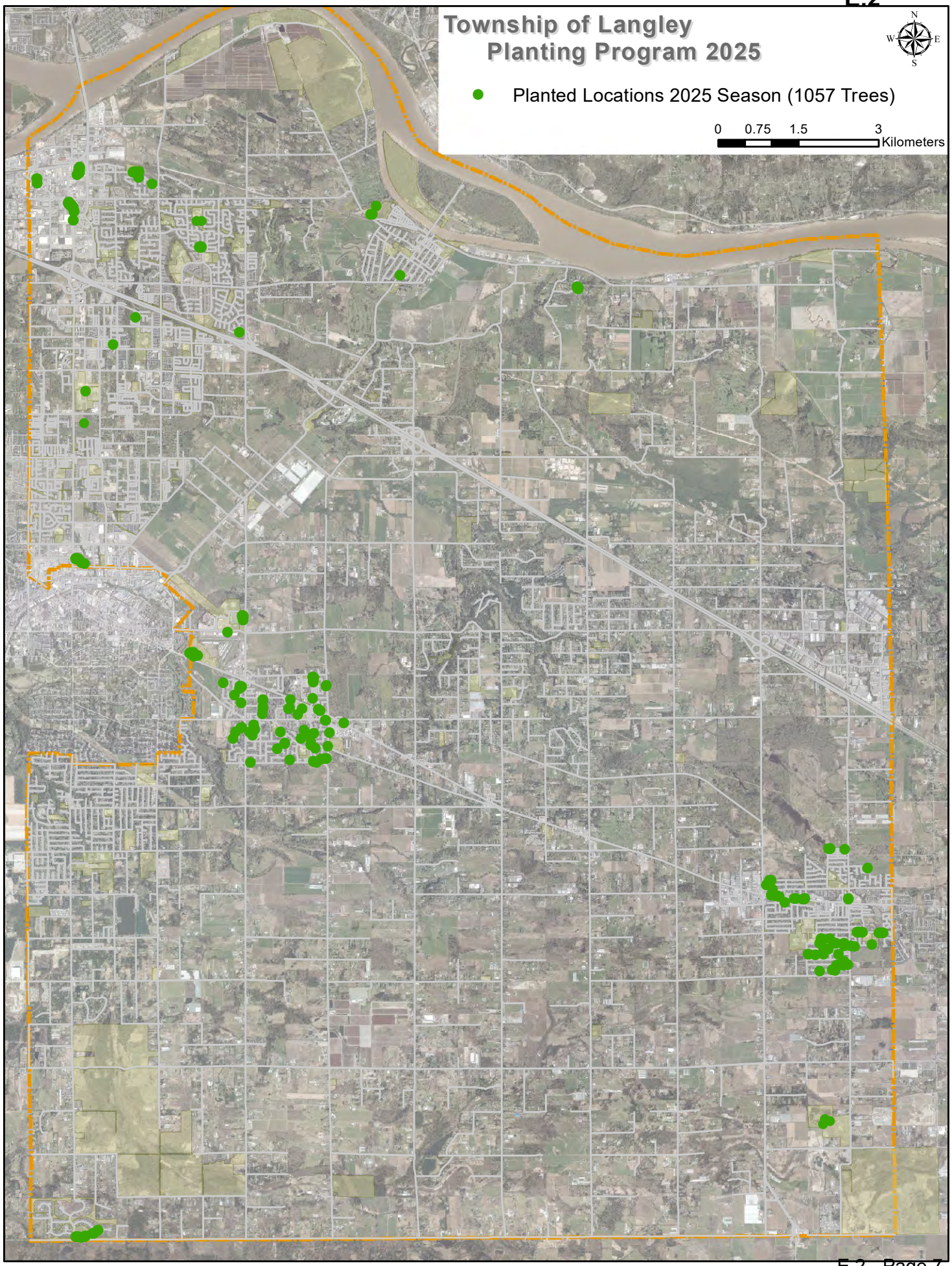
Respectfully submitted,

Ryan Brayfield
TREES, TRAILS AND HORTICULTURE SUPERINTENDENT
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 2025 Planted Locations


Township of Langley
Planting Program 2025
N
W
E
S
Planted Locations 2025 Season (1057 Trees)
0 0.75 1.5 3
Kilometers

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 - REGULAR MEETING	**REPORT:**	25-99
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	6125-20-WGCO2
SUBJECT:	WALNUT GROVE COMMUNITY PARK IMPROVEMENTS		

RECOMMENDATIONS:

That Council approve the revised Walnut Grove Community Park Plan.

That Council direct staff to proceed with completing detailed design for Stage 1, based on the revised Plan, utilizing existing funding previously allocated towards this project.

That Council refer the funding request of $5.9M for construction of Stage 1 improvements to the 2026 Capital Budget process.

That Council direct staff to focus on a public open house and Township Committee feedback based on the proposed Stage 3 improvements, during a process to be held in the fall of 2025.

EXECUTIVE SUMMARY:

Council provided direction to staff regarding desired improvements at Walnut Grove Community Park (WGCP) initially at it's meeting of February 13, 2023, and subsequently during the 2024 and 2025 budget processes. Current park facilities are shown on the Existing Walnut Grove Community Park Plan (Attachment A).

Since that time staff have met with the primary stakeholders at the site including North Langley Diamond Sports (NLDS), Langley United Soccer Association (LUSA) and Walnut Grove Secondary School / Langley School District (SD35) to review and confirm their requested improvements and worked with a consultant to develop options for the park. Council initially requested an open house and engagement with the recreation committee (RCPAC), however, based on a strong consensus gained through this user group process which took significant time and effort, staff are recommending that Council adopt the updated plan and consider if other processes are desired for the more publicly used areas of the park. Staff recommend that the sport and user-group focussed improvements in Stage 1 and 2 are endorsed for moving forward with detailed design. Staff recommend that the public open house and committee input be focussed on the general park areas listed in Stage 3 including the spray park, playground & picnic area, and community garden upgrades.

Staff have outlined in the body of this report the recommended park improvements summarized here. Understanding that there are competing corporate priorities, staff have outlined stages of work that could be delivered as one project or as separate projects.

Stage 1

- Baseball Improvements - Focus on improvements for North Langley Diamond Sports
    - Including new LED lighting, ball diamond improvements, permanent fencing with safety runouts, improved accessibility for pedestrians, new backstops and dugouts to provide more capacity and quality of play.
    - Budget allowance - $5.9M

Stage 2

- Synthetic Challenger Diamond and Parking
    - Replace the existing synthetic field (mainly used by LUSA for soccer) with a synthetic turf field focussed on Challenger Baseball, to serve children with disabilities in a sport designed for their challenges. These two diamonds would also have sufficient space in the middle area to allow WGSS to continue to use the field for their physical education classes or general after school use.
    - Convert the small remaining portion of the all-weather gravel field to a paved parking lot.
    - Budget allowance - $6.8M

Stage 3

- Future possible Park Improvements:
    - Upgraded/replaced Spray park, Playground and Picnic Shelters – 3.7M
    - Community Garden upgrade – $120K
    - Batting Cage -range of prices dependent on scope of building $2.2-3M
    - Fieldhouse –range of prices ($1.5-5.0M building + $1.2-2.0M for sanitary system)

To assist with timelines for the projects, staff provide the following durations for project works to be completed dependant on dates of approval and direction from Council on the scope of works:

- Site investigations (survey, geotechnical) – 1 month
- Detailed design and contract document preparation for procurement – 4 months
- Procurement – minimum 6 weeks
- Construction – Stage 1 lighting and structural works – 4-6 months dependant on lead time for lighting delivery, Stage 1 surface works– 1-2 months in dry weather plus grass establishment. For all construction, it is expected that the user groups will request that the Township work around their respective seasons of play, which also impacts timelines.
- For Stage 3 Public consultation –need to schedule in September/October, so 3-month impact

It is expected that if Council approves moving forward with Stage 1 (and 2 if desired), staff could have the project ready for procurement for January, 2026. Construction could begin with structural works in the poor weather, but completing field surface works before the start of baseball season is not likely to be possible due to weather. Staff suggest that infield works could occur after Spring baseball season ends and be completed over the Summer with Fall baseball being diverted to other fields to allow grass establishment prior to play.

PURPOSE:

The purpose of this report is to gain Council approval on the revised Walnut Grove Community Park Plan and for direction on further development of the plan toward construction.

BACKGROUND/HISTORY:

February 13, 2023 – Regular Council Meeting

That Council directs staff to:

A. *Report to Council with estimated costs for an additional diamond at Walnut Grove Community Park or other options that may be appropriate for Council to consider, along with, but not necessarily limited to, upgrades to the current diamonds of Sandlot, Parker, Zarrelli and Senior:*
   1. *netting and backstops;*
   2. *lights, lighting schedule and new provisions for user group activation access;*
   3. *addition of turf and removal of clay infield;*
   4. *addition of rock dust for mound and base paths; and*
   5. *scoreboard upgrades.*

B. *Subsequently plan for an open house within the 3rd quarter of 2023 to solicit public feedback on these potential improvements along with a referral to the Recreation, Culture and Parks Advisory Committee (RCPAC); and*

C. *Include new field(s) and amenities in North Langley Diamond Sports within the 2024 Capital Budget for Council to consider with intended commencement and completion within 2024, if so funded and approved by Council.*

November 16, 2023 – Stakeholder Meeting

Staff met with NLDS representatives to receive input from the key user group on required and desired amenity improvements in the park. Requests included:

A. Addition of two,18m (60') diamonds to accommodate increased youth participation and increase park capacity for baseball games and training.
B. Permanent outfield fencing and warning tracks on existing diamonds to improve player safety and reduce maintenance and storage concerns of temporary fencing.
C. Backstop and foul ball netting improvements to improve park safety and reduce lost baseballs into adjacent natural areas.
D. Addition of scoreboards on fields.
E. Improved field drainage.
F. Improved field irrigation with infield wet-down capability.
G. Parking capacity improvements.
H. Field equipment storage. NLDS currently uses on-site shipping containers for field equipment and must relocate their portable batting practice cage to the far end of the senior field. A closer and secure storage compound is desired.
I. Township support for a Field of Dreams, Challenger Baseball Capital Space grant application. Required improvements would include:
   a. Synthetic turf infield
   b. Accessible dugouts
   c. Field allocation for Challenger Baseball programs

January 2024 – Annual Capital Budget Process

Staff submit request for planning and design budget within 2024 Parks Capital Budget which includes a public consultation process. Feedback is focussed on opposition from Walnut Grove Secondary School to the loss of the synthetic field which is utilized for physical education classes and school sports teams. This planning and design funding is approved as part of the budget process.

May 15, 2024 – Consultant Team Engaged
Staff engage consultant team including civil engineers, landscape architects, and electrical engineers to assist with scope and costing of improvements.

May 17, 2024 – Stake holder meeting NLDS
Staff met with NLDS to introduce the consultant team and review proposed improvements.

June 17, 2024 – Stakeholder meeting SD35
Staff met with SD35 representatives to discuss proposed improvements and coordinate design response to concerns raised from public consultation regarding loss of synthetic field for use by Walnut Grove Secondary School.

April 15, 2025 – Stake holder meeting NLDS
Staff met with NLDS representatives to receive feedback on proposed park improvements. NLDS provided comments on design, recommendations for additional features, and general support of design. Park improvement plan was updated by staff subsequent to this meeting.

DISCUSSION/ANALYSIS:

Stage 1 Baseball Improvements (Attachment B)

1. Baseball Capacity
   The key priority for NLDS is to increase baseball capacity within Walnut Grove Community Park. Upgrading the BC Hydro service, installing field lighting on unlit fields, and replacing existing field lights with LED fixtures will effectively double the playing capacity. Games and practices will be able to extend beyond dusk and fields that previously could only host a single evening event can host a second, later into the evening.

2. Foul Ball Control
   Some existing backstops have reached their end of service life and require replacement. Replacements will meet or exceed current safety standards and offer improvement over existing foul ball control structures.

3. Parking
   Currently the all-weather field is used as an overflow lot for large events but requires traffic control for the shared vehicle and pedestrian access. A proposed gate, vehicle ramp, and fencing, connected to the existing roundabout will provide safe vehicle access to the all-weather field that is separated from the pedestrian path to the baseball diamonds. The all-weather field will remain flexible for use as parking or wet weather sports bookings.

4. Equipment Storage
   Equipment storage will be consolidated into a secure and screened compound, centrally located for easy access. The portable batting cage will have direct gate access onto the senior diamond and the shipping containers will be concealed in a secure area.

5. Electrical
   An upgraded BC Hydro service with increased electrical capacity will allow additional field lights for the remaining unlit diamonds, upgraded LED fixtures for the existing Zarelli Diamond lights, scoreboards on all fields.

6. Pedestrian and Spectator Improvements
   Existing pedestrian trails and plaza areas will be resurfaced and widened where necessary to improve accessibility. Aged and damaged bleachers will be replaced. The central baseball plaza area will be improved with regrading, resurfacing and replacement of the failing retaining wall.

Stage 2 – Synthetic Challenger Diamonds and Parking (Attachment C)

1. Synthetic Field Replacement
   An agreement with Langley United Soccer Association (LUSA) expired in 2024 and the synthetic turf surface will reach the end of its anticipated service life in 2028 and require replacement. LUSA has expressed a desire to relocate their programming elsewhere in the Township to parks with multiple soccer fields that better support their current player development programs. This allows an opportunity to remove the existing field and its associated structures and build a larger accessible synthetic field that will be usable as two ball fields. This will also allow better safer facilities for the "Challenger Baseball" program to provide opportunities for children with physical and cognitive disabilities to enjoy full participation in the sport. Since it is synthetic it can also be used when not programmed for baseball for public and school use of the surface. The lighting for this new larger field will include additional poles and new LED lights on two sides and additional lights added to the Stage 1 poles on the other two sides.

2. Parking Improvements will utilize the remaining all-weather field area and increase full time parking capacity and improve accessibility to the park.

Stage 3 – Future Park Improvements (Attachment D)

1. Spray park, Play area, and Picnic Shelters.
   Spray park components were first installed in 1991, the water distribution system was upgraded in 2011, and surfacing was replaced in 2012. The spray park requires replacement with modern features and the mechanical systems to reduce water consumption and increase reliability.

2. Community Garden Replacement.
   The community garden has reached the end of its service life and requires replacement of the planter boxes, fencing and surfacing. Schedule coordination will be required with gardeners to ensure work can be completed outside of the main growing season.

3. Baseball Announcers Booth.
   The existing announcers booth and concession requires upgrades to serve multiple fields and the addition of washrooms. Site servicing improvements will be required including a sanitary force main and lift station. Without more design and direction on the contents and size of the fieldhouse and the sanitary system, it is not possible to provide a budget allowance other than a wide range.

4. Additional Batting Cage.
   NLDS utilizes the existing batting cage at full capacity and would benefit from an additional building with more indoor training opportunities.

Respectfully submitted,

Scott Groves
DIRECTOR
for
CORPORATE PROJECTS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
PUBLIC WORKS DIVISION	J. Storey

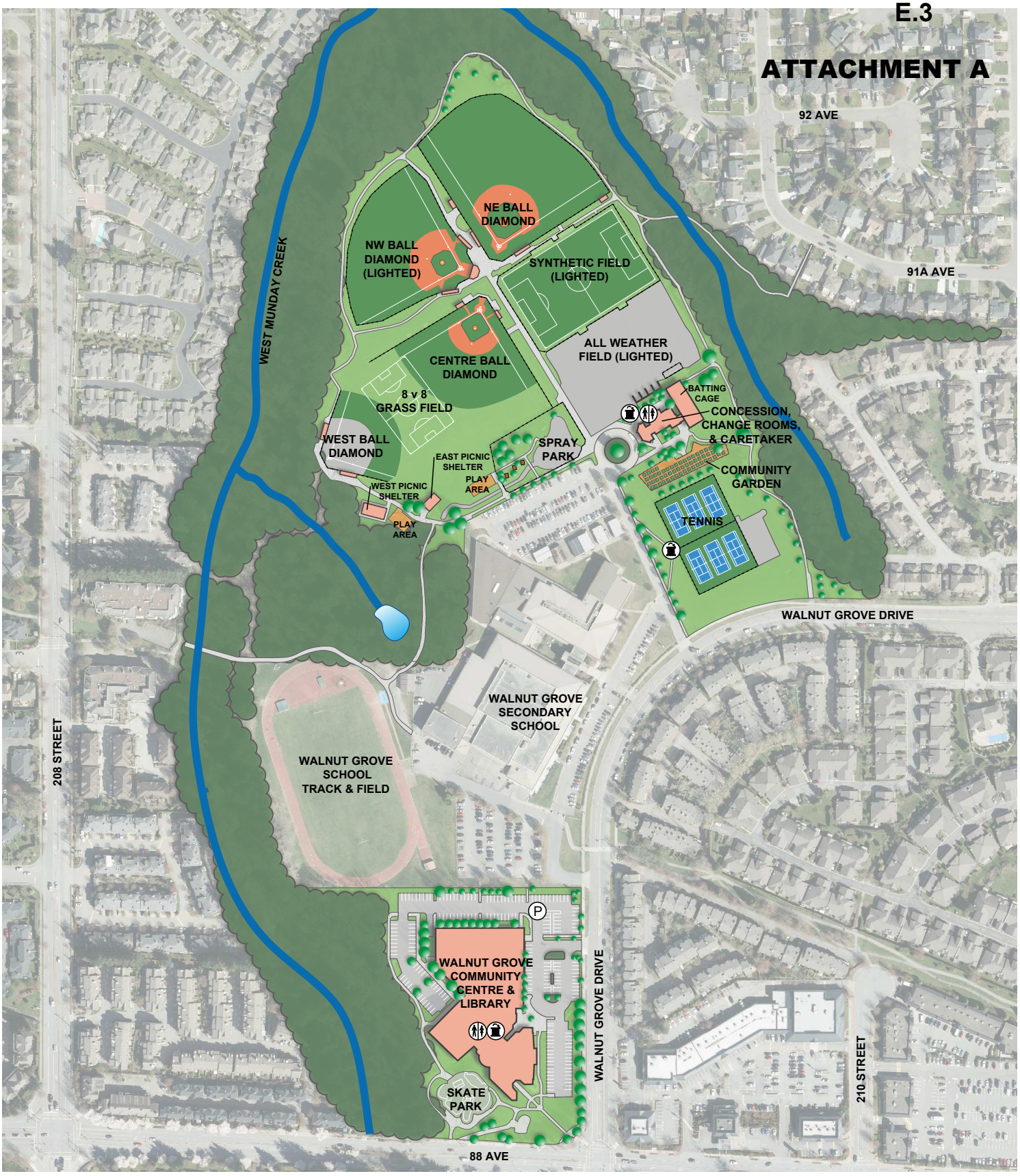
ATTACHMENT A Existing Council Approved Walnut Grove Community Park Plan

ATTACHMENT B WGCP Stage 1 Baseball Improvements

ATTACHMENT C WGCP Stage 2 Synthetic Baseball Fields & Parking

ATTACHMENT D WGCP Stage 3 Park Improvements

ATTACHMENT A

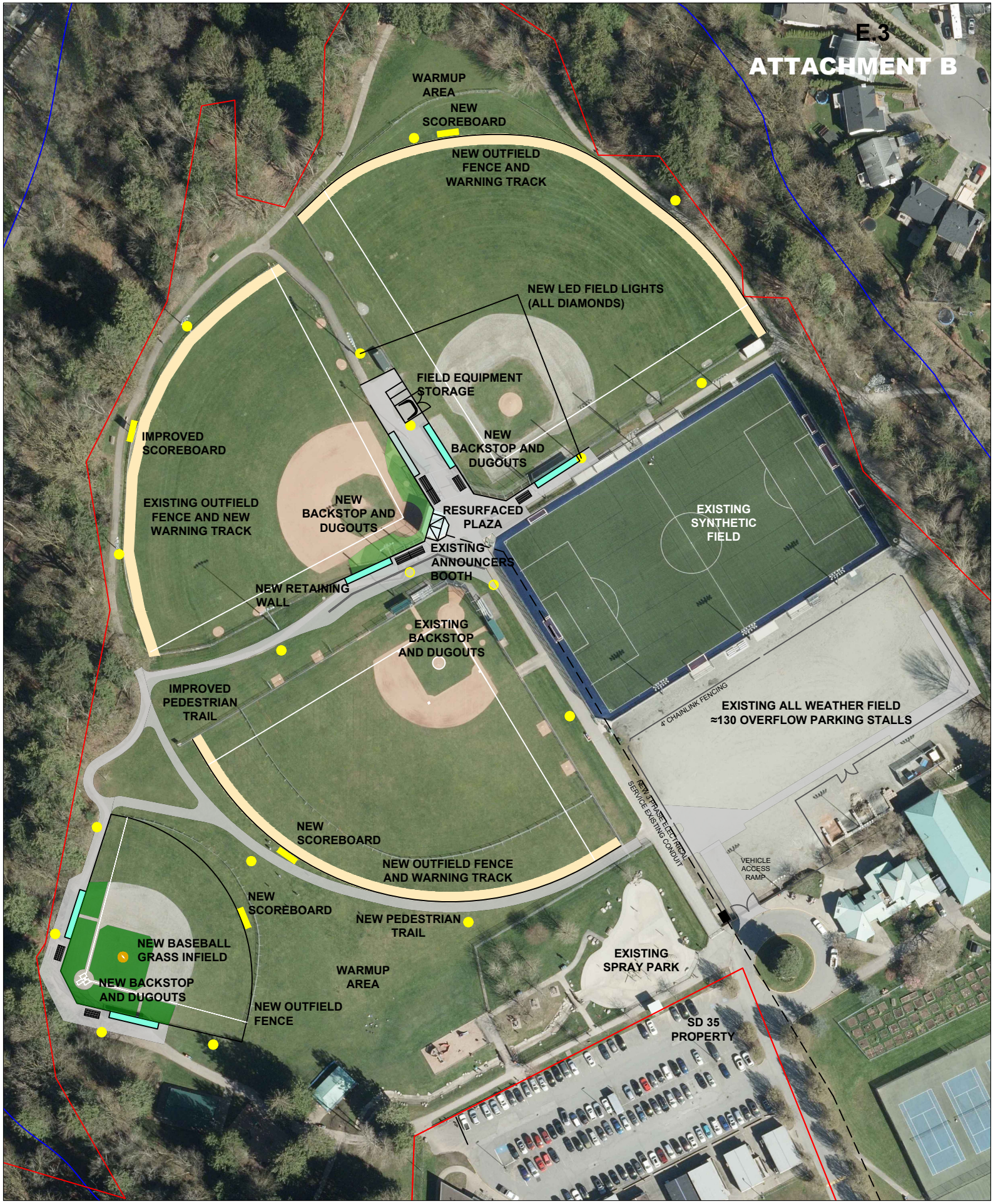


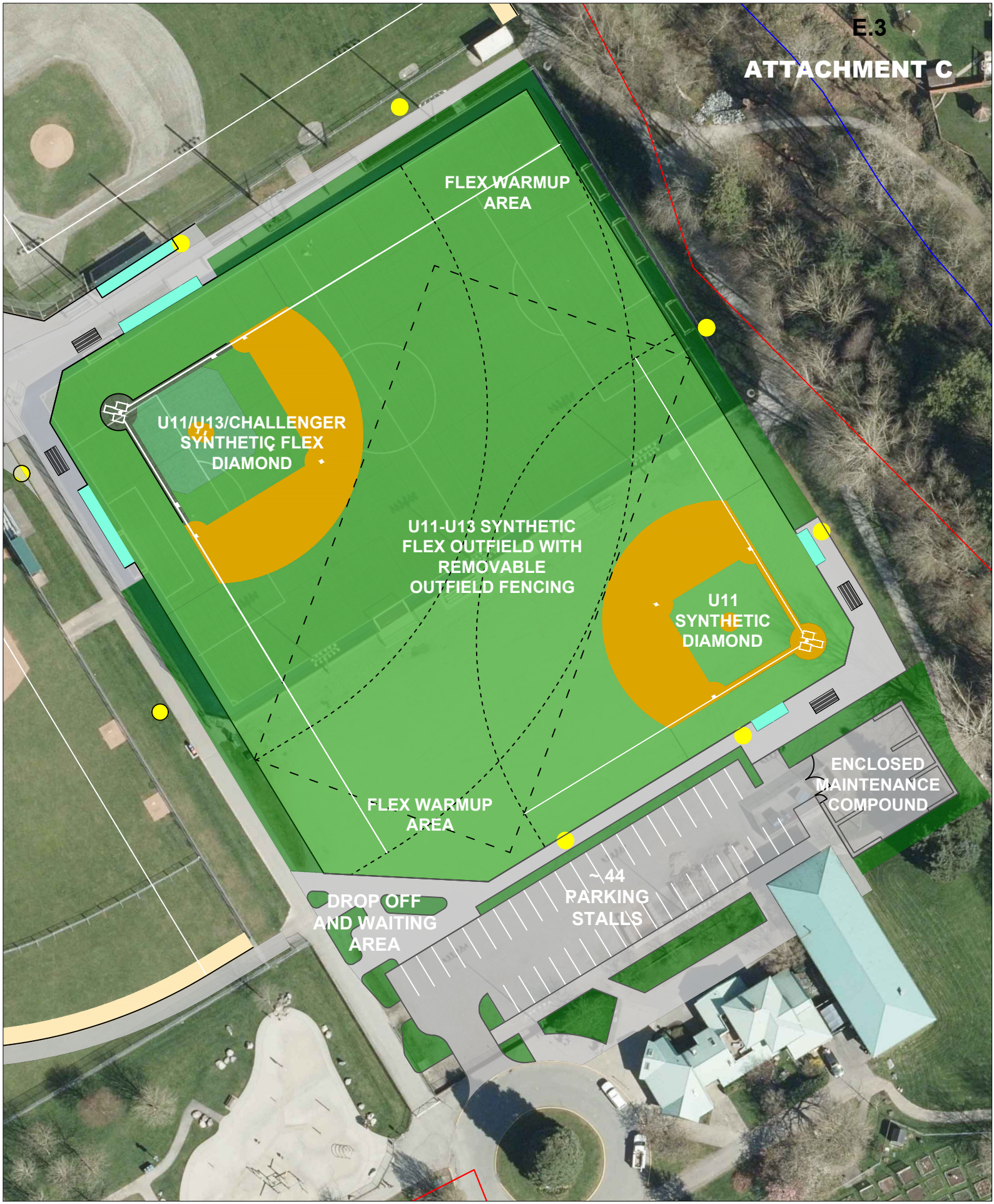
Township of Langley
Est. 1873

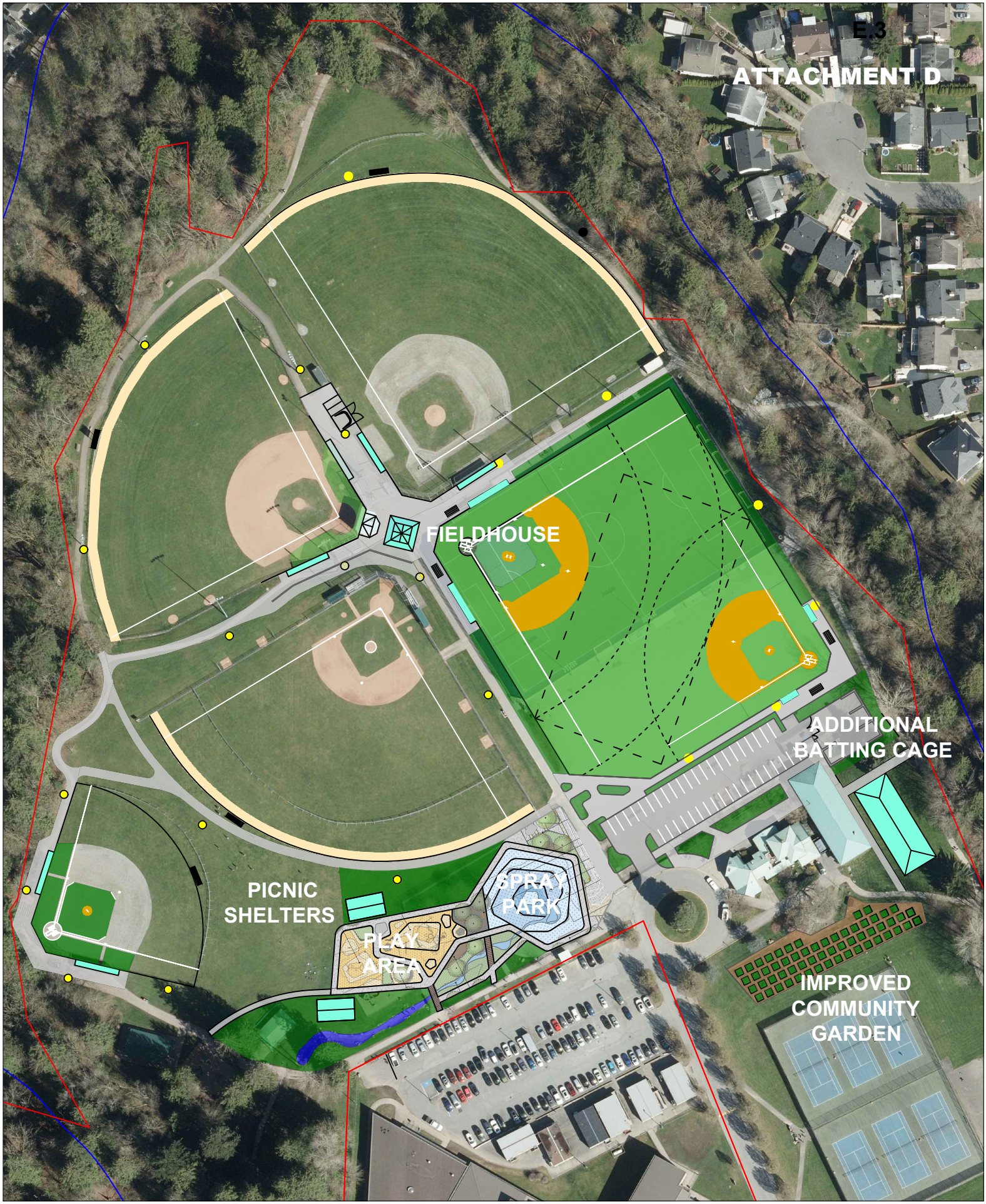
WALNUT GROVE COMMUNITY PARK

DRINKING WATER WASHROOMS P PARKING

Park hours are dawn to dusk.
Please respect our neighbours.
Please keep dogs on leash.
Please leave park tidy.


WARMUP AREA
NEW SCOREBOARD
NEW OUTFIELD FENCE AND WARNING TRACK
NEW LED FIELD LIGHTS (ALL DIAMONDS)
FIELD EQUIPMENT STORAGE
IMPROVED SCOREBOARD
NEW BACKSTOP AND DUGOUTS
EXISTING OUTFIELD FENCE AND NEW WARNING TRACK
NEW BACKSTOP AND DUGOUTS
RESURFACED PLAZA
EXISTING SYNTHETIC FIELD
EXISTING ANNOUNCERS BOOTH
NEW RETAINING WALL
EXISTING BACKSTOP AND DUGOUTS
IMPROVED PEDESTRIAN TRAIL
4' CHAINLINK FENCING
EXISTING ALL WEATHER FIELD
≈130 OVERFLOW PARKING STALLS
NEW 3 PHASE ELECTRICAL SERVICE EXISTING CONDUIT
VEHICLE ACCESS RAMP
NEW SCOREBOARD
NEW OUTFIELD FENCE AND WARNING TRACK
NEW SCOREBOARD
NEW PEDESTRIAN TRAIL
NEW BASEBALL GRASS INFIELD
EXISTING SPRAY PARK
WARMUP AREA
NEW BACKSTOP AND DUGOUTS
NEW OUTFIELD FENCE
SD 35 PROPERTY


FLEX WARMUP AREA
U11/U13/CHALLENGER SYNTHETIC FLEX DIAMOND
U11-U13 SYNTHETIC FLEX OUTFIELD WITH REMOVABLE OUTFIELD FENCING
U11 SYNTHETIC DIAMOND
ENCLOSED MAINTENANCE COMPOUND
FLEX WARMUP AREA
~44 PARKING STALLS
DROP OFF AND WAITING AREA


FIELDHOUSE
ADDITIONAL BATTING CAGE
PICNIC SHELTERS
SPRAY PARK
PLAY AREA
IMPROVED COMMUNITY GARDEN

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 - REGULAR MEETING	**REPORT:**	25-94
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-156
SUBJECT:	GLOVER ROAD PEDESTRIAN PLAZA FUTURE PLAN		

RECOMMENDATION:

That Council direct staff to remove the temporary pedestrian plaza on Glover Road north of Mary Avenue, in Fort Langley, and reinstate the two on-street parking stalls.

OR

That Council direct staff to undertake the necessary maintenance for the temporary pedestrian plaza on Glover Road north of Mary Avenue, in Fort Langley, to ensure its continued use through the 2025 season. Additionally, that Council preapproves $35,000 from the Capital Projects Reserve in 2026 for the construction of a permanent pedestrian plaza at the same location on Glover Road.

EXECUTIVE SUMMARY:

In August 2022, as part of the Connected Communities Pilot Project, two on-street parking stalls on the east side of Glover Road between Mary Avenue and Mavis Avenue were repurposed into a temporary, wheelchair- and stroller-accessible Pedestrian Plaza (the Plaza). The installation aimed to enhance the streetscape and provide a community gathering space.

Public feedback collected through an online survey shortly after installation was largely positive. Approximately three-quarters of respondents indicated they stayed longer in Fort Langley because of the Plaza, and nine out of ten reported being satisfied or very satisfied with their experience. Respondents highlighted the Plaza's contribution to community atmosphere, visual appeal, and support for active transportation.

Business feedback has been more limited and generally less supportive. A December 2023 survey of 30 nearby businesses yielded seven responses, six of which opposed the Plaza's continuation. In April 2025, a follow-up letter sent to 64 businesses and property owners, resulted in one response, which was also opposed. The low response rate should be considered when interpreting the level of business community support or opposition.

Usage observations conducted in September 2024 recorded 12 individuals using the Plaza over several hours. While this provides a snapshot of activity, it may not reflect typical or peak usage. Staff have noted casual use during other visits, suggesting some ongoing public engagement.

The Plaza was originally designed as a one-year pilot and has now been in place for nearly three years. The installation is beginning to show signs of wear and now requires rehabilitation to remain in use. To inform Council's decision, staff have provided two options: to remove the Plaza and reinstate the parking stalls, or to undertake maintenance for continued use in 2025 and preapprove funding for a permanent installation in 2026.

PURPOSE:

To provide Council, as directed, with an update on the temporary pedestrian plaza on Glover Road in Fort Langley.

BACKGROUND/HISTORY:

The Plaza was constructed in August 2022 as part of the Connected Communities Pilot Project. Two on-street parking stalls on the east side of Glover Road north of Mary Avenue were repurposed into a new wheelchair- and stroller-accessible community gathering space.

The Plaza was designed as a temporary installation, including accessible seating, tables, shading, and planters, to enhance the streetscape and provide additional amenities to pedestrian and cyclist traffic for the public and patrons of local businesses on Glover Road. It was designed by a Fort Langley-based firm and utilized sustainable materials, sourced locally where possible. Ten new bicycle racks were also installed nearby to provide secure bicycle parking to visitors.

Following the installation of the Plaza, an online public survey received over 70 responses. Approximately three-quarters of respondents reported that they stayed longer than originally planned in Fort Langley due to their visit to the Plaza. While this suggests a potential economic benefit to local businesses, no direct economic data was collected to confirm this effect. Most survey respondents agreed that the Plaza enhances the sense of community, is visually appealing, increases opportunities for socializing, and encourages active transportation. Nine out of ten respondents reported being satisfied or very satisfied with their overall experience.

In December 2023, staff surveyed businesses located on Glover Road between Mary Avenue and Mavis Avenue. 30 information cards were distributed, and seven responses were received. Of those, six indicated they did not support the Plaza remaining in place. While this represents a majority of respondents, the small sample size limits the generalizability of these findings. Concerns raised included parking constraints, noise, and proximity to vehicle traffic.

A summary memo on the Plaza and the consultation completed was considered by Council at the February 26, 2024, Regular Meeting. At this meeting, Council directed staff to extend the pilot project for another year and undertake updated surveys in the summer of 2024, and report back to Council.

DISCUSSION/ANALYSIS:

Staff undertook a site visit on Saturday, September 7, 2024, to observe the usage of the Plaza. Intermittent counts taken over several hours recorded 12 individuals using the space, including adults, seniors, and children. These observations provide a snapshot of usage on a single day and may not reflect typical or peak usage patterns. Staff also noted casual use of the Plaza during other site visits, suggesting some level of ongoing public engagement with the space.

On April 15, 2025, staff sent out a letter to 64 business owners and/or property owners on Glover Road between 96 Avenue and Mavis Avenue, including businesses in close proximity to the Plaza. The letter noted that the Plaza was constructed as a temporary pilot project and requested feedback on the Plaza and input from local businesses prior to May 2, 2025. One response was received in opposition to the Plaza and the permanent removal of on-street parking stalls on Glover Road. The low response rate should be considered when interpreting the level of business community support or opposition.

Permanent Plaza:

Staff have reviewed the scope and design considerations for a permanent pedestrian plaza of similar size and scale. A permanent base, such as concrete or asphalt, would increase the longevity of the project and help reduce long-term maintenance needs. In contrast, a temporary structure, such as a wooden deck, would likely result in higher ongoing maintenance and have a shorter overall lifespan.

Financial Implications:

The annual maintenance cost for the temporary pedestrian plaza is approximately $1,000. As the Plaza approaches the end of its intended lifespan, it is showing signs of wear and would require rehabilitation to remain in place.

The estimated cost for a permanent pedestrian plaza, including construction on a durable base such as concrete or asphalt, is approximately $35,000.

Respectfully submitted,

PAUL CORDEIRO
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

ATTACHMENT A Photo of the Glover Road Pedestrian Plaza

ATTACHMENT A



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 - REGULAR MEETING	**REPORT:**	25-93
FROM:	BYLAW ENFORCEMENT DIVISION	**FILE:**	4000-01
SUBJECT:	CAPITAL REQUEST - MULTI YEAR DOG LICENSING		

RECOMMENDATION:

That Council authorize the use of up to $10,000 from the Capital Projects Reserve to fund the scoping engagement for the multi- year dog licensing initiative.

ANALYSIS:

On May 26, 2025 Council passed the following motion:

> *That Council direct staff to implement a multi-year, prorated licensing model capital project for January 1, 2026.*

To expedite the implementation, the project will the phased. The initial phase will engage the vendor, define the detailed requirements including budget, and create an implementation plan. This phase will cost approximately $10,000 and will be initiated immediately.

The second phase will be the implementation of the multi-year licensing system. Once the initial scoping phase is complete staff will request the funding required for this phase.

Financial Implications:

Funding of $10,000 is required from the Capital Projects Reserve to implement phase one of the project. Once this phase is complete, a funding request for the implementation will be brought to Council for approval.

Cost and Resource Allocations:

Township of Langley Capital Project Description						
Project Title:	Multi- Year Dog Licensing					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$10,000				
Budget Remaining						
Total Projected Cost		$10,000				
Project Description *(Phased Project)	Scoping engagement for multi-year dog licensing.					
Project Justification and Consequences of Not Proceeding *(Phased Project)						

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):		Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title: Multi- Year Dog Licensing						
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		$10,000				
Other:_____						
Total Currently Funded		**$10,000**				

Total Currently Unfunded						

Respectfully submitted,

Manny Natt
DIRECTOR
for
BYLAW ENFORCEMENT DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Information Technology Division	Jim Makela
Finance	Sandra Ruff

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 – REGULAR MEETING	**REPORT:**	25-95
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-36-0118
SUBJECT:	TELECOMMUNICATION TOWER APPLICATION NO. 000017 (TELUS / CYPRESS LAND SERVICES / 4343 – 216 STREET)		

PROPOSAL:

Application by Cypress Land Services to construct a 43.0 m (141.08 ft) high telecommunications tower and accessory compound for Telus at 4343 – 216 Street.

RECOMMENDATION SUMMARY:

That Council consider Cypress Land Services' application and advise Innovation Science and Economic Development (ISED) Canada whether: a) it does not object, or b) it objects to a proposed 43.0 m (141.08 ft) high telecommunication tower and accessory compound at 4343 - 216 Street.

RATIONALE:

Although Cypress Land Services has complied with Council's Telecommunication Tower Policy No. 07-331 with respect to public notice and consultation, the application must also be submitted to ISED Canada, which has jurisdiction over telecommunication tower locations and construction.

RECOMMENDATION:

That Council consider Cypress Land Services' application to Innovation, Science and Economic Development Canada regarding a proposed 43.0 m (141.08 ft) high telecommunication tower and accessory compound at 4343 – 216 Street and adopt one of the following resolutions:

a) **That** Council advise Innovation, Science and Economic Development Canada that it does not object to Cypress Land Services' application to construct a 43.0 m (141.08 ft) high telecommunication tower and accessory compound at 4343 – 216 Street.

or

b) **That** Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 43.0 m (141.08 ft) high telecommunication tower and accessory compound at 4343 – 216 Street.

EXECUTIVE SUMMARY:

Cypress Land Services has requested Council concurrence (to ISED Canada) regarding a proposed 43.0 m (141.08 ft) high telecommunication tower and an accessory compound for Telus at 4343 – 216 Street. Information available to Council in considering a recommendation as part of a referral to ISED Canada includes the Township's Telecommunication Tower Policy No. 07-331.

While jurisdiction with respect to licensing of telecommunication towers rests with the Federal Government (ISED Canada), Council is provided with the opportunity to provide comments to ISED Canada with a recommendation (for towers exceeding 15 m (49 ft) in height) to either support or reject the application based on information available to Council in considering a recommendation. The proposed tower and accessory compound comply with the Township's Zoning Bylaw and Township's Telecommunication Tower Policy No. 07-331.

PURPOSE:

The purpose of this report is to provide information regarding a proposed telecommunication tower at 4343 – 216 Street.

REFERENCE:

Owner:	Louise Ehrenholz 4343 – 216 Street Langley, BC V3A 0A1
Applicant / Agent:	Cypress Land Services 1051, 409 Granville Street Vancouver, BC V6C 1T2
Legal Description:	Parcel "D" (Reference Plan 3166) of The South East Quarter Section 36 Township 7 Except: Parcel "One" (Explanatory Plan 8462), New Westminster District
Location:	4343 – 216 Street
Area:	28.36 ha (70.08 ac)
Existing Zoning:	Rural Golf Course Zone RU-10
Rural Plan:	Small Farms/Country Estates

BACKGROUND/HISTORY:

- The application is being processed in accordance with the Township's Telecommunication Tower policy No. 07-331 (Attachment A).
- Although Council has adopted a Telecommunication Tower Policy, final jurisdiction over the location of telecommunication antenna structures rests with the federal government (ISED Canada).
- Freestanding telecommunication installations are a permitted use in all zones.
- Proposed installations not exempted from ISED Canada's requirements (i.e. installations 15 m (49 ft) or more in height) are subject to the public notice and consultation requirements. Following consultation, Council's recommendation with respect to the proposed telecommunication tower is forwarded to ISED Canada for their consideration.

DISCUSSION/ANALYSIS:

- Cypress Land Services on behalf of Telus has proposed to construct a 43.0 m (141.08 ft) high telecommunications tower and accessory compound at 4343 – 216 Street.
- The property is located within the Agricultural Land Reserve and is in use as the Langley Golf Centre.
- The proposed monopole tower and associated compound are planned to be located on the central portion of the property.
- The applicant indicates:

  "The structure is proposed to be set back 140m from 216th St in the middle of a golf course. […] This proposal attempts to minimize the visibility of the structure by placing it near mature trees and in the middle of the property. The use of a monopole tower is also preferred by the Township's policy."

  "The proposed site is a result of many considerations. TELUS reviewed co-location options on nearby structures and towers. There are no opportunities to use existing towers/buildings or structures to achieve an improved level of wireless services. Please note, that TELUS has a series of small cell antennas through-out the neighborhood, but this does not provide adequate coverage to all nearby areas."

"Colocation letters were sent out on February 1st, 2025. No responses have been received to date, but we continue to follow up. We are waiting for a response from both Rogers and Freedom."

- With regards to Section 3.4 Public Notice and Consultation, the applicant has adhered to the public notice requirements outlined in the Township's Telecommunication Tower Policy No. 07-331 and provided a summary of public consultation process. As outlined in Attachment C, the applicant has reported the following in reference to the requirements of Section 3.4 of the policy:
    - *"On March 3rd, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation of the consultation process for the proposed tower location. Please see Appendix 1: Information Package.*
    - *On March 3rd. 2025, Colocation offer letters were sent to Rogers and Freedom. No responses were received.*
    - *On April 14th, 2025, a notification package was sent to ISED, no packages were mailed to residents as the radius didn't extend beyond the subject parcel (the facility is proposed in the middle of the golf course). Appendix 2: Notification Package*
    - *On April 16th, 2025, an advertisement was placed in the Langley Advance Times, please see Appendix 3: Newspaper Advertisement.*
    - *An aeronautical survey was completed, and the file is currently under review by the Airport and Transport Canada.*
    - *On May 16th, 2025, the consultation period concluded. During the consultation period, no comments were provided regarding the proposed tower."*

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	44 Avenue, beyond which are the Murrayville Cemetery and several properties with dwellings	Murrayville Community Plan	Civic Institutional Zone P-1, Suburban Residential SR-1, Rural Zone RU-1 and Residential Zone R-1E
South:	One property with dwelling and farm	Rural Plan (Small Farms/Country Estates)	Rural Zone RU-1
East:	A property with an existing dwelling located in the northeastern corner of the block, and 216 Street, beyond which are five rural properties with dwellings and farms	Rural Plan (Small Farms/Country Estates)	Rural Zone RU-1
West:	Murray Creek and multiple properties with existing dwellings	Brookswood-Fernridge Community Plan	Suburban Residential SR-1

Policy Considerations:

Jurisdiction with respect to the licensing of telecommunication towers rests with the Federal Government (ISED Canada). Council provides ISED Canada with a recommendation where telecommunication towers are proposed to exceed 15 m (49 ft) in height. Information available to Council in considering a recommendation includes the Township's Telecommunication Tower

Policy and the locational and design preferences outlined within. Noting that the applicant has adhered to the requirements of this Policy, Council's decision will be forwarded (along with accompanying information) to ISED Canada for its decision.

Respectfully submitted,

Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy 07-331 Telecommunication Tower
ATTACHMENT B	Maps and Graphics
ATTACHMENT C	Applicant's Letter of Intent, Notification Package, and Summary of Public Consultation

Township of Langley

Est. 1873

ATTACHMENT A

COUNCIL POLICY

TELECOMMUNICATION TOWER

POLICY NUMBER: 07-331
EFFECTIVE DATE: 1991-01-07

1. Purpose

1.1 To establish a procedure for telecommunication antenna system tower applications and local land use consultation in the Township of Langley, pursuant to Innovation, Science and Economic Development (ISED) Canada regulations and requirements.

2. Background

2.1 The jurisdiction for the location of telecommunication antenna structures is with the Federal Government, ISED Canada. The Client Procedures Circular ("CPC") 2-0-03, *Radiocommunication and Broadcasting Antenna Systems* policy document includes roles and responsibilities for site sharing, land-use consultation and public consultation, as well as other important obligations including: compliance with Health Canada's Safety Code 6 guideline for the protection of the general public, compliance with radio frequency immunity criteria, notification of nearby broadcasting stations, environmental considerations, Transport Canada aeronautical safety responsibilities, and NAV Canada air navigation facilities.

2.2 For the purposes of this policy, an "antenna system" and a "telecommunications carrier" have the same meaning as set out in CPC-2-0-03.

3. Policy

3.1 Location Preferences

3.1.1 The co-location of telecommunication antenna systems on towers is encouraged. Before submitting an application, the proponent must:

- contact, in writing, all telecommunication carriers of existing telecommunication antenna system towers within 500m of the base of the proposed location to request co-location on the existing tower; and
- supply a copy of the written request and all responses regarding the co-location request, including the reasons provided by the existing telecommunications carriers for declining co-locating with the proponent's application.

3.1.2 When new telecommunication antenna system towers must be constructed, where technically feasible, the following locations are preferred:

- Industrial and Mixed Employment areas
- Other non-residential areas where appropriate
- Areas that maximize the distance from residential areas
- Areas with mature landscaping screening

3.1.3 The siting of telecommunication antenna system towers is discouraged in the following locations:

- Locations of environmental concern that are identified in the Official Community Plan (OCP), that in the opinion of the Township, the placement of a telecommunication antenna system towers will have an adverse impact on these areas
- Riparian lands. The proposed location must adhere to federal regulations including, but not limited to, setbacks from watercourses and wetlands
- Heritage areas
- Areas that negatively impact public views and vistas of important natural or constructed features

3.2 Design Preferences

3.2.1 Telecommunication antenna system towers should be sited and designed to respect local sensitivities and preferences as identified by the Township. The Township encourages the installation of telecommunication antenna system towers that are unobtrusive and as inconspicuous as possible including:

- Slim line monopoles
- The mitigation of negative visual impacts through the use of appropriate landscaping, screening, stealth design techniques, etc.

3.2.2 The following designs are encouraged:

- Lattice work towers
- The use of cables or guy wires to steady, support, or reinforce freestanding telecommunication antenna system tower

3.2.3 This policy acknowledges that the objective of promoting co-location as described in Subsection 3.1.1, and the objectives of making the telecommunication antenna structure less noticeable, as described in Section 3.2.1 may sometimes come into conflict. Nevertheless, the Township intends to review each submission on its own individual merits with a view to promoting both objectives and, where necessary, determining the appropriate balance between them.

3.3 Application

3.3.1 Proponents of a new telecommunication antenna system tower are encouraged to consult with staff at an early stage of the site evaluation process, including pre-application.

3.3.2 Telecommunication carriers that are not excluded under Section 3.4.1 must submit an application to the Township of Langley's Community Development Division pursuant to Township of Langley Development Application Procedures Bylaw No. 5760 as amended which shall include the following items:

- A completed application form
- A title search
- The application fee
- Tower design plans
- A letter of intent (including the identification of any other structures within a 500m radius of the proposed location and an explanation as to why co-utilization of the existing structure is not a viable alternative)
- Copies of returned co-location offer letters (or copies of the original co-location offer letters if no response was received

3.4 Public Notice and Consultation

3.4.1 Telecommunication antenna system installations that are not excluded under the ISED exclusion criteria in CPC-2-0-03 Section 6 are not subject to the public consultation process in this policy. Notwithstanding the ISED exclusion criteria, proponents are asked to inform the Township of all new antenna system installations within the Township's boundaries.

3.4.2 Subject to 3.4.1, the application for all telecommunication antenna system tower installations, including co-locations, are subject to public consultation.

3.4.3 Where public consultation is required, consultation with the public should be completed within 120 days of the proposal being accepted as complete by the Township.

3.4.4 Subject to any additional requirements of this policy, public consultation shall occur in accordance with ISED's default public consultation process in CPC-2-0-03 Section 4.2.

3.4.5 At the conclusion of the public consultation process proponents are required to provide a summary report that includes all correspondence between the public and the proponent, copies of all notifications, and any other related information pertaining to public consultation. The summary report must be sent to the Community Development Division.

3.5 Council Consideration of Application

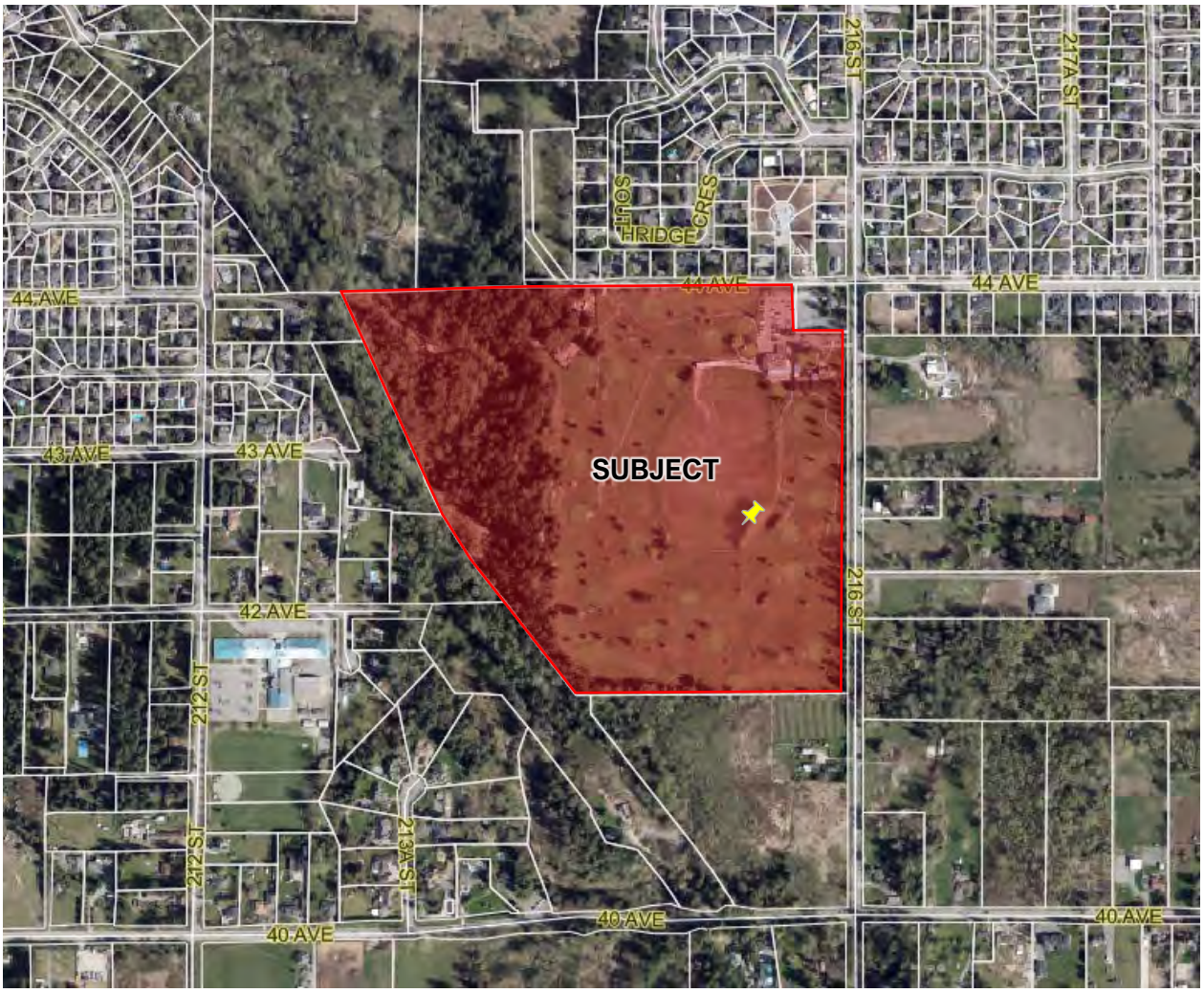
3.5.1 Following the completion of the public consultation and provision of the summary report outlined in Section 3.4.5, staff will draft a report to Council for their consideration and include the summary report.

3.5.2 Council may pass a resolution indicating its objection or non-objection for the application. The Township of Langley will then provide the telecommunication carrier(s) and ISED with a letter within 10 days of approval of the Council meeting minutes indicating Council's resolution.

Approval History

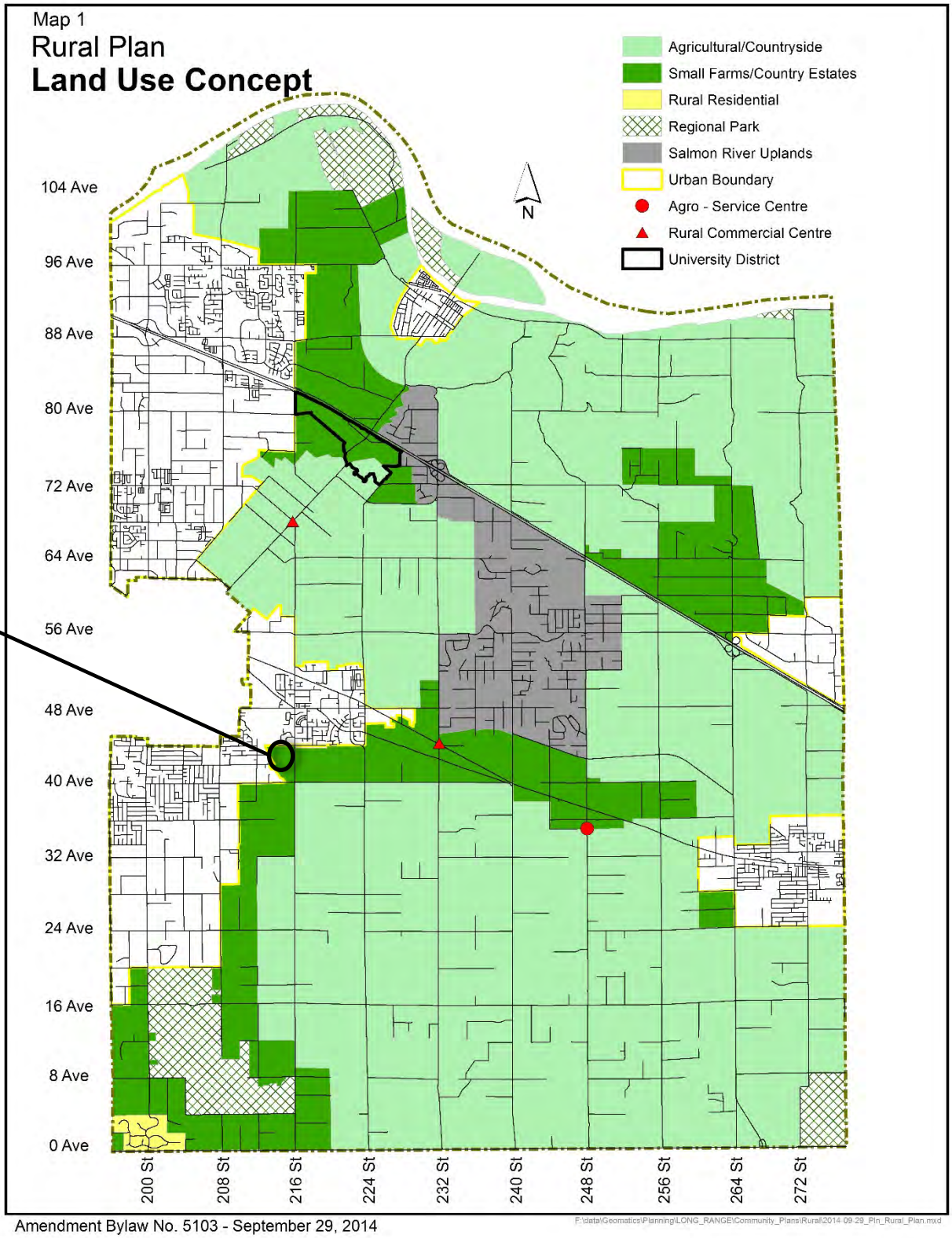
Approved	1991-01-07
Revised	1999-04-26
	2007-02-19
	2013-09-09
	2014-12-08
	2016-05-30
	2023-12-18

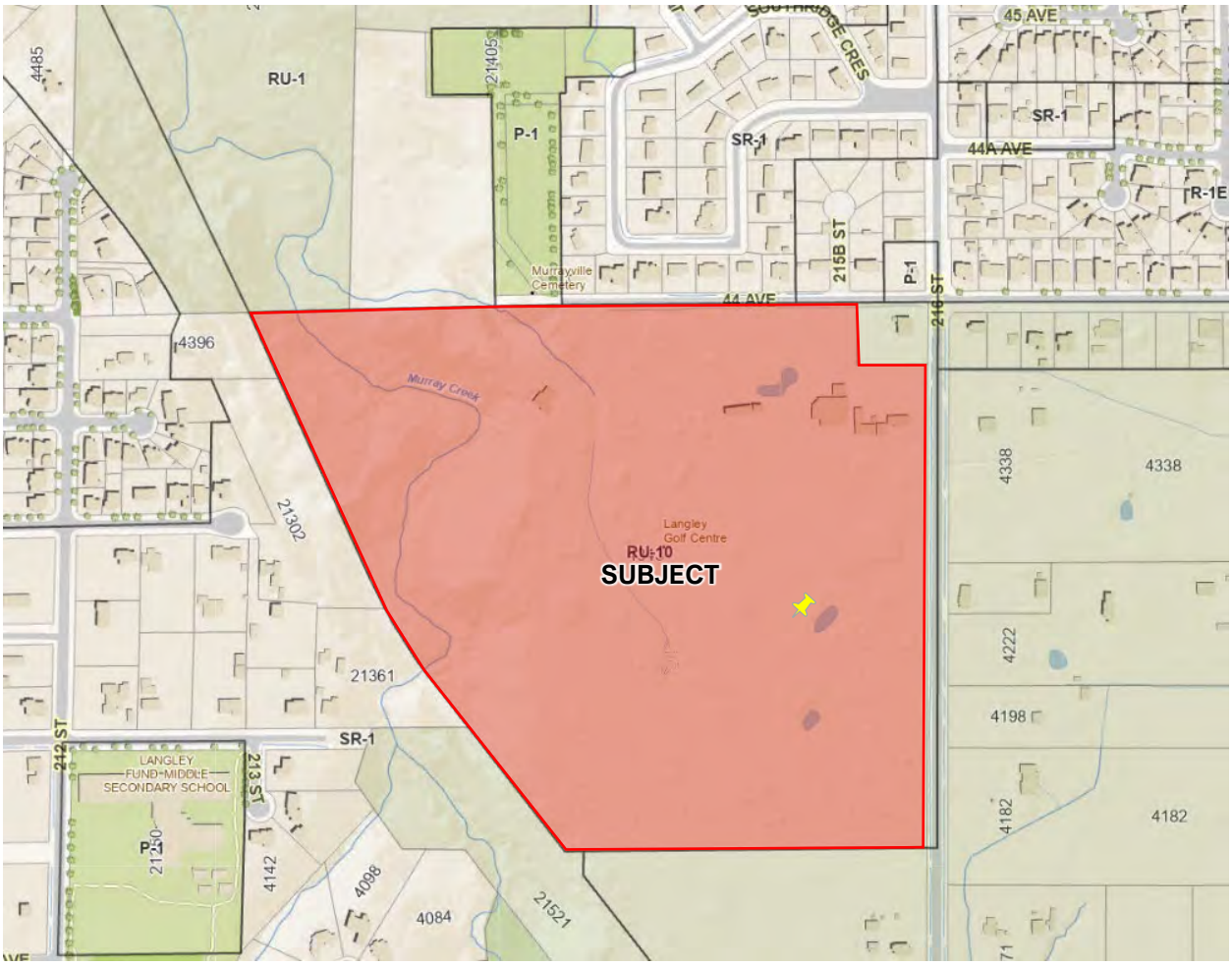
ATTACHMENT B



📌 Proposed Tower Location

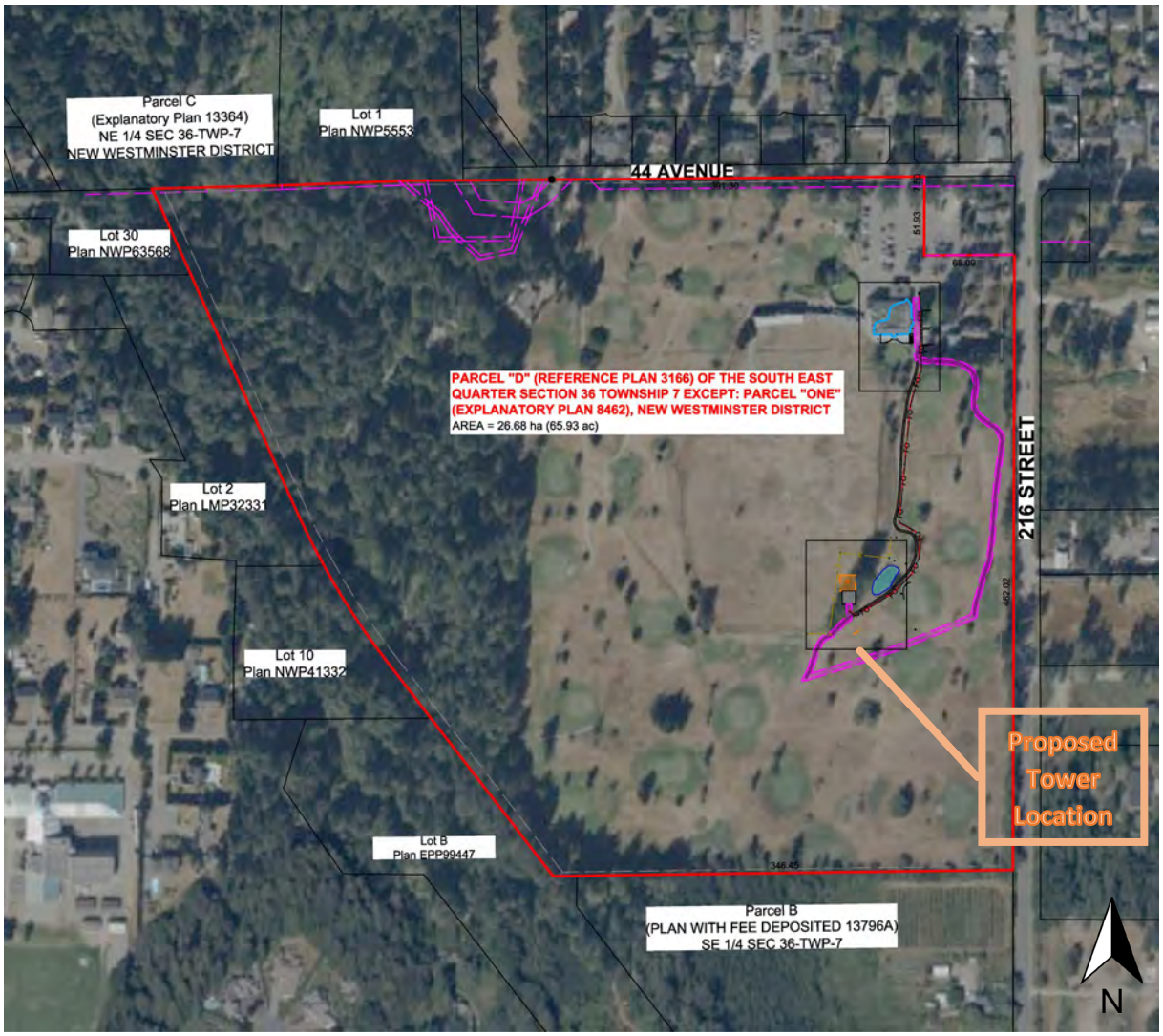
AERIAL CONTEXT MAP


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



📌 Proposed Tower Location

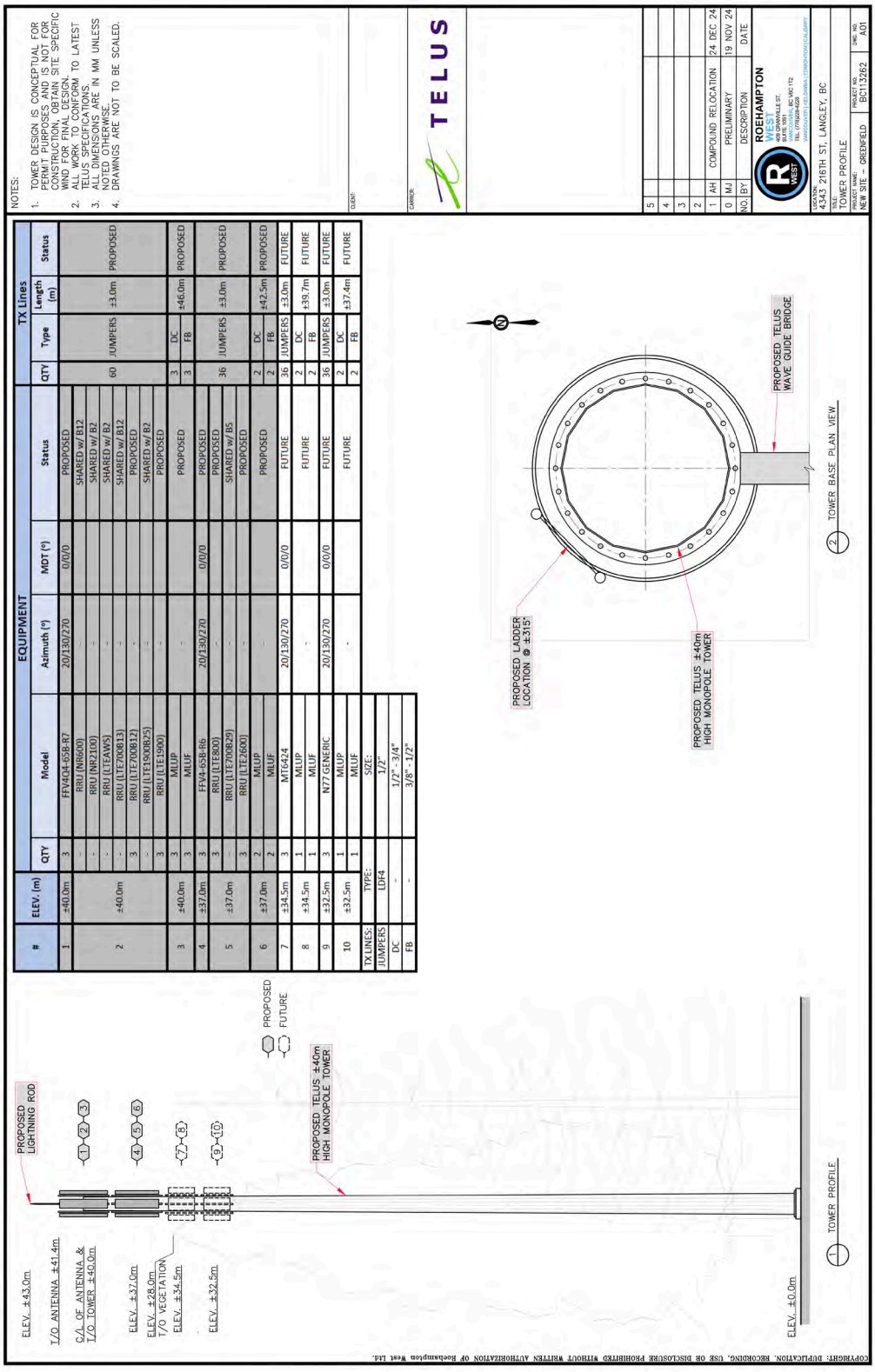
ZONING BYLAW NO. 2500



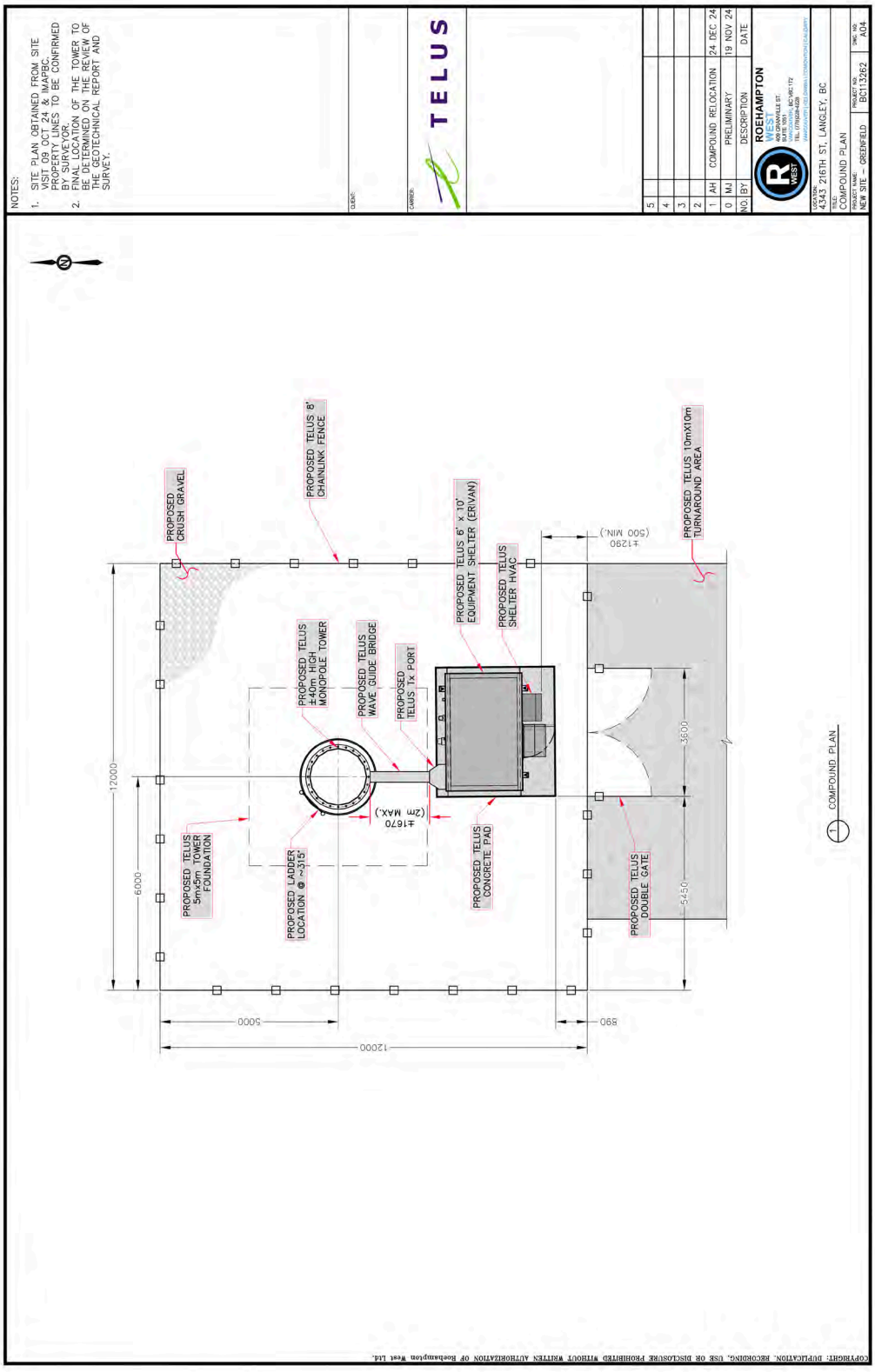
SITE PLAN – SUBMITTED BY APPLICANT



SITE PLAN (DETAIL) – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT



COMPOUND LAYOUT – SUBMITTED BY APPLICANT

Cypress Land Services Inc. Telephone: 604.259.8809
Suite 1051 – 409 Granville Street Facsimile: 604.620.0876
Vancouver, BC V6C 1T2 Website : www.cypresslandservices.com

ATTACHMENT C

Township of Langley
Planning and Development Department

Subject:	**Request for Concurrence for a TELUS Tower Installation**
Location:	**4343 216th St, Langley, BC**
Coordinates:	**49.0792576 N, -122.6265581 W**
TELUS Site:	**BC113262**

Please be advised that following Innovation, Science and Economic Development Canada (ISEDs) and the Township of Langley's, TELUS Communications Inc ("TELUS") has completed the public consultation process and is respectfully requesting concurrence for the proposal to install a 43m monopole tower. Enclosed please find evidence of the following efforts regarding this public notification process:

- On March 3rd, 2025, an Information Package was submitted to the Township of Langley formalizing the initiation of the consultation process for the proposed tower location. Please see **Appendix 1: Information Package.**

- On March 3rd. 2025, Colocation offer letters were sent to Rogers and Freedom. No responses were received.

- On April 14th,2025, a notification package was sent to ISED, no packages were mailed to residents as the radius didn't extend beyond the subject parcel (the facility is proposed in the middle of the golf course). **Appendix 2: Notification Package**

- On April 16th, 2025, an advertisement was placed in the Langley Advance Times, please see **Appendix 3: Newspaper Advertisement.**

- An aeronautical survey was completed, and the file is currently under review by the Airport and Transport Canada.

- On May 16th, 2025, the consultation period concluded. During the consultation period, no comments were provided regarding the proposed tower.

TELUS is committed to working with the community to find an acceptable location and infrastructure design. Should you require any additional information, please do not hesitate to contact me at 250-460-2522 or by e-mail at tamera@cypressslandservices.com.

Tamera Mills
Project Manager, Land Use

Cypress Land Services
Agents for TELUS

Appendix 1: Information Package

Cypress Land Services
Suite 120 – 736 Granville Street
Vancouver, BC V6Z 1G3

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

January 23rd 2025

Via Email: mnemati@tol.ca

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

Dear Planning Department of the Township of Langley,

Subject:	**TELUS Telecommunications Facility Proposal – Letter of Intent**
Address:	**4343 216th Street, Langley, BC**
Legal PID:	**002-308-479**
Coordinates:	**49.0792576°N, -122.6265581° W**
TELUS Site:	**BC113262**

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS Communications Inc. (TELUS), is submitting this Telecommunication Antenna System (TAS) Application and Letter of Intent to formalize the Township of Langley process related to the installation and operation of a telecommunications facility as described in 'Township of Langley Telecommunication Tower Council Policy." TELUS is proposing the installation to provide improved, dependable wireless data and voice communication services in the Murrayville area of Langley.

Proposed Site

TELUS proposes to install a 43m flush mounted monopole tower on private property located at 4343 216th Street, Langley, BC. This property serves as a golf course for the community. The structure is proposed to be set back 140m from 216th St in the middle of a golf course. Please see **(Schedule A: Aerial Map)** for a display of the tower location. This proposal attempts to minimize the visibility of the structure by placing it near mature trees and in the middle of the property. The use of a monopole tower is also preferred by the Township's policy.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services in the Township and across BC and Canada. In order to improve network performance, TELUS requires a wireless installation to improve coverage in this area of Langley.

The proposed site is a result of many considerations. TELUS reviewed co-location options on nearby structures and towers. There are no opportunities to use existing towers/buildings or structures to achieve an improved level of wireless services. Please note, that TELUS has a series of small cell antennas through-out the neighborhood, but this does not provide adequate coverage to all nearby areas. Please see **Schedule B: Map of Existing Telecommunication Antenna Systems.**

Proposal Details & Future Colocation

The proposed tower structure is 43m in height with six (6) initial antennas at the top of the tower with an equipment shelter at the base of the tower. TELUS has completed **Preliminary Design Plans** (included as a separate attachment) as well as a photo-simulation (**Schedule C: Photo-simulation**). Please note that the photo-simulation is for conceptual purposes only.

Colocation letters were sent out on March 3rd, 2025. No responses have been received to date, but we continue to follow up. We are waiting for a response from both Rogers and Freedom.

Environmental Assessment

N/A

Consultation Process with the Township of Langley

The Township of Langley has adopted *'Township of Langley Telecommunication Tower Council Policy*" to establish policy and process for requests to construct Telecommunication Antennae Structures within the Township. This will be used alongside the federal CPC-2-0-03 policy. The Township requires notification of residents within a radius of three (3) times the tower height (129m) and placement of public advertisement. The proposal will go to Council at the end of the consultation process.
Cypress Land Services pre-consulted the Planning department at this location and is now submitting the formal TAS application.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:
http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

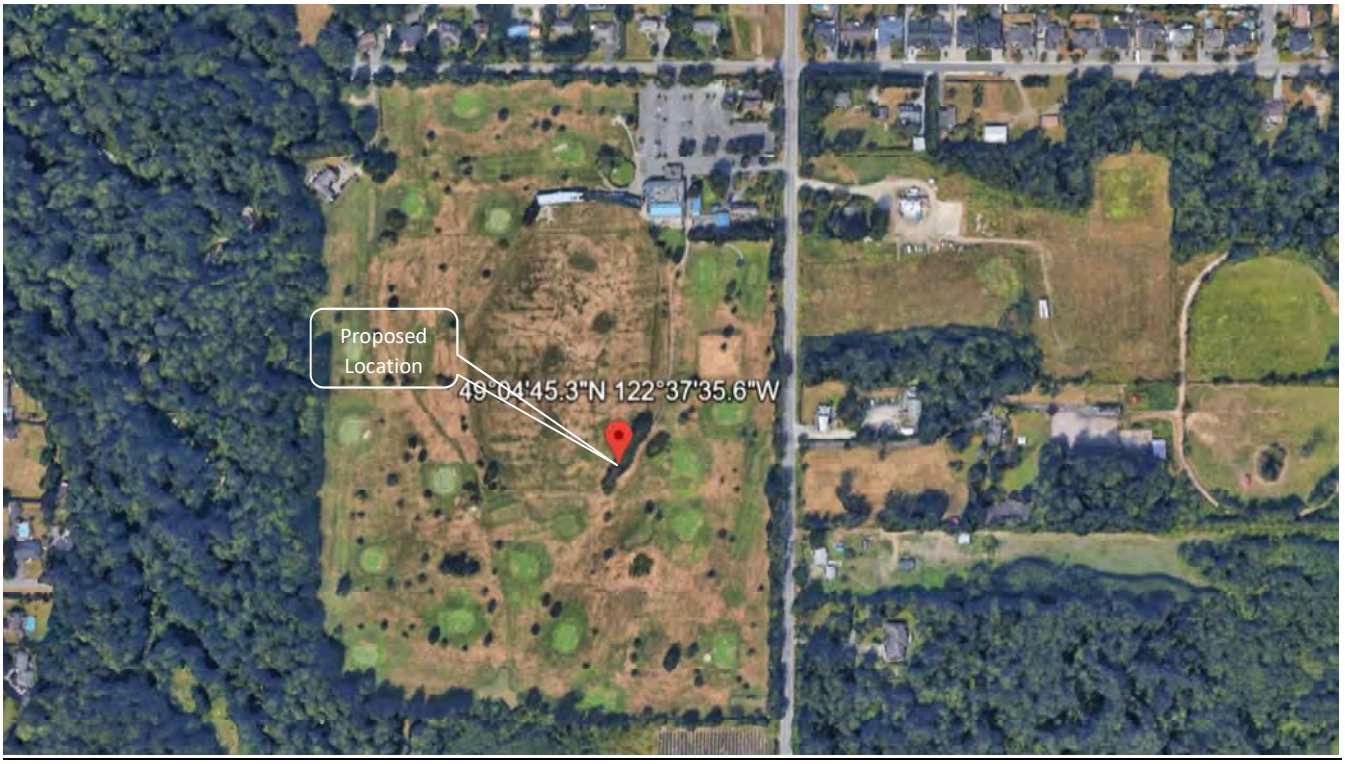
Conclusion

TELUS is committed to working with the Township and the community to improve wireless services. Please do not hesitate to contact us by phone at 250-460-2522 or by email at tamera@cypresslandservices.com.

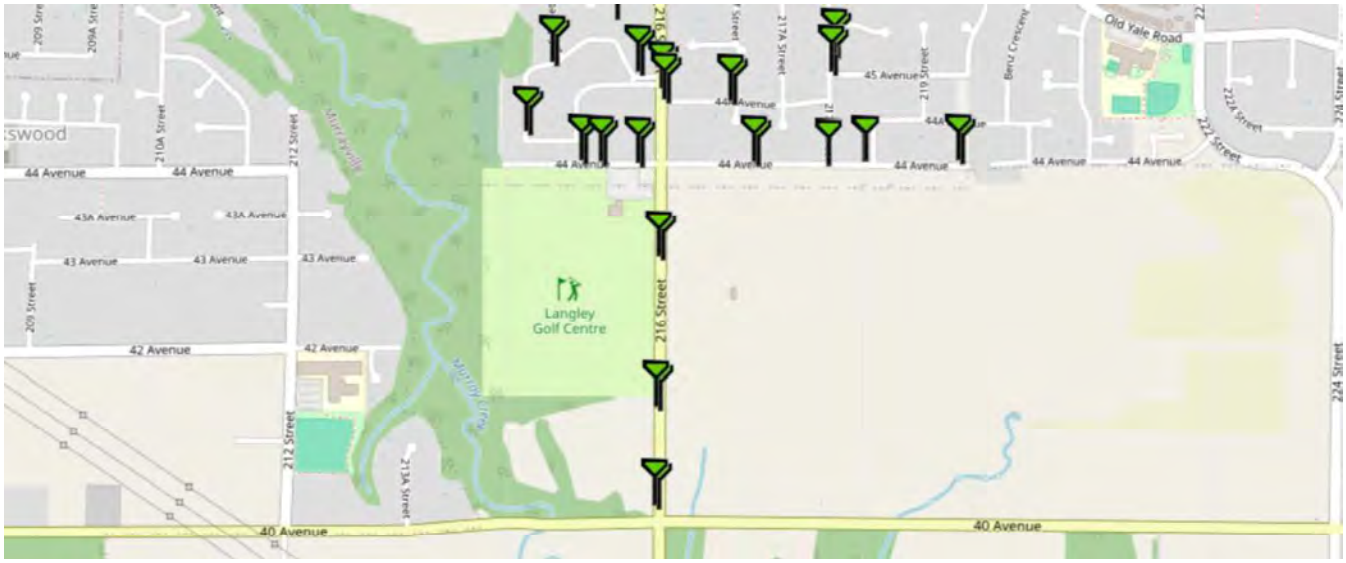
Sincerely,
TAMERA MILLS
LAND USE PROJECT MANAGER
CYPRESS LAND SERVICES

Agents for TELUS Communications Inc.

SCHEDULE A
SITE LOCATION



SCHEDULE B
MAP OF EXISTING TELECOMMUNICATION ANTENNA SYSTEM



SCHEDULE C
PHOTO-SIMULATION

BEFORE



AFTER



Note: View of proposed tower looking west from 150m away

Appendix 2: Notification Package

TELUS Communications Inc.

April 3, 2025
Subject: Public Notification: 43m monopole tower

To: Property Owner / Current Resident

Re: Proposed: 43 metre monopole tower
Location: 4343 216th St, Langley, BC

TELUS File: BC113262
Coordinates: 49.0792576 N, -122.6265581 W

Fast Answers:

Why am I receiving this letter?
Your home or business is located within our notification area.

What is this letter about?
TELUS is proposing a new tower in your area.

Why is this letter so technical?
Innovation, Science & Economic Development Canada (ISED) (who oversees this process), requires us to disclose technical information.

Dear Member of the Township of Langley community,

TELUS would like to bring improved cellular service to your community and we want to include you in the conversation. We are proposing the addition of a new communications tower at 4343 216th St, Langley, BC at the Langley Golf Centre. This notification package is the first part of the consultation process that includes the following steps:

Public notification: Our first step is to reach out to the Township community to share our proposal and gather feedback from community members such as yourself. TELUS has sent a copy of this package to all residents and businesses in a radius of 3 times the structure height (126m) from the tower location.

Local government consultation: At the same time that TELUS consults with members of the public, we have engaged the Township of Langley in land use consultation. At the end of the full consultation process, TELUS will request land use concurrence from the Township of Langley planning team.

In this document, you'll find a lot of information. We are required to provide community members information on our proposal as well as the tower siting process, including:

- An explanation of how we determine where a new tower is needed.
- A description and specs of the tower itself, as well as where the tower will be located.
- Safety information

We encourage you to review all of the documentation we've provided to learn more about the proposed telecommunications site facility at 4343 216th St, Langley, BC.

We are excited to provide this information to you to start the discussion on wireless improvements to your community. We welcome any questions you may have about this process and a list of contacts will be provided at the end of this document.

Yours sincerely,

Tamera Mills
Project Manager, Land Use

Who is Cypress Land Services? *When a new tower is needed, TELUS hires independent contractors like us, Cypress Land Services, to help discuss these plans with the communities. As such, we are pleased to share the attached information notification package with you that will explain the details for the necessary hardware with you and your community.*

TELUS's proposal

TELUS is proposing to construct a 43 metre monopole tower (inclusive of lightning rod) located on a golf course at 4343 216th St, Langley, BC.

- The facility is proposed to be located internal to the golf course at the end of the driving range.
- The facility is proposed to have 6 initial antennas and a 6ft x 10ft equipment shelter next to the pole.
- The tower, if constructed, will provide improved wireless high-speed services to the Township of Langley within a few kilometres of the proposed location.



Artist's rendering of tower on current landscape.

Regulatory authority for cell tower placement

ISED—Innovation, Science and Economic Development Canada, (formerly Industry Canada) is the governing body that has exclusive jurisdiction over the placement of wireless telecommunications facilities in Canada. As such, **ISED requires a carrier like TELUS to consult with the applicable local government and the general public regarding new installations.**

The public consultation process is intended to provide an opportunity for community members to have questions addressed while respecting federal jurisdiction of this process.

ISED's Client Procedure Circular 2-0-03 (CPC): *In cases where a local government does not have a telecommunications policy in effect, TELUS must follow the default public and land use authority process outlined in the CPC.*

The CPC provides information on the required scope and timelines of a tower consultation, issues and topics that are defined as reasonable and relevant to the consultation, health and safety guidelines and other relevant information.

Public consultation process

(as prescribed by Innovation, Science and Economic Development of Canada and the Township of Langley)

STEP 1: PUBLIC NOTIFICATION

The Township of Langley has an established and documented public consultation process applicable to tower siting Council Policy 07-331, which closely resembles ISED's default process, TELUS is required to follow the ISED Default Public Consultation Process outlined in the CPC policy.

Why are you getting this letter? TELUS is required to provide notification packages to property owners/occupants within a radius of three times the structure height from the proposed tower. As your property falls within this notification radius, TELUS is consulting with you on this tower. We are inviting you with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. This notification will also be submitted to the Township of Langley and ISED as part of our application for land use concurrence.

In addition, members of the broader public will be invited to comment on the proposed site in response to a public notice that will be placed in the Langley Advance Times. The public notice will run once on April 16, 2025. The public will then have 30 days to submit comments and questions to myself on behalf of TELUS.

I will acknowledge receipt of comments and questions received within 14 days and address all relevant and reasonable concerns within 60 days. The commenting member of the public will then have 21 days to reply to the response. A summary of all comments received and our responses will then be submitted to the Township of Langley.

STEP 2: TOWNSHIP OF LANGLEY LAND USE CONCURRENCE

Following the public consultation process, TELUS will provide the details of correspondence with community members including TELUS' responses to the Township of Langley. Finally, TELUS will request a resolution of land use concurrence from the Township which will enable TELUS to proceed with planning for wireless upgrades in the community.

Site details

PURPOSE

The purpose of the proposed tower is to improve TELUS' wireless coverage and to provide access to dependable wireless voice and data services in the Murrayville area.

Currently, there are no suitable existing antenna support structures or other feasible structures that can be used and, as a result, a new tower is required. The tower, if constructed, will provide improved wireless connectivity in terms of reliability and speed and access to emergency 911 services for those in the vicinity of the facility.

LOCATION AND LAND USE

The tower is proposed to be located at the Langley Golf Centre at the end of the driving range, at 4343 216th St, Langley, BC.

SAFETY CODE 6

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the tower described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 including combined effects with the local radio environment, as may be amended from time to time.

SITE ACCESS

TELUS is proposing to access the site via an existing access road at 4343 216th St, Langley, BC. TELUS' compound will be contained within a chain link fence to mitigate public access. Internal access to the area on the range will be improved.

ENVIRONMENT

TELUS confirms that the installation is excluded from environmental assessment under the Impact Assessment Act.

DESIGN

This proposal is for a 40 metre flush mounted, monopole tower as well as a 3 metre tall lightning rod (43m total height). A preliminary design of the tower profile and compound plan is included in this notification for your reference. Initially, the tower is planned to support 6 initial panel antennas.

TRANSPORT CANADA

The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements. No lighting or marking is expected to be required on the tower.

STRUCTURAL CONSIDERATIONS

TELUS attests that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.

LAND USE AUTHORITY

The Township of Langley does have an applicable Antenna Siting Protocol which will be used to guide the Public Consultation process in consultation with the Township of Langley staff.

CO-LOCATION

TELUS will consider all applications for tower sharing and co-location in accordance with ISED protocols.

GENERAL INFORMATION

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html.

CONTACTS

TELUS
Tamera Mills, Cypress Land Services
Agents for TELUS
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Phone: 604-620-0877
Email: publicconsultation@cypresslandservices.com

Township of Langley
Civic Facility
20338-65 Avenue, Langley, BC. V2Y 3J1
Email: cdinfo@tol.ca
604-532-7599

ISED - Lower Mainland District Office
13401 – 108 Avenue, Suite 1700
Surrey BC V3T 5V6
Telephone: 1-800-667-3780 or 604-586-2521
Fax: 604-586-2528
Email: spectrumsurrey-surreyspectre@ised-isde.gc.ca
(By appointment only)

Do you have questions or comments about this proposal? We value your feedback.

Written comments posted on or before May 16, 2025 will be included in the formal submission package.

Please contact our office to discuss the proposed facility with representatives from Cypress Land Services.

Phone: 604-620-0877
Email:
PublicConsulation@cypresslandservices.com

Should you have any specific questions regarding the proposal, please feel welcome to contact the contacts listed herein, or return the enclosed comment sheet by mail or email to TELUS by **May 16, 2025.**

Map of proposed tower

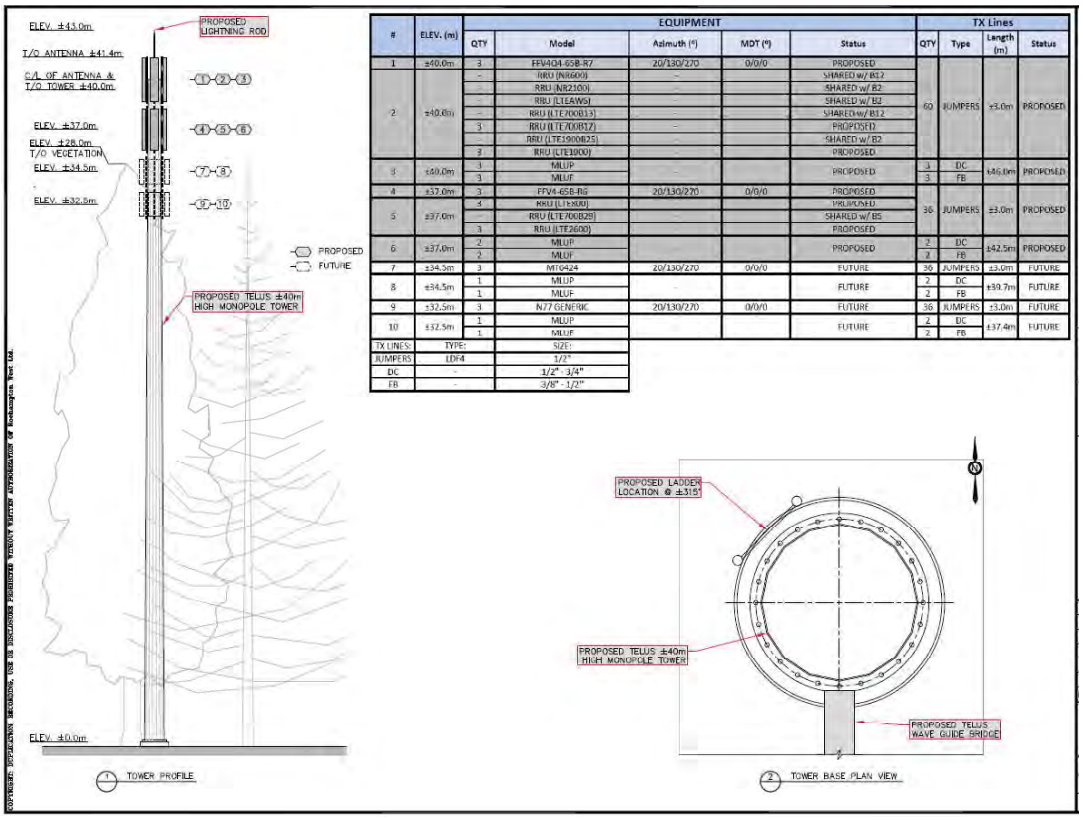
(for discussion purposes only.)



Site plan



Physical tower profile (for discussion purposes only.)



#	ELEV. (m)	EQUIPMENT					TX Lines			
		QTY	Model	Azimuth (°)	MDT (°)	Status	QTY	Type	Length (m)	Status
1	±40.0m	3	FFV4QH-65B-R7	20/130/270	0/0/0	PROPOSED	60	JUMPERS	±3.0m	PROPOSED
2	±40.0m	-	RRU (NR6000)	-	-	SHARED w/ B12				
		-	RRU (NR2100)	-	-	SHARED w/ B2				
		-	RRU (LTEAWS)	-	-	SHARED w/ B2				
		-	RRU (LTE700B13)	-	-	SHARED w/ B12				
		3	RRU (LTE700B12)	-	-	PROPOSED				
		-	RRU (LTE1900B25)	-	-	SHARED w/ B2				
		3	RRU (LTE1900)	-	-	PROPOSED				
3	±40.0m	3	MLUP	-	-	PROPOSED	3	DC	±46.0m	PROPOSED
		3	MLUF				3	FB		
4	±37.0m	3	FFV4-65B-R6	20/130/270	0/0/0	PROPOSED	36	JUMPERS	±3.0m	PROPOSED
5	±37.0m	4	RRU (LTE600)	-	-	PROPOSED				
		-	RRU (LTE700B29)	-	-	SHARED w/ B5				
		3	RRU (LTE2600)	-	-	PROPOSED				
6	±37.0m	2	MLUP	-	-	PROPOSED	2	DC	±42.5m	PROPOSED
		2	MLUF				2	FB		
7	±34.5m	3	MT6424	20/130/270	0/0/0	FUTURE	36	JUMPERS	±3.0m	FUTURE
8	±34.5m	1	MLUP	-	-	FUTURE	2	DC	±39.7m	FUTURE
		1	MLUF				2	FB		
9	±32.5m	3	N77 GENERIC	20/130/270	0/0/0	FUTURE	36	JUMPERS	±3.0m	FUTURE
10	±32.5m	1	MLUP	-	-	FUTURE	2	DC	±37.4m	FUTURE
		1	MLUF				2	FB		

TX LINES:	TYPE:	SIZE:
JUMPERS	LDF4	1/2"
DC	-	1/2" - 3/4"
FB	-	3/8" - 1/2"

Photo simulations (for discussion purposes only.)



View of location before tower.



View of location after tower.

Comment sheet – BC113262

If you would like to share your comments, please submit them either by:

Fax: 604-620-0876
Phone: 604-620-0877
Email: PublicConsultation@CypressLandServices.com
Mail: 1051-409 Granville Street, Vancouver BC V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 4343 216th St, Langley, BC.

1. Are you a cellular telephone or wireless internet user? ☐ Yes ☐ No
2. Is the location of the proposed facility acceptable? ☐ Yes ☐ No

If no, why? _____

_____

3. Are you satisfied with the design of the proposed facility? ☐ Yes ☐ No

Comments: _____

_____

_____

4. Other comments (please attach pages if more space is needed):

_____

_____

_____

_____

_____

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: _____

Address: _____

Phone: _____ Email: _____

Appendix 3: Newspaper Advertisement

Legal Notices | Legal Notices | Legal Notices

NOTICE TO CREDITORS AND CLAIMANTS

Notice is hereby given to Creditors and Others, having claims against the Estate of the deceased Gerald Henry Roy Tapp formerly of 6375 256 St, Aldergrove, B.C., V4W 1K2, are hereby required to send particulars thereof to the executor c/o Kathleen Joan Tapp, 4628 Lowrie Avenue, Terrace, B.C., V8G 3Y9 on or before June 1, 2025, after which date the Estate's assets will be distributed, having regard only to the claims that have been received.



IN THE CLASSIFIEDS!
1.866.865.4460

Legal Notices | Legal Notices | Legal Notices | Legal Notices | Legal Notices

Public Notice / Avis Public

Proposed TELUS Telecommunications Facility 43.0-Meter Tall Monopole Tower
Structure Projet D'Installation De Télécommunications TELUS Structure de Tour Monopole de 43,0 Mètres de Hauteur

Proposed Structure:

As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the Township of Langley (TOL), TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 43.0-meter tall monopole tower structure and ancillary radio equipment situated on private property at 4343 216th St, Langley, BC.

Tower Location/Emplacement de la Tour :

4343 216th Street, Langley, BC

Coordinates/Coordonnées :

Lat: 49.0792576°
Long: -122.6265581°

Any person may comment by close of business day on May 16, 2025 with respect to this matter. Please submit any comments to the following contact:

Toute personne peut faire des commentaires sur ce sujet avant la fermeture des bureaux le 16 mai 2025 Veuillez soumettre vos commentaires aux coordonnées ci-dessous :

TELUS Contact / Coordonnées du Représentant de TELUS :

Cypress Land Services
Tamera Mills
1051-409 Granville Street
Vancouver, BC V6C 1T2
604-620-0877
PublicConsultation@CypressLandServices.com

Structure Proposée :

Dans le cadre du processus de consultation publique exigé par Innovation, Sciences et Dévelop- pement économique Canada (ISDE) et le Canton de Langley, TELUS invite le public à formuler des commentaires sur un projet d'installation de structure de télécommunications consistant en un tour monopôle de 43,0 mètres de hauteur et de l'équipement radio auxiliaire situé sur une propriété privée au 4343 216e rue, Langley, BC.



TELUS®

YOUR COMMUNITY Your Classifieds



Cpaws protects at least 50% of Canada's wilderness and oceans.

Conservation of the ecosystem is vital to British Columbia's biodiversity.

Donate or Volunteer Today!

CPAWS
CANADIAN PARKS AND WILDERNESS SOCIETY

cpawsbc.org

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 - REGULAR MEETING	**REPORT:**	25-97
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-32-0109
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. 100258 (GRACE HANIN COMMUNITY CHURCH / 22940 – 48 AVENUE)		

PROPOSAL:

On May 26, 2025, Council passed the following resolution related to the Grace Hanin Community Church located at 22940 – 48 Avenue:

> *"That Council direct staff to prepare and advance the development application for Grace Hanin Community Church to amend the Official Community Plan, Murrayville Community Plan and Rural Plan to include approximately 4.12 ha (10.17 ac) of land located at 22940 – 48 Avenue within the Murrayville Community Plan and designate it institutional to accommodate a future rezoning application for an institutional use."*

In response to Council's resolution, staff have prepared Bylaws No. 6025 and 6026 for Council's consideration subject to three (3) conditions.

RECOMMENDATIONS:

That Council give first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025 amending the Official Community Plan to change the designation of the lands from Rural to General Urban and amend the Murrayville Community Plan and Rural Plan to remove the lands from the Rural Plan and designate it Institutional in the Murrayville Community Plan for lands located at 22940 – 48 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley, prior to final reading:

1. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District.
2. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until Urban Services are provided to the site
    b. identifying Streamside Protection and Enhancement Areas
    c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
3. Completion of all relevant external agency, federal, provincial, regional and Township approvals.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That (at the time of third reading of Bylaw No. 6025) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy.

That Council consider first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Grace Hanin Community Church) Bylaw No. 6026 (and grant final reading at time of final reading of Bylaw No. 6025).

That Council authorize staff to schedule the required Public Hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Official Community Plan Amendment, Murrayville Community Plan Amendment and Rural Plan Amendment Bylaw No. 6025 and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 6026.

BACKGROUND / HISTORY:

- On June 24, 2024 Council considered an application submitted by Grace Hanin Church to amend the Official Community Plan, Murrayville Community Plan and Rural Plan to include approximately 4.12 ha (10.17 ac) of land located at 22940 – 48 Avenue within the Murrayville Community Plan and designate it Institutional to accommodate a future rezoning application for an institutional use. At the June 24, 2024 Regular Meeting, Council resolved the following:

  "*That Council defer consideration of the application pending consideration and adoption of the Fraser Highway Employment Lands Area Plan."*

- On May 26, 2025, Council passed the following resolution related to the Grace Hanin Community Church located at 22940 – 48 Avenue:

  "That Council direct staff to prepare and advance the development application for Grace Hanin Community Church to amend the Official Community Plan, Murrayville Community Plan and Rural Plan to include approximately 4.12 ha (10.17 ac) of land located at 22940 – 48 Avenue within the Murrayville Community Plan and designate it Institutional to accommodate a future rezoning application for an institutional use."

- The subject site is currently zoned Rural Zone RU-1, designated Rural in the Official Community Plan and Small Farms / Country Estates outside the Urban Boundary in the Rural Plan. The site is also outside of the Urban Containment Boundary and designated Rural in the Metro Vancouver Regional Growth Strategy. On March 10, 2025 Council directed the completion of a reference plan for the Fraser Highway Employment Lands Area that is currently under development.

DISCUSSION / ANALYSIS:

<u>Bylaw No. 6025</u>

- To accommodate the proposal to designate the site for Institutional use, amendments to the Township's Official Community Plan (OCP), Murrayville Community Plan and Rural Plan are required. Staff note that prior to Council consideration of final reading of the proposal, an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required.

- Bylaw No. 6025 amends:
  - the OCP to include the site in the Urban Containment Boundary and designate it Urban
  - the Rural Plan and Murrayville Community Plan by removing the site from the Rural Plan and designating it Institutional in the Murrayville Community Plan

- The applicant has indicated that if the application is approved by Council and Metro Vancouver, a future rezoning application will be submitted to rezone the site from the existing Rural Zone RU-1 to an institutional zone to allow for a future church on the site. An amendment to the Greater Vancouver Sewerage and Drainage District is also required as part of the application.

Bylaw No. 6026

- Urban services are not available to the site. Therefore, registration of a restrictive covenant prohibiting any building on the site until such time as provision of full urban services pursuant to Subdivision and Development Servicing Bylaw Service Level – 1 is a development prerequisite.

- Bylaw No. 6026 proposes an amendment to the Subdivision and Development Servicing Bylaw as part of this application to amend the site's designation from Level – 4 Rural to Level -1 Urban.

Policy Considerations:

Should the proposed amendments to the OCP, Murrayville Community Plan, Rural Plan, RGS and Subdivision and Development Servicing Bylaw be approved by Council, a future rezoning application will be required to rezone the site to allow an institutional use (church). Servicing, Erosion Sediment Control and tree protection measures would be established for the site as part of that future rezoning application.

Staff recommend Council give first and second reading of Bylaw No. 6025 subject to three (3) development prerequisites; first, second and third reading of Bylaw No. 6026; and that staff be authorized to schedule the required Public Hearing should Council give Bylaw No. 6025 first and second reading.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A June 24, 2024 Report to Council

Township of Langley
Est. 1873

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 24, 2024 - REGULAR MEETING	**REPORT:**	24-136
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-32-0109
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. 100258 (GRACE HANNIN COMMUNITY CHURCH / 22940 – 48 AVENUE)		

PROPOSAL:

Application to amend the Official Community Plan, Murrayville Community Plan and Rural Plan to include approximately 4.12 ha (10.17 ac) of land located at 22940 – 48 Avenue within the Murrayville Community Plan and designate it Institutional to accommodate a future rezoning application for an institutional use.

RECOMMENDATION SUMMARY:

That Council defer consideration of the application until completion of the Fraser Highway Employment Lands Area Plan.

RATIONALE:

The subject lands are within the Fraser Highway Employment Lands Area that are currently undergoing a planning process.

RECOMMENDATION:

That Council defer consideration of the application pending consideration and adoption of the Fraser Highway Employment Lands Area Plan.

EXECUTIVE SUMMARY:

Grace Hannin Community Church has applied to amend the Official Community Plan (OCP), Murrayville Community Plan and Rural Plan to redesignate the site from Rural to Urban in the OCP, remove it from the Rural Plan and designate it as Institutional in the Murrayville Community Plan to allow for a future rezoning application for an institutional use. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) would also be required to accommodate the proposal.

An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 would also be required to amend the site's service level from Level 4 – Rural to Level 1 – Urban as well as an amendment to the Greater Vancouver Sewerage and Drainage District.

On December 4, 2023 Council endorsed a Terms of Reference for the Fraser Highway Employment Lands Area Plan. The Plan is currently in Phase 1 of 4 with Phase 4 completion currently targeted for the third quarter of 2025. Further consideration of the subject application with the benefit of Plan process outcomes will inform recommended land use.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to an application submitted by Grace Hannin Community Church.

REFERENCE:

Owner:	Finns 48 Projects Ltd. 203, 5455 – 152 Street Surrey BC V3S 5A5
Agent:	Grace Hannin Community Church 9770 King George Boulevard Surrey BC V3T 2V6
Legal Description:	Lot 267 Section 32 Township 10 NWD Plan 53715
Location:	22940 – 48 Avenue
Area:	4.12 ha (10.17 ac)
Official Community Plan: (existing)	Rural (non ALR)
Official Community Plan: (proposed)	Urban
Regional Growth Strategy: (existing)	Rural (not within Urban Containment Boundary)
Regional Growth Strategy: (proposed)	General Urban (within Urban Containment Boundary)
Rural Plan: (existing)	Small Farms Country Estates
Rural Plan: (proposed)	n/a
Murrayville Plan: (existing)	n/a
Murrayville Plan: (proposed)	Institutional
Existing Zoning:	Rural Zone RU-1

BACKGROUND/HISTORY:

- The subject site is currently zoned Rural Zone RU-1, designated Rural in the Official Community Plan and Small Farms / Country Estates outside the Urban Boundary in the Rural Plan. The site is also outside of the Urban Containment Boundary and designated Rural in the Metro Vancouver Regional Growth Strategy.

DISCUSSION/ANALYSIS:

- To accommodate the proposal to designate the site for institutional use, amendments to the Township's Official Community Plan (OCP), Murrayville Community Plan and Rural Plan are required. Staff note that an amendment to the Metro Vancouver Regional

Growth Strategy (RGS) would also be required to accommodate the proposal. The applicant has submitted a letter of rationale in support of the application (Attachment C).

- Urban services are currently not available to the site. Full urban services pursuant to Subdivision and Development Servicing Bylaw Service Level – 1 would be required prior to development on the site, as such an amendment to the Subdivision and Development Servicing Bylaw to change the site from Level – 4 Rural to Level -1 Urban would be required.

- The applicant has indicated that if the application is approved by Council and Metro Vancouver, a future rezoning application will be submitted to rezone the site from the existing Rural Zone RU-1 to an institutional zone to allow for a future church on the site.

Adjacent Uses:

	Existing Use	Rural / Murrayville Community Plan Designation	Existing Zoning
North:	48 Avenue, beyond which is a Rural Property	Agricultural / Countryside	Rural Zone RU-3
South:	Two rural properties	Small Farms / Country Estates	Rural Zone RU-1
East:	Four rural properties	Small Farms / Country Estates	Rural Zone RU-1
West:	Langley Christian Elementary School	Institutional	Civic Institutional Zone P-1

Official Community Plan Amendment:

The subject lands are currently designated Rural in the OCP which includes goals to maintain the existing rural residential character of the area.

Section 2.2.7 (Rural) of the OCP provides the following:

> *2.2.7. Commercial, industrial, and institutional uses are discouraged in this designation, except in conformity with the Regional Context Statement (Schedule 1) and the Rural Plan.*

Section 2.3.11 (Urban Community Structure and Centres) of the OCP provides the following:

> *2.3.11. Direct community arts, entertainment, and cultural facilities and other major institutional facilities to the Regional Centre, Town Centres, and Community Centres, and the Frequent Transit Development Areas, or areas with good access to transit.*

Section 2.4.9 (Urban) of the OCP provides the following:

> *2.4.9. Encourage the location of assembly uses, including places of worship, to locate:*

- *in conformity with the policies of the applicable community plan or neighbourhood plan*
- *not in an area designated for single-family housing (although it may be located on the perimeter of such an area)*
- *on a collector or arterial road (as opposed to a local road)*

Murrayville Community Plan Amendment:

- The subject lands are currently designated Small Farms / Country Estates in the Rural Plan. As part of the application the applicant seeks to remove the site from the Rural Plan and include it within the Murrayville Community Plan and designate it as Institutional.

Rural Plan Amendment:

- The subject lands are currently designated Small Farms / Country Estates in the Rural Plan. Section 2.1 of the Rural Plan states "The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley…"

- Policies for the Small Farms / Country Estates designation (Section 5.6 of the Rural Plan) indicate that the designation should provide for agricultural uses.

- Section 5.11.1 of the Rural Plan provides the following information with respect to urban / rural interfaces:

  5.11.1 Development along the urban/rural interface shall be designed to minimize potential conflicts between incompatible uses. The following methods serve as examples of potential buffer treatments along the urban/rural interface:

  (d) location of institutional or resort uses along the interface, that have low site coverage and a large open space component adjacent to the rural area;

- Section 5.15.1 of the Rural Plan provides the following information with respect to institutional development:

  5.15.1 Institutional uses such as churches and community halls serving the rural population shall be encouraged to locate in the Agro-Service Centre and Rural Commercial Centres in locations with good access.

Metro 2050 – Metro Vancouver Regional Growth Strategy (RGS):

- The subject lands are designated Rural in the RGS. This designation is intended to limit development to a scale, form and density consistent with the intent of the rural land use, and support agricultural uses within the ALR and, where appropriate, outside of the ALR. Staff note that the subject property is not located in the ALR. Given the proposed OCP amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS would be necessary to accommodate the proposed general urban (institutional) land use. A Type 2 amendment would be required to accommodate the proposal.

- A Type 2 – Minor Amendment to the Regional Growth Strategy requires a 'two-thirds weighted vote and regional public hearing' as identified in Section 6.3.3(c) of the RGS below:

  6.3.3(c) amendment from Rural land use designation to Industrial, Mixed Employment or General Urban land use designations;

- Should Council direct staff to prepare the necessary bylaws and grant them third reading, staff will advance the application to Metro Vancouver for consideration of the necessary amendments to the RGS and the Greater Vancouver Sewerage and Drainage District (GVS & DD) catchment in order to accommodate the proposed change in land use.

Fraser Highway Employment Lands Area Plan:

- On February 27, 2023, Council directed staff to prepare the Terms of Reference for a Fraser Highway Employment Lands Area Plan (Fraser Highway Plan). The Terms of Reference for the Plan was approved by Council on December 4, 2023.

- CPP staff are currently in Phase 1: Planning Principles and Preliminary Development Concepts of the Fraser Highway Employments Lands Area Plan. As the Plan area includes the subject site (Attachment B), consideration of the application with the benefit of Plan process outcomes will inform recommended land use.

Community Amenity Contributions:

- Section 5.2.(i) of the Community Amenity Policy provides guidance for Rural areas in relation to CACs to be proportionate to the value being created by the increase in density.

- The CAC policy does not provide specific guidance in relation to redesignation of a site from Rural to Institutional.

- The applicant has advised that should the subject application be granted approval by Council and Metro Vancouver, a future rezoning application would be submitted including a proposed CAC contribution.

Servicing:

- The subject property is designated Service Level 4 – Rural. An amendment to the Subdivision and Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban would be required, should Council direct staff to prepare the necessary bylaws to further advance the application.

Environmental Considerations:

- A watercourse crosses the southern portion of the site. Prior to development the applicant will be responsible for identifying and protecting the watercourse in accordance with the Schedule 3 of the OCP.

Policy Considerations:

- The OCP, Rural Plan and RGS policies are focused on supporting and maintaining rural character in relation to the subject site with guidance provided in these plans direct institutional uses to locate within existing urban areas.

- Given the current policy context provided in the OCP, Rural Plan and RGS and the site's location within the Fraser Highway Employment Lands Area Plan currently under development, staff recommend Council defer the application until after consideration and adoption of the Fraser Highway Employment Lands Area Plan.

Respectfully submitted,

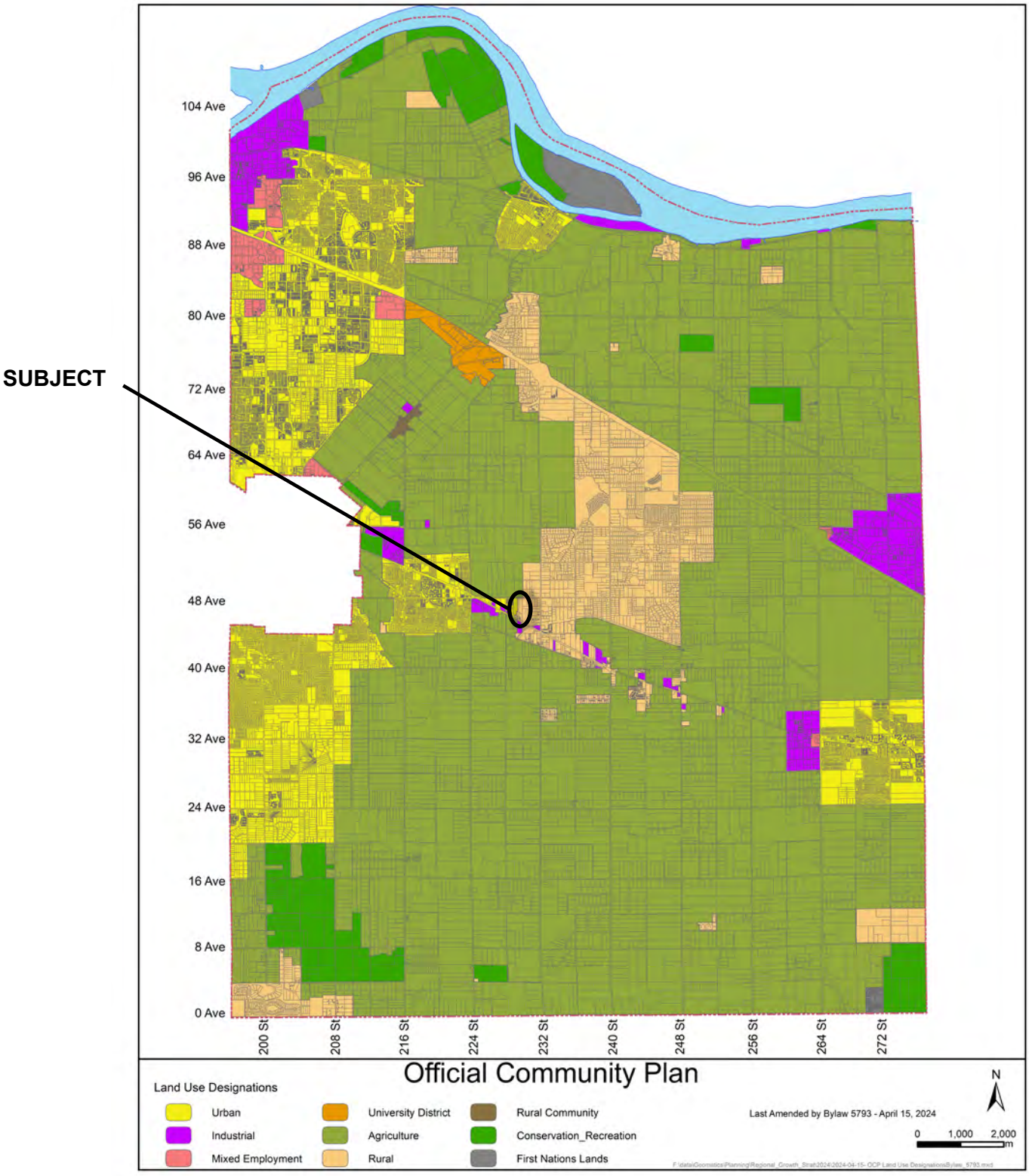
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

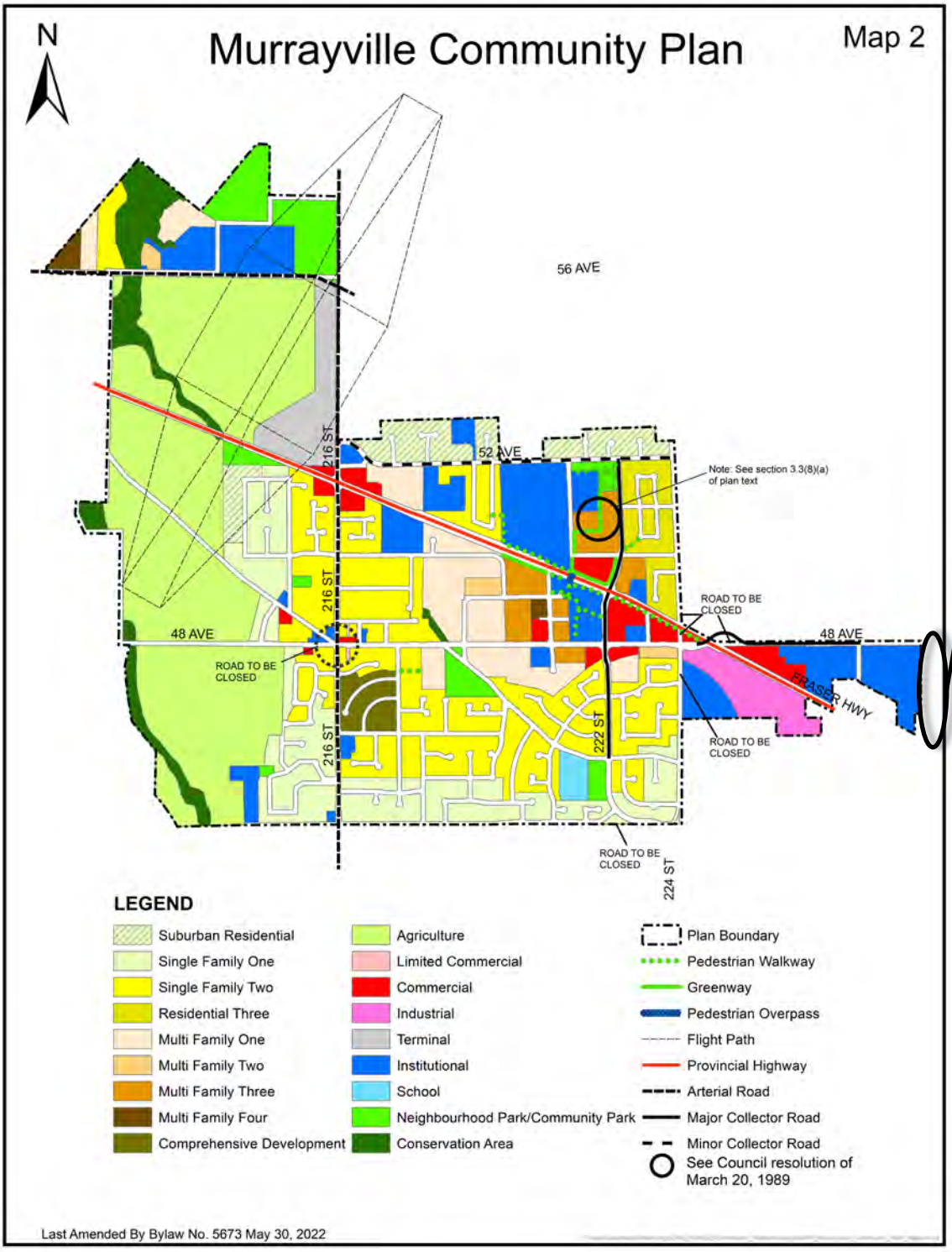
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Fraser Highway Employment Lands Area Map
ATTACHMENT C	Applicant Rationale

~~ATTACHMENT A~~

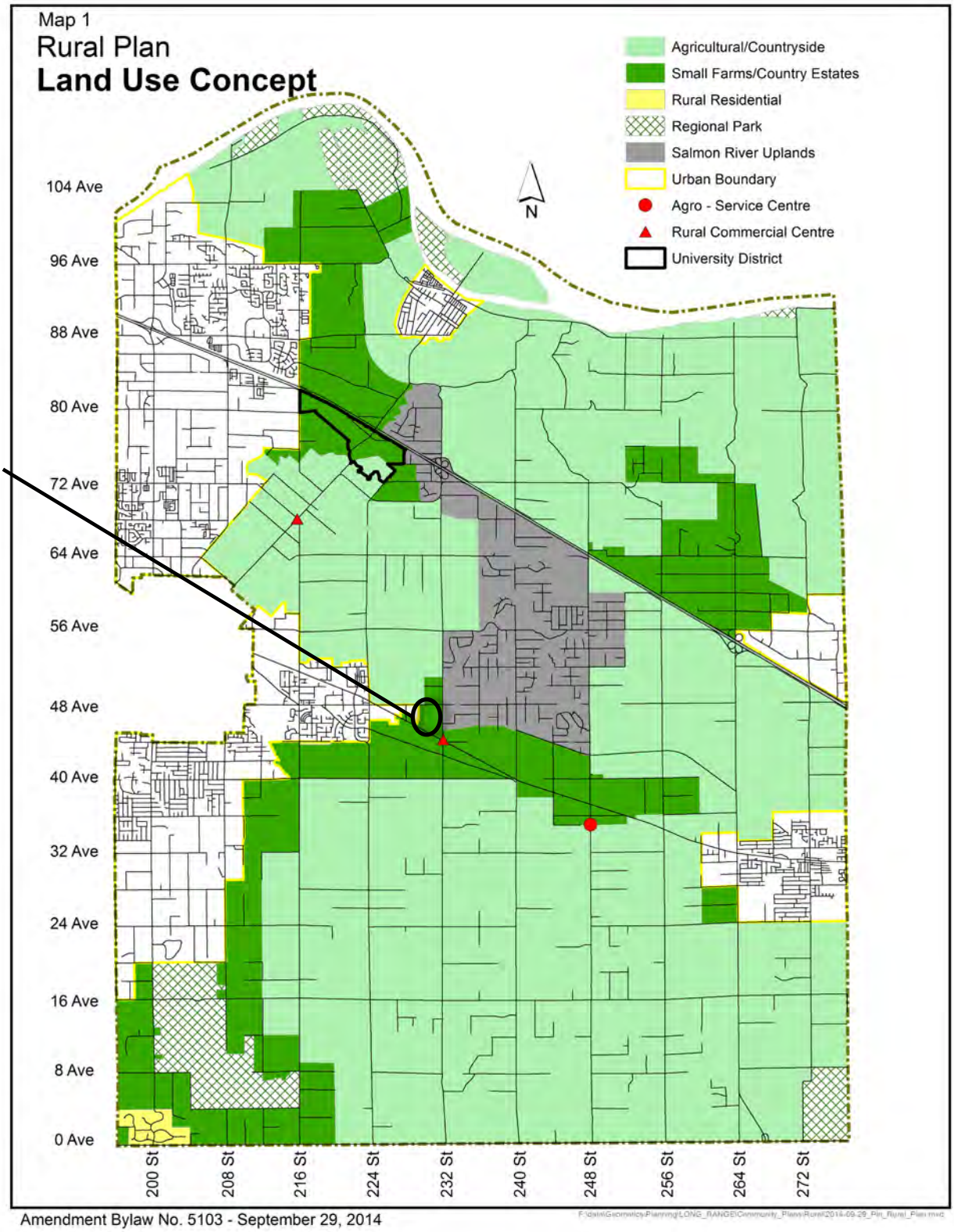


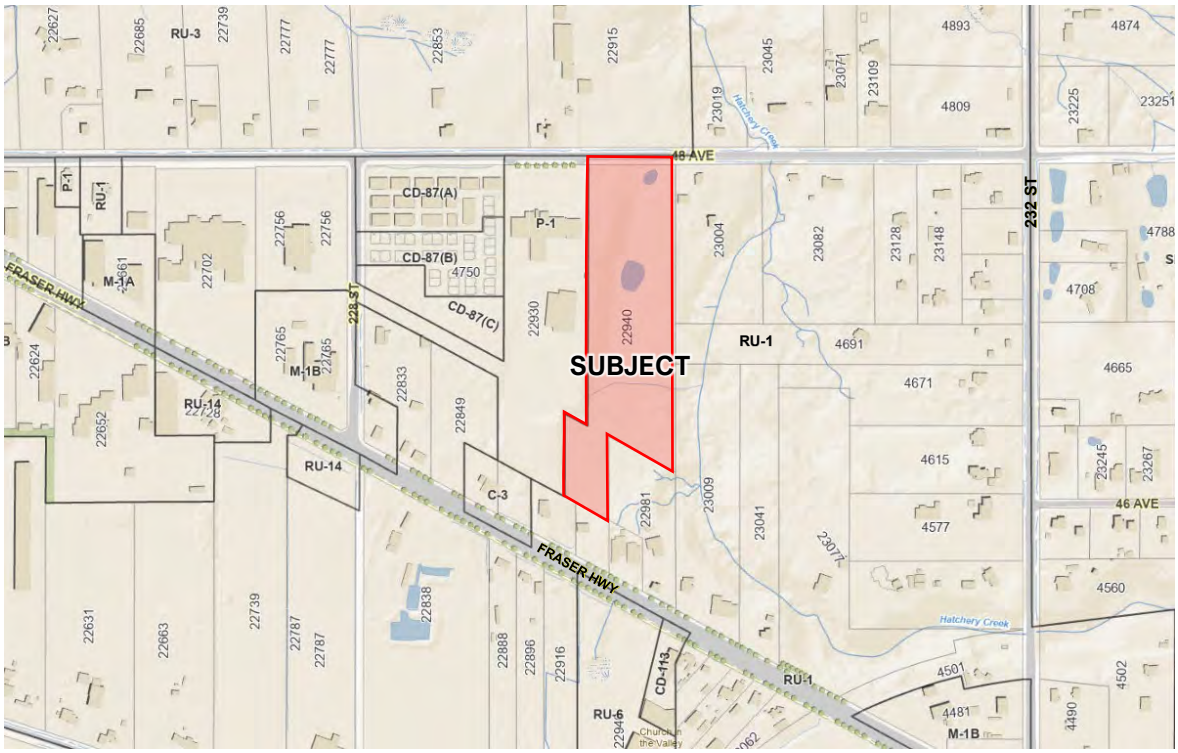
AERIAL CONTEXT MAP


SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Official Community Plan
Land Use Designations
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Community
Conservation_Recreation
First Nations Lands
Last Amended by Bylaw 5793 - April 15, 2024
N
0 1,000 2,000
m


N
Murrayville Community Plan
Map 2
56 AVE
52 AVE
216 ST
48 AVE
ROAD TO BE CLOSED
Note: See section 3.3(8)(a) of plan text
222 ST
224 ST
FRASER HWY
LEGEND
Suburban Residential
Single Family One
Single Family Two
Residential Three
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Comprehensive Development
Agriculture
Limited Commercial
Commercial
Industrial
Terminal
Institutional
School
Neighbourhood Park/Community Park
Conservation Area
Plan Boundary
Pedestrian Walkway
Greenway
Pedestrian Overpass
Flight Path
Provincial Highway
Arterial Road
Major Collector Road
Minor Collector Road
See Council resolution of March 20, 1989
Last Amended By Bylaw No. 5673 May 30, 2022

SUBJECT

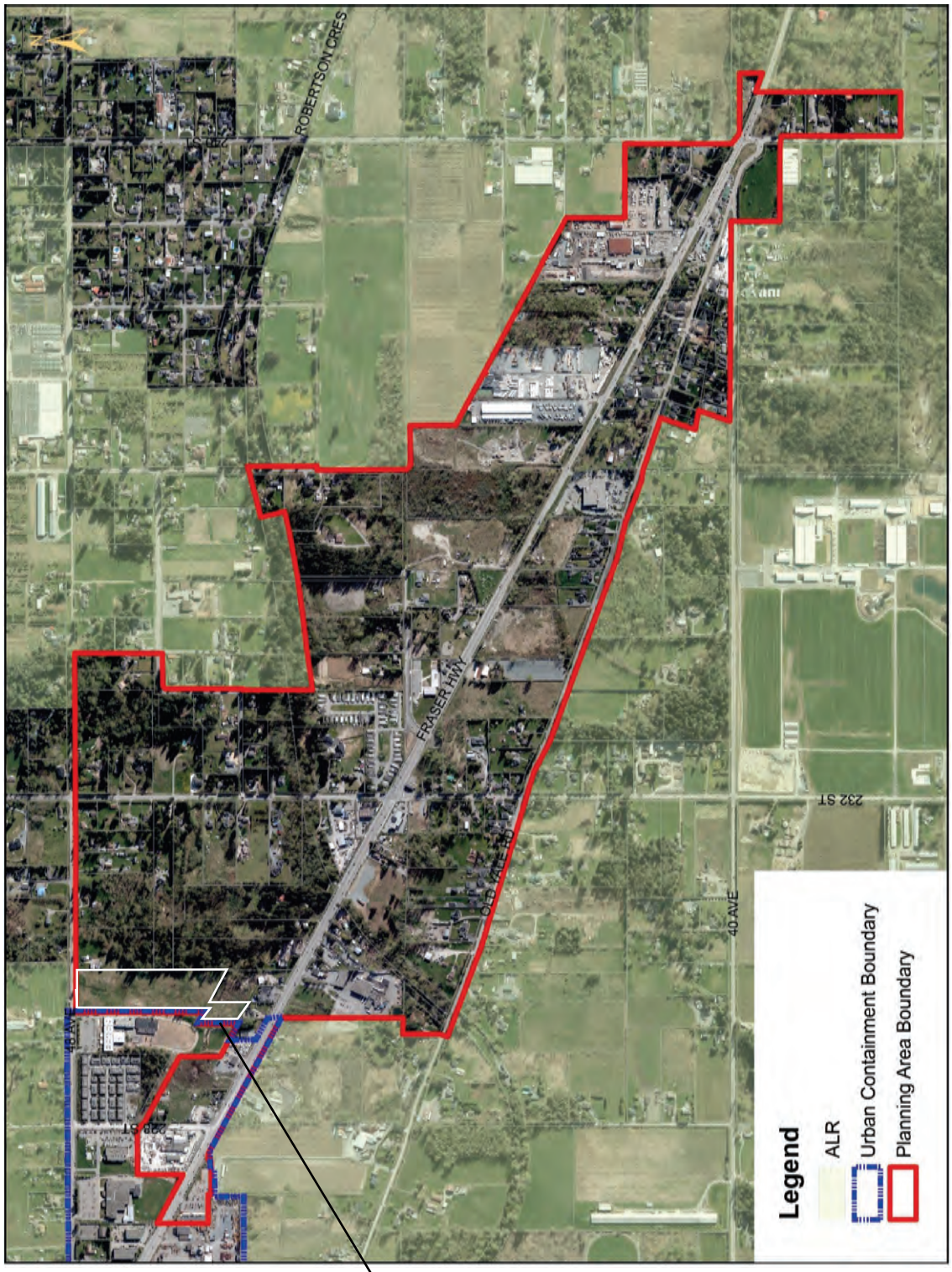

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave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



ZONING BYLAW NO. 2500

~~ATTACHMENT B~~

Map 1: Fraser Highway Employment Lands (2023) Plan Area



SUBJECT

~~ATTACHMENT C~~

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LAND USE CONSULTING & DEVELOPMENT

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October 4th, 2023

Our File No. 23-337

Lukas Wykpis | Project Director | Principal
Architectural Technologist AIBC

KEYSTONE ARCHITECTURE & PLANNING LTD.
Abbotsford BC | 300 – 33131 South Fraser Way V2S 2B1

Re: 22940 48 Avenue, Township of Langley, BC – Official Community Plan Amendment

Please accept this letter as a supplemental report to the above noted Official Community Plan amendment application for the property located at 22940 48 Avenue in the Township of Langley, B.C. (the "Subject Property").

The Subject Property is approximately 10.17 acres (4.12 ha) in size and is currently a vacant site, consisting of an empty field with no buildings or structures present.

BACKGROUND

The Subject Property is owned by Grace Hanin Community Church. In May of 2023, an application was submitted to the Township of Langley to redesignate the Subject Property in the Official Community Plan to enable a 2-story multi-purpose church facility. It was understood that this would require several amendments, including to the Metro 2050 Regional Growth Strategy, the Rural Community Plan, and the Zoning Bylaw.

On August 28th, 2023, a letter was received from Township staff indicating that additional information including planning and land use rationale would be required for the application. Rationale is required to demonstrate the policy context for the proposal and how it fits in with existing development, as well as provide context for the proposed amendments and information on the proposed land use designation.

The purpose of this report is to provide the information requested in the letter dated August 28th, 2023.

PROPERTY & NEIGHBOURHOOD DESCRIPTION

The Subject Property is designated 'Rural' in the Official Community Plan (OCP) and "Small Farms/Country Estates" in the Rural Community Plan. The Subject Property is zoned RU-1 (Rural Zone) in the Zoning Bylaw and is not located within the Agricultural Land Reserve (ALR). The Subject Property is designated "Rural" in the Metro 2050 Regional Growth Strategy and is not within the Urban Boundary as defined by Metro 2050. The Subject Property is contiguous with the Urban Boundary, as it shares a boundary with it on the west side.

The Subject Property is surrounded by several different uses, both urban and rural in nature due to its location along the Urban Boundary. Properties to the north, south, and east share the same zoning and land use designations as the Subject Property. Properties to the west vary in size and are within the Urban Boundary as part of the "Murrayville Community Plan", hosting a range of industrial, institutional, and residential uses. The property to the north, 22915 48 Avenue, is the only neighbouring property within the ALR. Immediately to the west of the Subject Property is the Langley Christian Elementary School, beyond which is a new residential townhouse development.

The properties immediately to the east of the Subject Property are bisected by Hatchery Creek, a Class A watercourse which runs north-south through a densely wooded ravine as shown in Figure 1, below. Two tributaries flow from the Creek onto the Subject Property, classified as Class B watercourses. The characteristics of the surrounding properties are outlined in the table below.

Characteristics of the Surrounding Properties				
Relation to Subject Property	**Address**	**Land Use Type**	**Specific Land Use Activity**	**Lot Size (ha)**
North	22915 48 Ave	Agricultural	Dwelling and Active farm (ALR)	7.90
East	23004 48 Ave	Rural	Single Family Dwelling	2.05
	4691 232 St	Rural	Single Family Dwelling	2.02
	23009 Fraser Hwy	Rural	Single Family Dwelling	2.43
South	22981 Fraser Hwy	Rural	Single Family Dwelling	1.06
	22963 Fraser Hwy	Rural	Single Family Dwelling	0.25
	22937 Fraser Hwy	Rural	Single Family Dwelling	0.26
	22935 Fraser Hwy	Rural	Single Family Dwelling	0.34
West	22930 48 Ave	Institutional	Langley Christian Elementary School	4.12

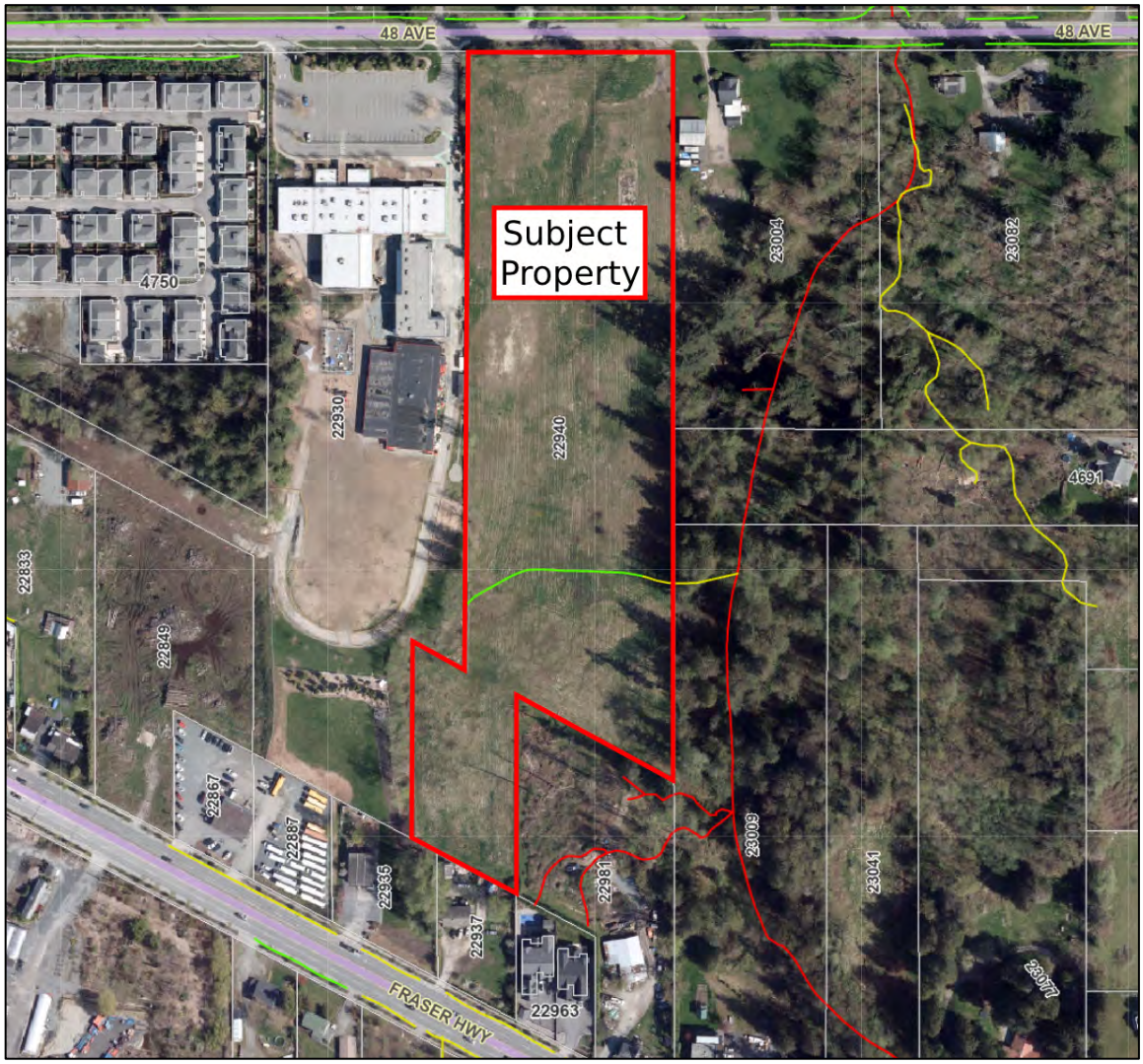


Figure 1: Aerial Map of Subject Property & Context

PROPOSAL

The proposal is to redesignate the Subject Property from “Rural” to “Institutional” in the Official Community Plan, and in doing so making the Subject Property a part of the Murrayville Community Plan. The proposal also requires an amendment to the Metro 2050 Regional Growth Strategy to redesignate the Subject Property from “Rural” to “General

Urban", and to redesignate it from "Small Farms/Country Estates" to being within the Urban Boundary in the Township of Langley Rural Community Plan.

It is understood that should this application be approved, a subsequent rezoning application will be required to rezone the Subject Property to a zone that permits institutional use, such as the Civic Institutional Zone (P-1) which would match the zone of the property to the west, 22930 48 Avenue.

It is further understood that should this application be approved, a Development Permit (DP) will be required for Streamside Protection and Enhancement. An environmental assessment has been prepared by HCR Environmental Consulting which will be utilized to facilitate the issuance of this DP.

The proposed amendments are to enable a two-story multi-use church facility for the Grace Hanin Community Church.

RATIONALE

The Subject Property is not located within the ALR and faces limitations on its agricultural capabilities. The ALC's Soil Classification map indicates that the Subject Property experiences soil moisture deficiency due to the characteristics of the soil, challenging topography, and excess free water, likely from the two tributaries of Hatchery Creek. As the Subject Property faces several challenges to its agricultural capabilities and is outside of the ALR, it is best suited to support low intensity uses that builds on the rural character and provides a new community space while maximizing efficient use of existing public utilities and services.

The property immediately to the west of the Subject Property at 22930 48 Avenue (Langley Christian Elementary School) has the same zoning and OCP designations as is being proposed within this application. The proposed multi-use church would integrate with the neighbouring school, sharing facilities and programs to create a cohesive site that functions in tandem as complementary spaces. This will maximize community benefit as there will now be a multi-use facility accessible within walking distance of the school. This will contribute to a more complete community by enabling younger kids, who cannot drive, to access community spaces and after school programs independently and on foot, improving local connectivity and sense of community.

Hatchery Creek, running north-south through the adjacent properties to the east, provides a significant vegetative buffer that naturally protects the surrounding rural lands from experiencing any adverse impacts from the proposed development. As noted, a preliminary environmental assessment was conducted by HCR Environmental Consulting which confirmed that Hatchery Creek is a Class A watercourse with its top of bank contained entirely within the adjacent parcels, except for a very small portion in the southeast corner of the Subject Property.

The environmental assessment confirms that Hatchery Creek is subject to a 30 metre setback, with a minimum allowable setback of 25 metres. This results in a significant and well-protected natural buffer between the Subject Property and surrounding rural parcels, given that tree removal within this setback area is largely prohibited, including the removal of trees with roots extending into the setback. The presence of this Class A riparian area and densely wooded ravine along the east side of the site create the ideal conditions for a buffer zone. Though no adverse impacts are anticipated due to the low intensity and site coverage of the proposed development, this vegetative buffer provides added assurance that activities on the Subject Properties are sufficiently isolated and undetectable by surrounding rural properties.

Metro 2050 Regional Growth Strategy

The Metro 2050 Regional Growth Strategy is a document designed to guide planning policy in municipalities across Metro Vancouver. The goal of this document is to help shape the long-term growth of the region in a sustainable manner.

The Grace Hanin Community Church proposal requires an amendment to redesignate the Subject Property from “Rural” to “General Urban” in the RGS, which in doing so would also involve amending the abutting Urban Containment Boundary to encapsulate the Subject Property. This proposed amendment reflects and supports the goals of the Regional Growth Strategy for the reasons outlined below.

The foremost goal of the Regional Growth Strategy is to create a compact urban area. To achieve this, the Urban Containment Boundary was established to support the efficient and cost-effective provision of public utilities, public transit and other services, and amenities such as community centres. The proposed expansion of the Urban Containment Boundary supports this goal as it contributes to the efficient use of public services in the locations where they currently exist.

The Subject Property is in immediate proximity to public infrastructure which would require minimal modifications in order to service the proposed development. A watermain is present along 48 Avenue up to the property line, which would be looped to provide water service to the proposed development. This watermain is already sufficiently extended to service the Subject Property, making the proposed development an efficient use of existing public utilities. The looping of the watermain is anticipated to improve the water quality of the existing system, benefitting users already connected to the system.

Sanitary sewer lines are present along 228 Street and Fraser Highway which is within close proximity of the Subject Property. The proposed church facility would connect to this system. The proposed development would not necessitate a significant expansion of the system to enable the connection, requiring only approximately 300 metres of extension. As Section 1.1.1 of the RGS states that no new sewerage connections should be made to lands with a “Rural” designation, the Subject Property would need to be successfully redesignated in order to enable a connection to the system. The proposed development represents a practical addition to the system, increasing the utility of existing infrastructure without requiring an inefficient extension of public services.

The Subject Property is also in close proximity to public transportation. The Translink 503 Bus Route runs along Fraser Highway, less than 100 metres south of the Subject Property, with headways as low as 10-minutes during peak periods and 15-minutes during off-peak periods. The nearest bus stop is a 15-minute walk from the Subject Property, making it conveniently accessible by frequent public transit that links Langley, Surrey, and beyond.

The proposal supports the guiding regional planning principles of the Regional Growth Strategy. The proposed development is strategically located to put this type of growth in the right place according to available public infrastructure and community needs. The proposal helps protect important rural lands by providing a more significant buffer between the urban area and the rural Township, in the form of the protected riparian area following Hatchery Creek. The proposal contributes to the development of complete communities by providing a public amenity space within a 5-minute walk of where intensive new residential development is ongoing at the corner of 48 Avenue and 228 Street. This will serve a burgeoning residential community and the adjacent rural community with a walkable public amenity, where the nearest community centre is currently over a 20-minute walk away. Finally, the proposal supports the efficient provision of infrastructure as the Subject Property is serviced by public water utilities and is located along a frequent public transit route and next to new residential development, enabling easy car-free access by foot or transit.

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Should the proposed development be approved, the frontage of the Subject Property would be improved to municipal standards with a sidewalk, street-lighting, and boulevard widening to enhance the pedestrian experience and promote walkability in the area.

For these reasons, the proposed development supports the goals of the Regional Growth Strategy by providing a multi-use community space in an urbanized area with existing public utilities and frequent transit connections. The proposal contributes to the development of complete communities by providing a use that is sensitive to and helps buffer both its rural and urban neighbours, while serving a relevant need for all surrounding communities.

Official Community Plan

Amendments to the Official Community Plan are guided by the Township of Langley's Regional Context Statement, which outlines the conditions that must be met to warrant an amendment. This proposal involves redesignating the Subject Property from "rural" to "institutional" in the OCP, which would result in the Subject Property becoming a part of the neighbouring Murrayville Community Plan area. Section 1.1.7 of the Regional Context Statement, shown below, outlines the conditions to redesignate a property from a "rural" designation to an urban designation, as is proposed for the Subject Property.

1.1.7 The following types of amendment to the Township of Langley's OCP are deemed to be consistent with its Regional Context Statement, subject to the satisfaction of the conditions set out below:

2) From an 'Agricultural' or a 'Rural' designation to an urban designation within the Township of Langley's OCP, where:

a) The proposed use is consistent with the general intent of an urban land use designation contained in the Township of Langley's OCP;
b) The subject site is no more than 2 hectares in size;
c) The subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
d) The subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

The proposed amendment to redesignate the Subject Property from a "rural" designation to an urban designation ("institutional") meets almost all of the conditions set out in Section 1.1.7 of the Regional Context Policy. The proposed institutional use is consistent with the general intent of an urban land use designation per the OCP and the Subject Property is

contiguous with the existing Urban Containment Boundary and is not contiguous with any site previously re-designated under this Section (Township Planning Staff to confirm).

The only condition for re-designation that the proposal does not meet is (b); *that the site not exceed 2 hectares in size*. At 4.12 hectares, the Subject Property does not meet this condition, however, if successfully redesignated, the Subject Property would be one of many properties within the Urban Boundary that exceeds 2 hectares. 22930 48 Avenue, abutting the Subject Property to the west, is the same size as the Subject Property at 4.12 hectares and is within the Urban Boundary. Other properties in the area also exceed 2.0 hectares despite being within the Urban Boundary, including 22702 48 Avenue (2.8 hectares) and 22652 Fraser Highway (3.0 hectares). Despite exceeding 2 hectares, the Subject Property is well suited for the proposed designation as it will uphold the Township's commitment to agriculture and pose no threat to agricultural viability or the ALR.

It is requested that the Township use appropriate flexibility to enable the proposed amendment as the proposal will address one of the Township's biggest planning challenges; managing the extensive urban-rural interface while minimizing negative externalities between uses. The proposal represents an enhancement of the urban-rural interface in accordance with the OCP which will protect the integrity of agricultural operations and maintain a significant buffer from the Urban Boundary while providing a use that is beneficial to the community and in conformity with the rural character.

Rural Community Plan

The Subject Property is currently included in the Rural Community Plan and is designated "small farms/country estates". The Rural Community Plan is meant to preserve and enhance the rural nature of the Township, one of its distinguishing features.

The Rural Community Plan was adopted in 1993, when the population of the Township was approximately 85,000. As the population has grown to nearly 150,000 today, the importance of urban containment is as paramount as ever, however, with the growing population, so grows the demand for community spaces and institutional facilities. The 1993 Plan did not foresee the intensive residential growth increasingly approaching the urban-rural interface. The changing development patterns provide an impetus for amending the 1993 Plan to improve the livelihood of residents in accordance with the planning priorities of today, which emphasize building complete communities that include a mix of uses within walking distance, enabling car-free accessibility and improving the

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local sense of community. The proposed development represents a tactful amendment that recognizes the changing needs of the neighbourhood and the changing planning principles since the Rural Community Plan was adopted. The proposed development will achieve this while reinforcing the Urban Boundary with a light institutional use that serves both sides of the Urban Boundary and is low intensity so as to maintain a healthy buffer.

As the Subject Property is not within the ALR, it does not serve the same agricultural necessity as other properties in the area. As a result, it could be redesignated to better serve the community without any detriment to the agricultural land base while still reflecting the form and character of the current “small farms/country estates” designation.

As the Subject Property directly abuts the Urban Boundary on its west side, it is considered an Urban/Rural Interface and Section 5.11 of the Rural Community Plan is applicable. The policies of Section 5.11 stipulate which uses provide the ideal transition and best bridge the rural-urban divide. Such ideal uses are those which preserve open space, reflect the rural character and provide a buffer zone, and host low intensity uses in order to minimize potential conflicts. Section 5.11.1 (d) states the following:

5.11.1 Development along the urban/rural interface shall be designed to minimize potential conflicts between incompatible uses. The following methods serve as examples of potential buffer treatments along the urban/rural interface:

(d) location of institutional or resort uses along the interface, that have low site coverage and a large open space component adjacent to the rural area;

The proposed two-story multi-use church facility would have low site coverage of approximately 15.5%, maintaining a large open space component. The proposal would provide a low intensity use that is sensitive to the needs of both sides of the urban/rural divide, minimizing conflicts with plenty of open space to serve as a buffer.

The proposed development represents the ideal urban/rural interface treatment per the policies of the Rural Community Plan. Providing an institutional use, as proposed, along the Urban Boundary helps to strike a balance and bridge the gap between compact urban development with high lot coverages, and the rural township with its vast open spaces, while providing a multi-use space for the community.
The proposed facility would enhance the current urban/rural interface and improve neighbourhood cohesion, replacing what is currently an empty field and a rather bleak and uninviting transition into the rural township. The proposal would provide a light use that

benefits the community while maintaining and complementing the neighbourhood character with a modest institutional building on an otherwise open parcel.

The Subject Property is situated approximately 700 metres from the intersection of Fraser Highway and 232 Street: an intersection designated as a “Rural Commercial Centre” in the Rural Community Plan. Section 5.15 of the Rural Community Plan addresses where institutional uses are appropriate in the plan area, and Section 5.15.1 states the following:

5.15.1 Institutional uses such as churches and community halls serving the rural population shall be encouraged to locate in the Agro-Service Centre and Rural Commercial Centres in locations with good access.

As the Subject Property is in close proximity to a Rural Commercial Centre, the proposed development is well suited to servicing the institutional space needs of the rural population without compromising the rural character of the neighbourhood. The proposed multi-use church facility compliments the current services and amenities available within this Rural Commercial Centre while respecting the low intensity of uses in the surrounding area.

Based on the Policies of the Rural Community Plan, the Subject Property is ideally situated for the proposed institutional use. The proposed two-story multi-use church facility is limited in scale in order to reflect the rural character of the area and is conveniently located near a Rural Commercial Centre for easy access. Finally, the proposal represents an ideal transitional land use that will improve the current urban/rural interface by providing a multi-use institutional church with a large open space component and low site coverage, to complement and enhance the area’s rural charm.

Murrayville Community Plan

If the proposed amendments are approved, the Subject Property would become a part of the Murrayville Community Plan Area. The Murrayville Community Plan was adopted in 1989, and given the population growth in the area, a reconsideration of the plan’s boundary would be reasonable to address the needs of the growing community and evolving planning principles. The Subject Property would become designated “institutional” and would support the following planning objectives of the Murrayville Community Plan:

2.2 Planning Objectives

(3) To provide for several fully serviced higher density residential areas.

(4) To reinforce the function of Murrayville as the principal institutional and administrative centre for the Township of Langley.

(6) To preserve the majority of lands designated as Agricultural Land Reserve from encroachment by or conflict with non-agricultural uses.

(9) To provide for the planned and orderly development of utility services at a reasonable cost.

(11) To recognize the need for protective measures in areas with physical and environmental constraints.

(12) To provide the community with recommended land uses and a rational and effective method of achieving the overall development objectives and policies contained in this plan.

Re-designating the Subject Property to “institutional” in the Murrayville Community Plan would provide needed amenity services in an area of Murrayville seeing increased residential densification, and helping to provide a more fully serviced residential area. Murrayville is also recognized in the Plan as the institutional heart of the Township, which this proposal would build upon.

As the Subject Property is not within the ALR, agricultural lands are not under threat from this application and all adjacent rural lands will be protected through a vegetative buffer. As the proposed use of the Subject Property remains relatively low intensity with minimal site coverage and a physical and environmentally protected buffer area, the neighbouring ALR lands will be sufficiently preserved from encroachment by or conflict with the proposed development.

With immediate access to public services, the proposal represents a planned and orderly expansion of public utilities in an efficient manner. Minimal modifications will be required to service the proposed development with many public utilities already accessible and currently underutilized by the lack of activity on the Subject Property. This proposal represents a rational and effective method of achieving the goals of the Murrayville Community Plan, and therefore represents a natural addition to the plan area.

The proposed development also supports the following policy of the Murrayville Community Plan, which specifically pertains to institutional areas:

3.9 Institutional Policies

(1) Murrayville's role as an institutional and administrative centre in the Township of Langley shall be enhanced and public institutional uses shall be encouraged to locate in Murrayville.

The foremost institutional policy of the Murrayville Community Plan indicates that institutional uses are encouraged to locate in Murrayville, adding to its present status as an institutional and administrative centre within the Township. The proposed development seeks to support this policy and reinforce the role of Murrayville as an institutional centre.

Conclusion

This proposal represents responsible development that responds to the growing community within the Urban Boundary, while respecting the need to contain urban development and uphold the rural character that embodies much of the Township.

The proposed development would result in a complementary facility to the existing Langley Christian Elementary School, broadening its reach by providing a multi-use space for all members of the community. The Subject Property is also sufficiently buffered from adjacent rural properties to the west, with Hatchery Creek forming a significant natural boundary that provides inherent protection to the surrounding rural community.

The proposal seeks to make the most efficient use possible of existing public services by locating a multi-use public amenity in an area already served by public water and sewer utilities, as well as frequent public transit. This proposal supports the policies of the Regional Growth Strategy and is representative of sustainable, compact development that does not involve a wasteful distribution of resources, but instead reinforces and empowers existing infrastructure. The proposal also represents an ideal use and lot coverage for a urban/rural interface location as per the Rural Community Plan, providing a site that minimizes conflicts and is mutually beneficial to both sides of the boundary.

The Subject Property meets the majority of the criteria for re-designation as set out in the Regional Context Statement and, despite exceeding the maximum lot size for re-designation, mirrors the size of neighbouring properties within the Urban Boundary.

The proposed development and required plan amendments are representative of efficient land use that is sensitive to the rural character of the neighbourhood without any sacrifice to agricultural capability or disruption to the adjacent low density rural lands. The proposal is supported by all applicable policies and will protect and enhance the rural character of

the area while capitalizing on existing infrastructure and providing a new multi-use space for the community.

CLOSING

Thank you for your time and consideration. If you have any questions, please do not hesitate to contact the undersigned.

Best regards,



Isaac Keast
DEVELOPMENT PLANNER
OTG DEVELOPMENTS LTD.

c: (604) 799-7469
e: isaac@otgdevelopments.com

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (GRACE HANIN COMMUNITY CHURCH) BYLAW NO. 6025

EXPLANATORY NOTE

Bylaw No. 6025 amends the Official Community Plan, Murrayville Community Plan and Rural Plan by including land located at 22940 – 48 Avenue within the Urban designation and removing the lands from the Rural Plan and including them within the Murrayville Community Plan as Institutional.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (GRACE HANIN COMMUNITY CHURCH) BYLAW NO. 6025

A Bylaw to amend Langley Official Community Plan Bylaw 1979 No. 1842, Murrayville Community Plan Bylaw 1988 No. 2661 and Rural Plan Bylaw 1993 No. 3250

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by:
    a) amending “Map 1 - Land Use” to change the land’s designation from “Rural” to “Urban”
    b) amending “Map A-1 RGS Land Use” to include the lands in the “Urban Containment Boundary” and redesignate them from “Rural” to “General Urban”

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661” as amended is further amended by:
    a) amending “Map 1 – Murrayville Community Plan Area” to include the lands
    b) amending “Map 2 – Murrayville Community Plan” to include the lands within the “Plan Boundary” and designate them as “Institutional”

4. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by amending “Map 1 Land Use Concept” to remove the lands from the Rural Plan for lands described as:

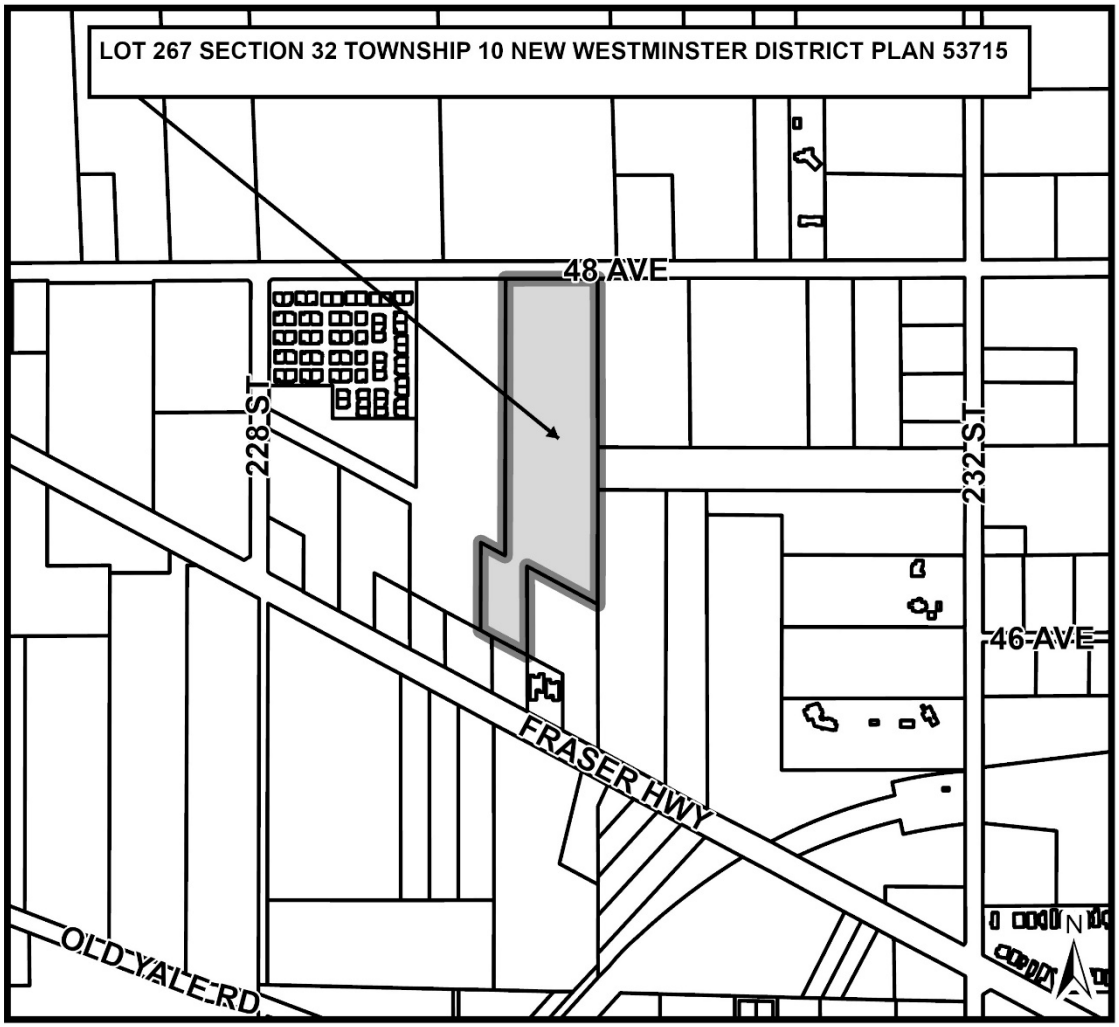
    Lot 267 Section 32 Township 10 NWD Plan 53715

    As shown delineated on Schedule “A” attached to and forming part of the Bylaw.

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. 6025



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382
AMENDMENT (GRACE HANIN COMMUNITY CHURCH) BYLAW NO. 6026

EXPLANATORY NOTE

Bylaw No. 6026 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the property located at 22940 – 48 Avenue to coincide with an Official Community Plan amendment from Rural to Urban.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (GRACE HANIN COMMUNITY CHURCH) BYLAW NO. 6026

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 “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Grace Hanin Community Church) Bylaw No. 6026”.

3. The “Subdivision and Development Servicing Bylaw 2019 No. 5382” as amended is further amended by amending the map “Service Levels” in “Schedule A” to redesignate the lands as “Level 1 – Urban” with respect to lands described as:

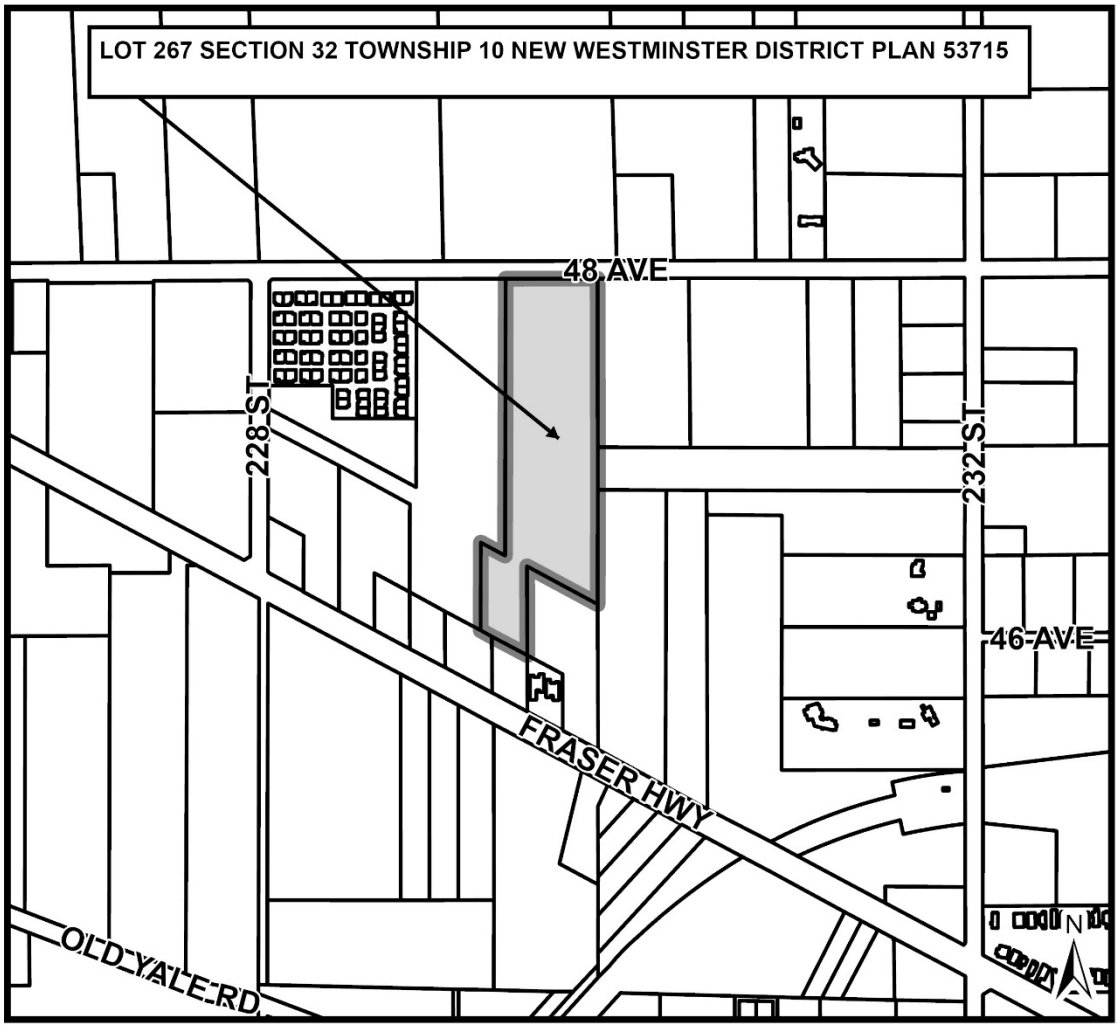
   Lot 267 Section 32 Township 10 NWD Plan 53715

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

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'
BYLAW NO. 6026



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 - REGULAR MEETING	**REPORT:**	25-96
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0104
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100295 (TIWANA / 1368916 BC LTD. / 7510 AND 7488 – 198B STREET)		

PROPOSAL:

Application to amend the Latimer Neighbourhood Plan and rezone approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouses.

RECOMMENDATION SUMMARY:

That Council abandon Bylaw No. 5884, give first and second reading to Bylaws No. 6145 and 6146 subject to nine (9) development prerequisites being satisfied prior to final reading of Bylaw No. 6146 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6146 rezoning approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 - 198B Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road, greenway, 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 for 75A Avenue and 198B Street (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 198B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Compliance with Age-Friendly Amenity Area requirements to the acceptance of the Township.

5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. 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).
7. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site
    b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township
    c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    e. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 5884.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6145 and 6146.

EXECUTIVE SUMMARY:

Marq S Construction has applied on behalf of the owners to develop approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouse units.

In May 2023, Council gave third reading to Rezoning Bylaw No. 5884 to facilitate development of 23 townhouse units, four semi-detached units and four single family lots on the subject site. The proponent indicates that "Our current market analysis indicates that single-family homes, particularly in the form of duplex lots, are not economically viable at this time." As a result, the proposal has been revised and requires the previous rezoning bylaw to be abandoned.

The easterly portion of the subject site is currently designated Rowhouse / Townhouse (22 UPA) in the Latimer Neighbourhood Plan and the westerly portion is designated Single Family (8 UPA). To accommodate the proposed development, the applicant has applied to amend the Latimer Neighbourhood Plan by redesignating the westerly portion of the site from Single Family (8 UPA) to Rowhouse / Townhouse (22 UPA). Additionally, the application proposes to rezone the site to Comprehensive Development Zone CD-131.

A delegated development permit for form and character is being processed concurrently. Zoning Bylaw compliance and development permit area guideline alignment will determine the ultimate site plan and number of units.

As the proposed development is consistent with the Willoughby Community Plan and the Latimer Neighborhood Plan, staff recommend Council consider the rezoning request, subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Latimer Neighbourhood Plan Amendment Bylaw No. 6145 and Rezoning Bylaw No. 6146.

REFERENCE:

Owners:	Karn Tiwana 7556 – 115 Street Delta, BC V4C 5M5 1368916 BC Ltd. 308, 6678 – 152 Street Surrey, BC V3S 7J2
Agent:	Marq S Construction & Developments Ltd. 308, 6678 – 152 Street Surrey, BC V3S 7J2
Legal Description:	Lot 16 Section 22 Township 8 New Westminster District Plan 37347 Lot 15 Section 22 Township 8 New Westminster District Plan 36604
Location:	7510 and 7488 – 198B Street
Area:	0.78 ha (1.93 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-131
Willoughby Community Plan (existing):	Residential and Multi Family
Willoughby Community Plan (proposed):	Multi Family
Latimer Neighbourhood Plan (existing):	Single Family (8 UPA) and Townhouse (22 UPA)
Latimer Neighbourhood Plan (proposed):	Townhouse (22 UPA)

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and are designated Rowhouse / Townhouse (22 UPA) and Single Family (8 UPA) in the Latimer Neighbourhood Plan which allows a base density of 31 units.
- A previous application on the subject lands to rezone the property from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) to facilitate the development of 23 townhouse units, four semi-detached units, and four single family lots (ToL Project No. 08-22-0104 / Rezoning Application No. 100666) was granted third reading May 29, 2023.
- The proponent has revised the application to include proposed amendments to the Willoughby Community Plan and Latimer Neighbourhood Plan to facilitate townhouse development on the entirety of the site.

DISCUSSION/ANALYSIS:

- Marq S Construction has applied on behalf of the owners to amend the Willoughby Community Plan and Latimer Neighbourhood Plan and rezone the subject site to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouse units.
- The Latimer Neighbourhood Plan indicates a street greenway on the east side of 198B Street.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Existing Zoning
North:	75A Avenue, beyond which is a townhouse complex	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-131
South:	Vacant property currently under development application (ToL Project No. 08-22-0119) to facilitate 6-storey apartment buildings	Single Family Residential (8 UPA); and Rowhouse / Townhouse (22 UPA)	Suburban Residential Zone SR-2
East:	A townhouse complex	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-131
West:	198B Street, beyond which are semi-detached units	Single Family Residential (8 UPA)	Residential Compact Lot Zone R-CL(SD) and R-CL(A)

Willoughby Community Plan Amendment:

- The easterly 0.46 ha (1.15 ac) portion of the site is designated Multi Family, and the westerly 0.32 ha (0.78 ac) portion of the site is designated Residential in the Willoughby Community Plan.
- Section 3.1.2 of the Willoughby Community Plan indicates that the Residential land use designation is “intended to provide for conventional and compact single family lots.”
- To accommodate the proposed townhouse development, the proponent has applied to amend the Willoughby Community Plan by redesignating the westerly 0.32 ha (0.78 ac) portion of the site from Residential to Multi Family which provides for townhouses, duplexes, fourplexes and rowhouses.
- Staff do not object to the proposed amendment given the existing similarly scaled (2.5– to 3-storey) ground-oriented townhouse and semi-detached developments to the north, east and west as well as the site’s proximity (170 m / 558 ft) to 200 Street.

Latimer Neighbourhood Plan Amendment:

- The easterly 0.46 ha (1.15 ac) portion of the site is designated Rowhouse / Townhouse (22 UPA), and the westerly 0.32 ha (0.78 ac) portion is designated Single Family Residential (8 UPA) in the Latimer Neighbourhood Plan.

- To facilitate the development, the proponent has applied to amend the Latimer Neighbourhood Plan by redesignating the westerly 0.32 ha (0.78 ac) portion of the site from Single Family Residential (8 UPA) to Rowhouse / Townhouse (22 UPA).
- Staff do not object to the proposed amendment given the existing similarly scaled (2.5– to 3-storey) ground-oriented townhouse and semi-detached developments to the north, east and west as well as the site's proximity (170 m / 558 ft) to 200 Street.

Zoning Bylaw Amendment:

- Bylaw No. 6146 proposes to rezone the site to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouse units (21.8 UPA).
- The preliminary site plan currently indicates compliance with the provisions of the proposed zone in terms of siting, lot coverage, parking, height, use and density (up to 22 UPA) which will be confirmed at time of development permit.

Development Permit:

- The subject lands are located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, provisions of the site's proposed CD-131 zoning, grading, landscaping, tree retention, age-friendly amenity area requirements, fire truck turning radius requirements and alignment with Development Permit Area 'B' – Residential guidelines.
- Staff note the site plan is conceptual, and resolution of the above-mentioned requirements may result in changes to the site layout and proposed number of units.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated development permit application is being processed concurrently for consideration by a delegated staff official.

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:

	Unit Count	**Rate per unit**	**Total**
Townhouses	42	$14,400	$604,800
Density Bonus	11	$20,000	$220,000
Total			**$824,800**

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
8	0	58	58	16	74

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Detailed Tree Management and Landscape Plans will be provided and reviewed in conjunction with the delegated development permit.

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments and rezoning application facilitates development of approximately 42 townhouse units.

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6145 and 6146 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing for Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 6145 and Rezoning Bylaw No. 6146.

Respectfully submitted,

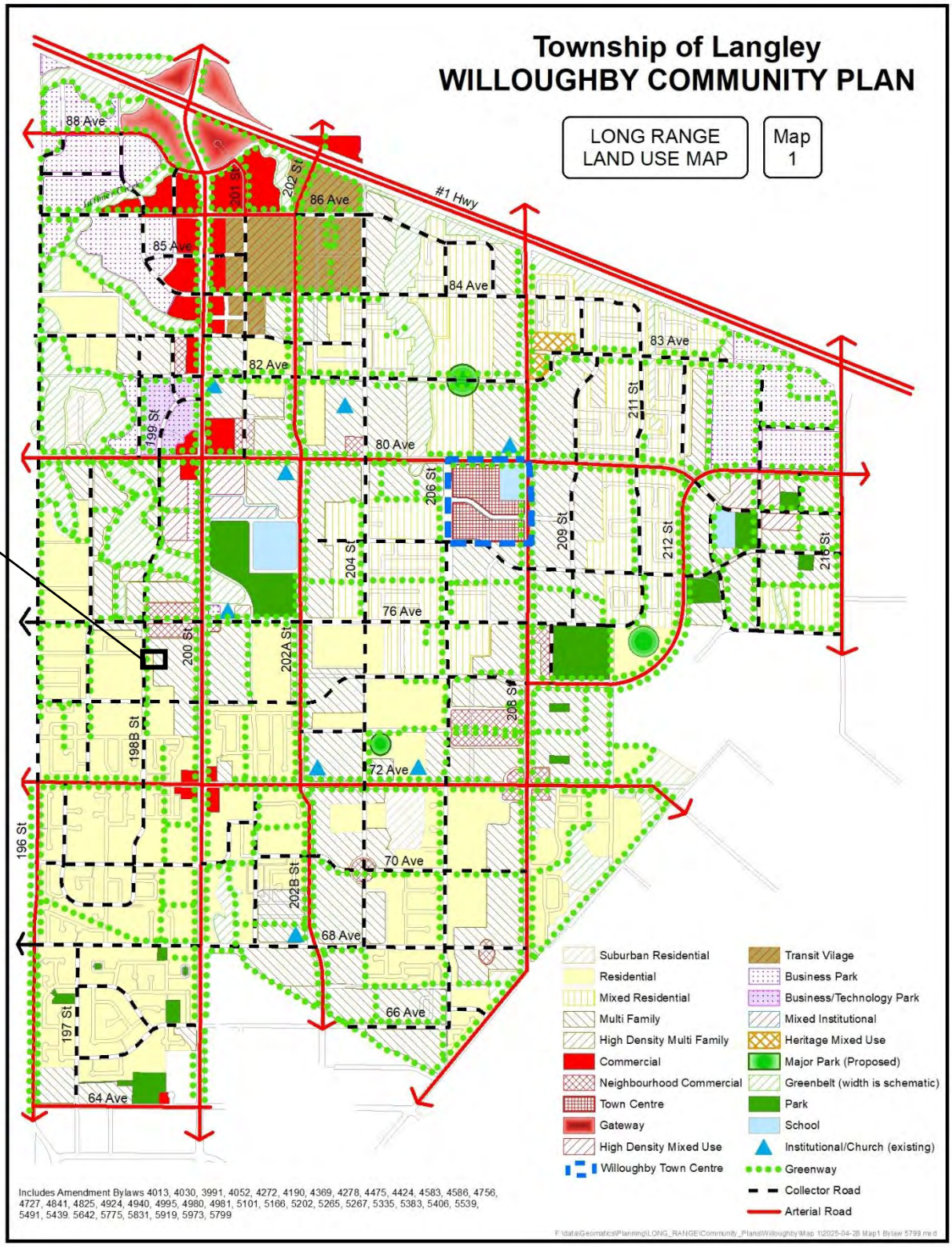
Joel Nagtegaal
MAJOR PROJECT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

ATTACHMENT A

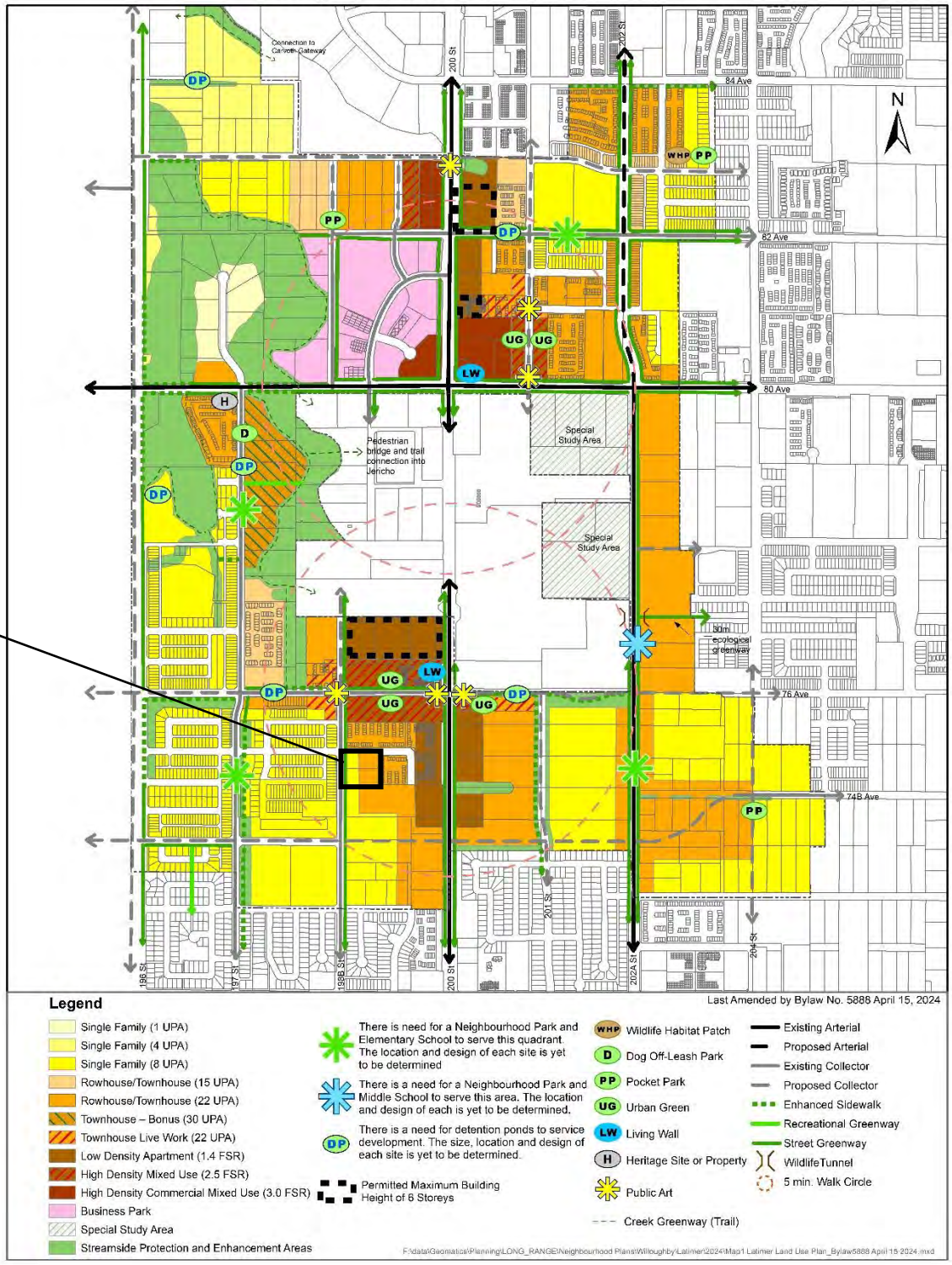


AERIAL CONTEXT MAP


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Institutional/Church (existing)
Greenway
Collector Road
Arterial Road
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, 5799

Map 1 - Latimer Land Use Plan

SUBJECT



Legend

Last Amended by Bylaw No. 5888 April 15, 2024

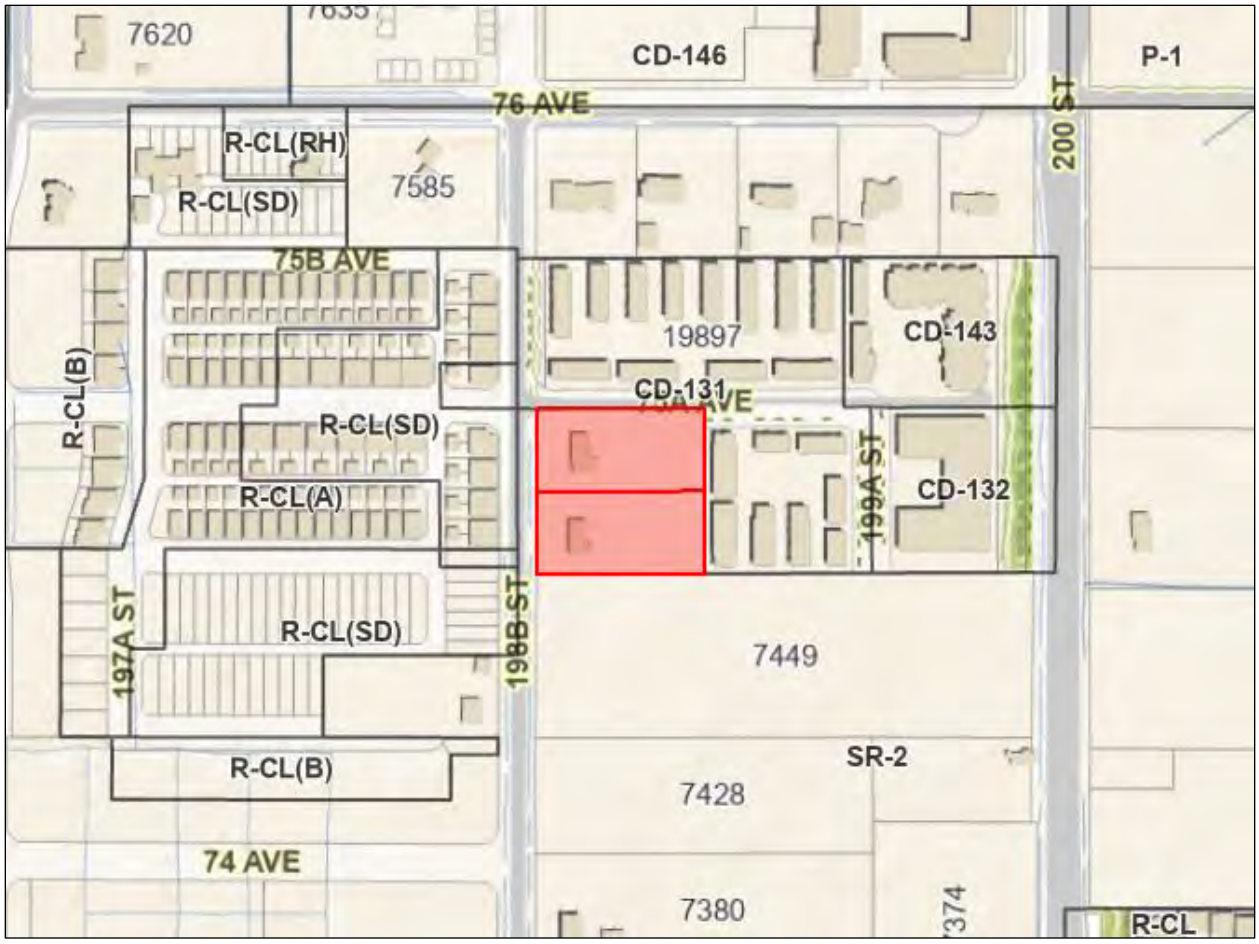
- Single Family (1 UPA)
- Single Family (4 UPA)
- Single Family (8 UPA)
- Rowhouse/Townhouse (15 UPA)
- Rowhouse/Townhouse (22 UPA)
- Townhouse – Bonus (30 UPA)
- Townhouse Live Work (22 UPA)
- Low Density Apartment (1.4 FSR)
- High Density Mixed Use (2.5 FSR)
- High Density Commercial Mixed Use (3.0 FSR)
- Business Park
- Special Study Area
- Streamside Protection and Enhancement Areas

- There is need for a Neighbourhood Park and Elementary School to serve this quadrant. The location and design of each site is yet to be determined
- There is a need for a Neighbourhood Park and Middle School to serve this area. The location and design of each is yet to be determined.
- DP There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
- Permitted Maximum Building Height of 6 Storeys

- WHP Wildlife Habitat Patch
- D Dog Off-Leash Park
- PP Pocket Park
- UG Urban Green
- LW Living Wall
- H Heritage Site or Property
- Public Art
- Creek Greenway (Trail)

- Existing Arterial
- Proposed Arterial
- Existing Collector
- Proposed Collector
- Enhanced Sidewalk
- Recreational Greenway
- Street Greenway
- WildlifeTunnel
- 5 min. Walk Circle

F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Latimer\2024\Map1 Latimer Land Use Plan_Bylaw5888 April 15 2024.mxd



ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (TIWANA / 1368916 BC LTD.) BYLAW NO. 6145

EXPLANATORY NOTE

Bylaw No. 6145 amends the Willoughby Community Plan and Latimer Neighbourhood Plan redesignating portions of properties at 7510 and 7488 – 198B Street to Multi Family and Rowhouse / Townhouse (22 UPA).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (TIWANA / 1368916 BC LTD.) BYLAW NO. 6145

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

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 6145”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as:

   Portions of Lot 16 Section 22 Township 8 New Westminster District Plan 37347 and Lot 15 Section 22 Township 8 New Westminster District Plan 36604

   a) By amending Map 1 to change the land use designation for the lands to “Multi Family” for the area shown on Schedule “A” attached to and forming part of this Bylaw.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended with respect to lands described as:

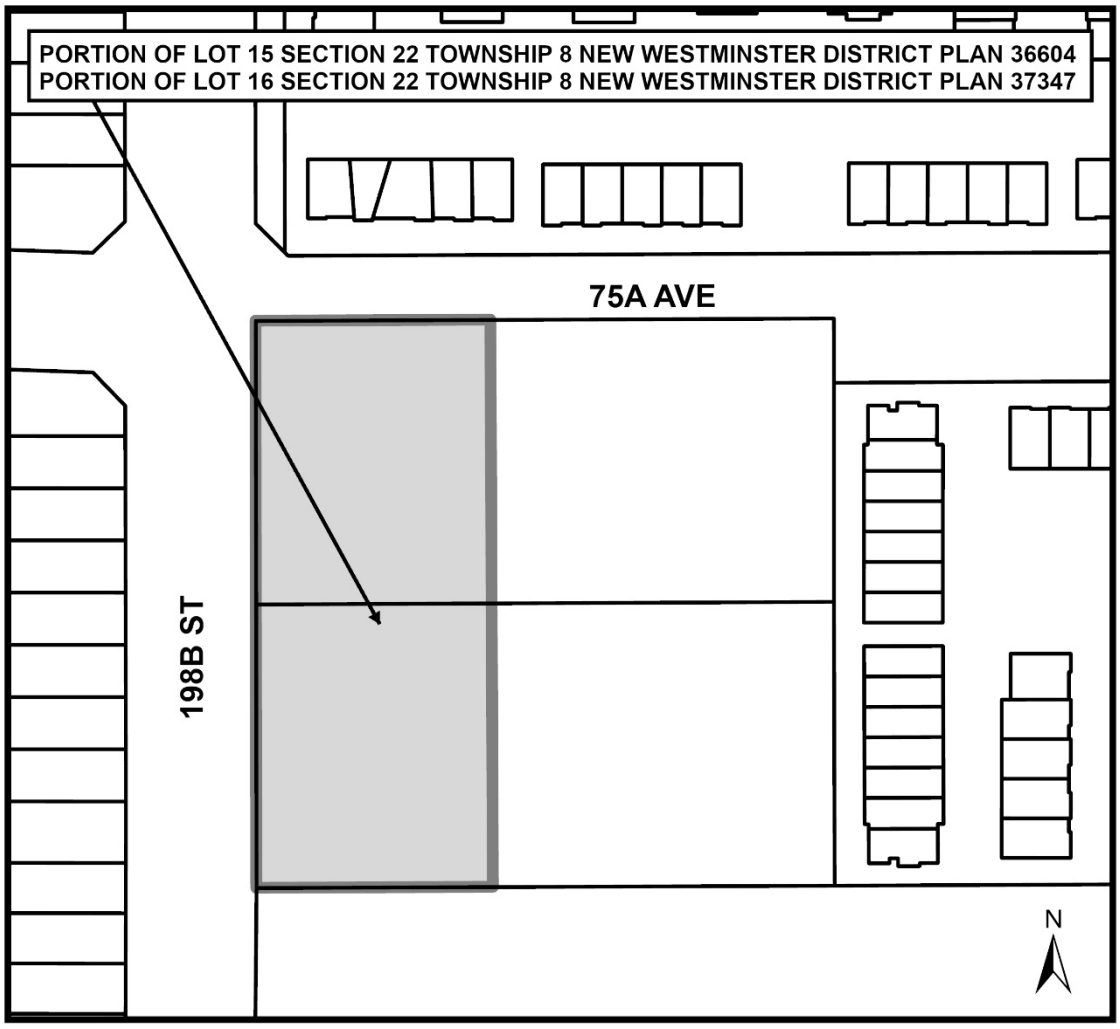
   Portions of Lot 16 Section 22 Township 8 New Westminster District Plan 37347 and Lot 15 Section 22 Township 8 New Westminster District Plan 36604

   a) By amending Map 1 to change the land use designation for the lands to “Townhouse (22 UPA)” for the areas shown on Schedule “A” attached to and forming part of this Bylaw.

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. 6145



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TIWANA / 1368916 BC LTD.) BYLAW NO. 6146

EXPLANATORY NOTE

Bylaw No. 6146 rezones 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-131 to facilitate development of approximately 42 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TIWANA / 1368916 BC LTD.) BYLAW NO. 6146

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 (Tiwana / 1368916 BC Ltd.) Bylaw No. 6146”.

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

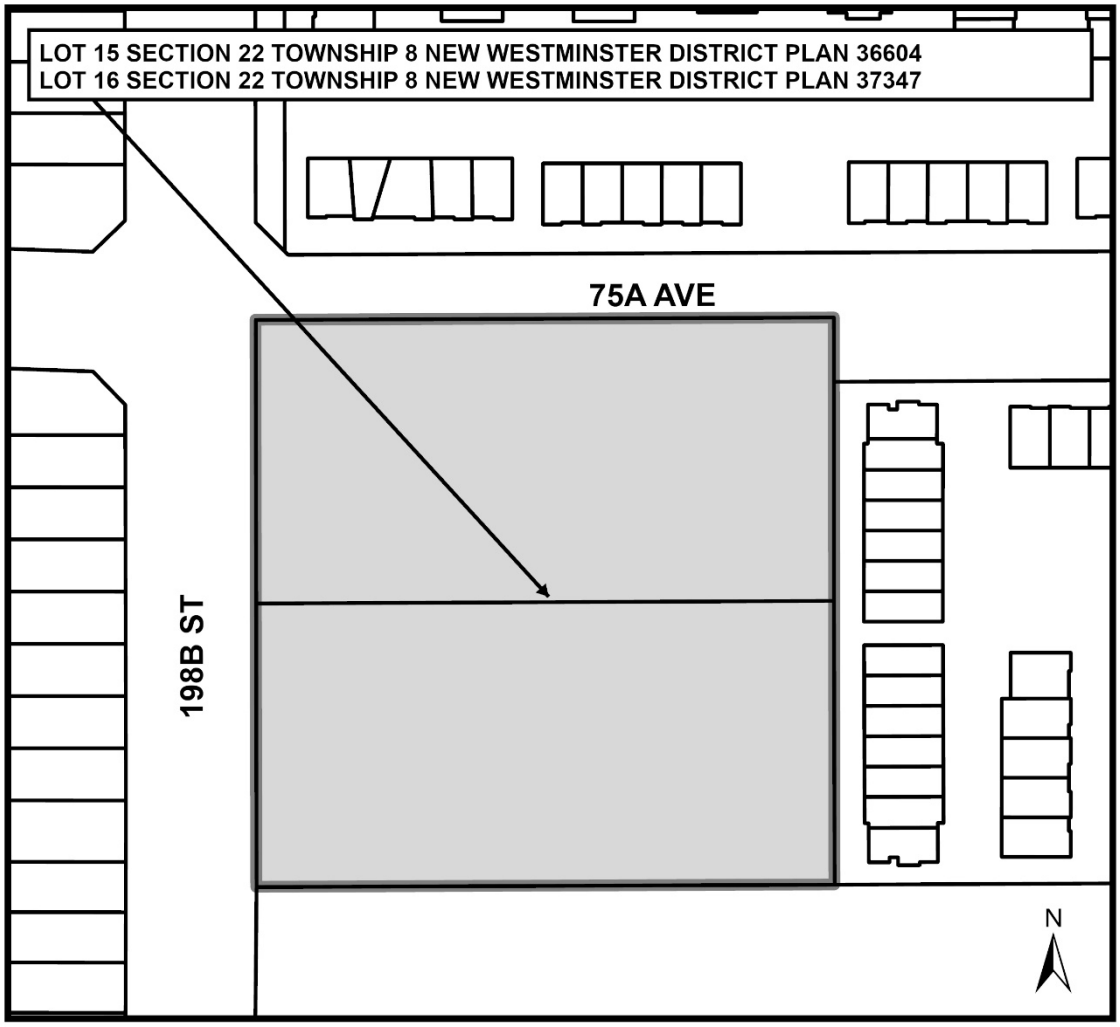
   Lot 16 Section 22 Township 8 New Westminster District Plan 37347 and
   Lot 15 Section 22 Township 8 New Westminster District Plan 36604

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

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. 6146



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 - REGULAR MEETING	**REPORT:**	25-98
FROM:	FINANCE DIVISION	**FILE:**	1760-30
SUBJECT:	TEMPORARY BORROWING BYLAWS (208A CIVIC INFRASTRUCTURE LOAN, 212 STREET CIVIC INFRASTRUCTURE LOAN, SMITH ATHLETIC PARK PHASE 2 LOAN, ICE AND DRY ARENAS PHASE 2 LOAN, AND STRATEGIC LAND LOAN)		

RECOMMENDATIONS:

That Council give first, second, and third reading to Temporary Borrowing (208A Civic Infrastructure Loan) Bylaw No. 6149 towards the estimated cost of construction of 208A Civic Infrastructure.

That Council give first, second, and third reading to Temporary Borrowing (212 Street Civic Infrastructure Loan) Bylaw No. 6150 towards the estimated cost of construction of 212 Street Civic Infrastructure.

That Council give first, second, and third reading to Temporary Borrowing (Smith Athletic Park Phase 2 Loan) Bylaw No.6151 towards the estimated cost of construction of Smith Athletic Park Phase 2.

That Council give first, second, and third reading to Temporary Borrowing (Ice and Dry Arenas Phase 2 Loan) Bylaw No. 6152 towards the estimated cost of construction of Ice and Dry Arenas Phase 2.

That Council give first, second, and third reading to Temporary Borrowing (Strategic Land Loan) Bylaw No. 6153 towards the estimated cost of land acquisition.

PURPOSE:

The purpose of the report is to obtain Council's approval for Temporary Borrowing Bylaws No. 6149, 6150, 6151, 6152 and 6153 for construction of 208A Civic Infrastructure, 212 Street Civic Infrastructure, Smith Athletic Park Phase 2, Ice and Dry Arenas Phase 2, and Land Acquisition as outlined previously.

DISCUSSION/ANALYSIS:

On January 27, 2025, Council gave final reading to 208A Civic Infrastructure Loan Authorization Bylaw No. 6053 for $11,824,689 and 212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054 for $5,830,952 for the estimated cost of construction of 208A Civic Infrastructure and 212 Street Civic Infrastructure.

On March 24, 2025, Council gave final reading to Smith Athletic Park Phase 2 Loan Authorization Bylaw No. 6078 for $39,267,677, Ice and Dry Arenas Loan Authorization Bylaw No. 6079 for $25,252,525 and Strategic Land Loan Authorization Bylaw No. 6080 for $27,119,517 for the estimated cost of construction of Smith Athletic Park Phase 2, Ice and Dry Arenas Phase 2 and land acquisition.

The Temporary Borrowing bylaw provides for temporary borrowing pending the issuance of debenture debt by the Municipal Finance Authority in accordance with the *Community Charter*.

A Temporary Borrowing Bylaw acts as a bridge from that period when a Capital Project starts, and funding is required to the next official debt issuance by Metro Vancouver and the Municipal Finance Authority. Temporary borrowing can also work like a progress draw and provide an opportunity to borrow only what is required until such time as the project is complete and the total amount of funding required is known. It makes sense to use temporary borrowing when the timeline for a project is in flux. Money borrowed under this section must be repaid or transferred to long term debt within five years from the first advance.

The Township will place the debt with the MFA through the long-term debenture debt program. Temporary Borrowing Bylaws are required to obtain funds from the MFA through their interim financing program until the long-term debenture debt program is in place. The 208A Civic Infrastructure will be repaid from General Operating Revenue, and DCC's with a maximum term of 20 years. The 212 Street Civic Infrastructure will be repaid from General Operating Revenue and DCC's with a maximum term of 20 years. The Smith Athletic Park Phase 2 will be repaid from General Operating Revenue with a maximum term of 25 years. The Ice and Dry Arenas will be repaid from General Operating Revenue with a maximum term of 25 years. The Strategic Land will be repaid from General Operating Revenue with a maximum term of 30 years.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6149

EXPLANATORY NOTE

Bylaw No. 6149 provides for temporary borrowing pending the issuance of debenture securities to complete the construction of 208A Civic Infrastructure, in the amount of $11,824,689 pursuant to 208A Civic Infrastructure Loan Authorization Bylaw No. 6053.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6149

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 6053, cited as 208A Civic Infrastructure Loan Authorization Bylaw No. 6053 authorizing the borrowing of a sum not exceeding eleven million eight hundred twenty-four thousand six hundred and eighty-nine dollars ($11,824,689) to complete the construction of 208A Civic Infrastructure.

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

This bylaw may be cited as “Temporary Borrowing (208A Civic Infrastructure) Bylaw No. 6149”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of eleven million eight hundred twenty-four thousand six hundred and eighty-nine dollars ($11,824,689), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said 208A Civic Infrastructure Loan Authorization Bylaw No. 6149.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6150

EXPLANATORY NOTE

Bylaw No. 6150 provides for temporary borrowing pending the issuance of debenture securities to complete the construction of 212 Street Civic Infrastructure, in the amount of $5,830,952 pursuant to 212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6150

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 6054, cited as 212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054 authorizing the borrowing of a sum not exceeding five million eight hundred thirty thousand nine hundred and fifty-two dollars ($5,830,952) to complete the construction of 212 Street Civic Infrastructure.

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

This bylaw may be cited as “Temporary Borrowing (212 Street Civic Infrastructure) Bylaw No. 6150”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of five million eight hundred thirty thousand nine hundred and fifty-two dollars ($5,830,952), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said 212 Street Civic Infrastructure Loan Authorization Bylaw No. 6150.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6151

EXPLANATORY NOTE

Bylaw No. 6151 provides for temporary borrowing pending the issuance of debenture securities to complete the construction of Smith Athletic Park Development Phase 2, in the amount of $39,267,677 pursuant to Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6078.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6151

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 6078, cited as Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6078 authorizing the borrowing of a sum not exceeding thirty-nine million two hundred sixty-seven thousand six hundred and seventy-seven dollars ($39,267,677) to complete the construction of Smith Athletic Park Development Phase 2.

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

This bylaw may be cited as “Temporary Borrowing (Smith Athletic Park Development Phase 2) Bylaw No. 6151”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of thirty-nine million two hundred sixty-seven thousand six hundred and seventy-seven dollars ($39,267,677), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Smith Athletic Park Development Phase 2 Loan Authorization Bylaw No. 6151.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6152

EXPLANATORY NOTE

Bylaw No. 6152 provides for temporary borrowing pending the issuance of debenture securities to complete the construction of Ice and Dry Arenas Phase 2, in the amount of $25,252,525 pursuant to Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6079.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6152

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 6079, cited as Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6079 authorizing the borrowing of a sum not exceeding twenty-five million two hundred fifty-two thousand five hundred and twenty-five dollars ($25,252,525) to complete the construction of Ice and Dry Arenas Phase 2.

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

This bylaw may be cited as “Temporary Borrowing (Ice and Dry Arenas Phase 2) Bylaw No. 6152”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of twenty-five million two hundred fifty-two thousand five hundred and twenty-five dollars ($25,252,525), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Ice and Dry Arenas Phase 2 Loan Authorization Bylaw No. 6152.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6153

EXPLANATORY NOTE

Bylaw No. 6153 provides for temporary borrowing pending the issuance of debenture securities to complete the purchase of Strategic Land, in the amount of $27,119,517 pursuant to Strategic Land Loan Authorization Bylaw No. 6080.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6153

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 6080, cited as Strategic Land Loan Authorization Bylaw No. 6080 authorizing the borrowing of a sum not exceeding twenty-seven million one hundred nineteen thousand five hundred seventeen dollars ($27,119,517) to complete the purchase of Strategic Land.

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

This bylaw may be cited as “Temporary Borrowing (Strategic Land) Bylaw No. 6153”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of twenty-seven million one hundred nineteen thousand five hundred seventeen dollars ($27,119,517), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Strategic Land Loan Authorization Bylaw No. 6153.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

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

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 – REGULAR MEETING	**REPORT:**	25-90
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-33-0137
SUBJECT:	REZONING APPLICATION NO. 100786 (FORT LANGLEY PROPERTIES LTD. / 9140, 9148 AND 9166 GLOVER ROAD AND 9100 BLOCK OF CHURCH STREET)		

PROPOSAL:

Application to amend Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis for property located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6134 subject to one (1) development prerequisite being satisfied prior to final reading and to authorize extension (at time of final reading of Bylaw No. 6134) of Heritage Alteration Permit No. 101218.

RATIONALE:

The proposal is consistent with the provisions of the Commercial designation of the Fort Langley Community Plan.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Fort Langley Properties Ltd.) Bylaw No. 6134 amending Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis subject to the following development prerequisite being satisfied to the acceptance of the Township prior to final reading:

1. Compliance with the Community Amenity Contribution Policy.

That Council at time of final reading of Rezoning Bylaw No. 6134 authorize a 2-year extension of Heritage Alteration Permit No. 101218.

EXECUTIVE SUMMARY:

Fort Langley Properties Ltd. has applied to amend the Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis for land located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street. The applicant has also applied to extend Heritage Alteration Permit No. 101218. The proposal is consistent with the provisions of the Fort Langley Community Plan. Staff recommend that Council support the rezoning amendment.

PURPOSE:

This report is to provide information and a recommendation to Council regarding proposed Rezoning Bylaw No. 6134 and extension of Heritage Alteration Permit No. 101218.

REFERENCE:

Owner:	Fort Langley Properties Ltd. 2600, 1090 W Pender Street Vancouver, BC V6E 0E3
Agent:	Focus Architecture Inc. 310, 1848 McCallum Road Abbotsford, BC V2S 0H9
Legal Description:	Lots 1 and 4 Block 3 District Lot 19 Group 2 New Westminster District Plan 736 Lots A District Lot 19 Group 2 New Westminster District Plan EPP104241 Lot 1 District Lot 19 Group 2 New Westminster District Plan EPP104240
Location:	9140, 9148 and 9166 Glover Road 9100 Block of Church Street
Area:	0.65 ha (1.6 ac)
Existing Zoning:	Community Commercial Zone C-2
Fort Langley Community Plan:	Commercial Fort Langley Heritage Conservation Area

BACKGROUND/HISTORY:

- The site is designated Commercial and located in the Fort Langley Heritage Conservation Area within the Fort Langley Community Plan.
- On July 24, 2023, Council issued Heritage Alteration Permit (HAP) No. 101218 subject to conditions and incorporating variances for two 3-storey mixed use buildings accommodating 3,390 m^2 (36,485 ft^2) of commercial space and 47 apartment units (Attachment B).
- HAP No. 101218 includes variances to the Community Commercial C-2 zone to:
    - increase the maximum height from 9.0 m (29.5 ft) to 12.3 m (40.4 ft)
    - increase the maximum number of storeys from 2-storeys to 3-storeys
    - allow rooms above the second storey
    - allow residential uses on the ground floor of the building facing Church Street
    - vary the rear yard setback from 3.0 m (9.8 ft) to 0.7 m (2.3 ft) at the commercial frontage and to 2.5 m (8.2 ft) at the residential frontage on Church Street
- Section 4 of the HAP specifies: "*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.*" As development has yet to substantially commence on the site, the applicant has requested a 2-year extension to the HAP.

DISCUSSION/ANALYSIS:

Rezoning

- The subject application is to amend the Community Commercial C-2 zone to increase the permitted residential density on a site-specific basis.
    - Section 602.3 1) of the Zoning Bylaw specifies residential uses shall have a gross floor area not greater than twice the commercial area. According to the site data provided 1,842 m^2 (19,827 ft^2) of commercial area is proposed and 8,457 m^2 (91,030 ft^2) of residential area is proposed (4.59 times greater residential area than commercial).
    - Section 602.3 2) specifies the maximum number of dwelling units shall not exceed one dwelling unit per 135 m^2 (1453 ft^2) of lot area (74 uph (30 upa)). According to the site data provided, 76 residential units are proposed and the lot is 0.64 ha which results in a density of 117.3 uph (47.5 upa).

- The agent has provided the following rationale (in part) in support of the application:

    "…the owner has determined that the project is not currently financially feasible in its current state. The demand for office space has declined sharply in recent years, and residential construction prices are up. The current residential unit sizes are too large to meet market pricing expectations.

    To help mitigate the current market conditions, we are proposing to eliminate the office component on levels 2 & 3 of the Glover Road Building and convert this space to residential. In addition to this, we have redistributed some of the existing residential space to better address market conditions. The average unit size is still approximately 1,000 sf, which is larger than typical suites in Langley, and well in excess of zoning minimums.

    The exterior form and character of the building does not change, nor does lot coverage, floor space ratio, etc. The plan changes are internal only, and do not impact the existing DP….

    The site is the "Commercial" area of the Fort Langley Plan. The plan refers to current limitations with the C2 zone (74 units per hectare), but does not specifically prohibit higher densities. In our understanding, this would indicate that a Community Plan Amendment would not be required to add residential density. The proposed residential density is now 76 units / 0.648 ha = 117.3 uph (47.5 upa)."

Heritage Alteration Permit

- The applicant is not proposing to change the exterior appearance of the building as part of this application. Accordingly, the conditions listed in HAP No. 101218 are proposed to remain the same with the exception of: a) an added condition to comply with the OCP Family Friendly unit provision enacted after issuance of the original permit; and b) extending the expiry date of the permit.

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
Northeast:	Mary Avenue beyond which is 1- to 2-storey commercial development, the Fort Langley Post Office and St.	Commercial Institutional Fort Langley Heritage Conservation Area	Community Commercial Zone C-2 Post Office Zone P-6

	George's Anglican Church at 9160 Church Street (Community Heritage Register)		Civic Institutional Zone P-1
Southeast:	Church Street, beyond which are 1- to 2-storey single family homes including the Morrison / Hadden Residence at 9136 Church Street (Community Heritage Register).	Residential	Residential Zone R-1E
Southwest:	1- to 3-storey commercial and mixed-use development.	Commercial Fort Langley Heritage Conservation Area	Community Commercial Zone C-2
Northwest:	Glover Road, beyond which is 1- to 2-storey commercial development, including Simpsons Brother Store at 9181 Glover Road (heritage inventory), and the Fort Langley Community Hall at 9167 Glover Road (Heritage Designation and Community Heritage Register)	Commercial Institutional Fort Langley Heritage Conservation Area	Community Commercial Zone C-2

Zoning Amendment:

- Bylaw No. 6134 proposes on a site-specific basis to:
    - Increase the permitted residential floor area from two times, to 4.59 times, the residential floor area relative to commercial area.
    - Increase the density from 74 uph (30 upa) to 117.3 units per hectare (47.5 upa).
- The proposal is consistent with the proposed Community Commercial C-2 zone amendments and the variances granted by Council in HAP No. 101218.

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:

	Units	**Rate**	**Total**
Apartment	28 (76 units proposed – 48 units permitted)	$11,000 / unit	$308,000
Total			**$308,000**

Policy Considerations:

The proposed zoning amendment to increase the permitted residential density on a site-specific basis is consistent with the provisions of the Fort Langley Community Plan. Accordingly, staff recommend that Council give first, second and third reading to Rezoning Bylaw No. 6134 (subject to one (1) development prerequisite) and authorize extension (at time of final reading of Bylaw No. 6134) of HAP No. 101218.

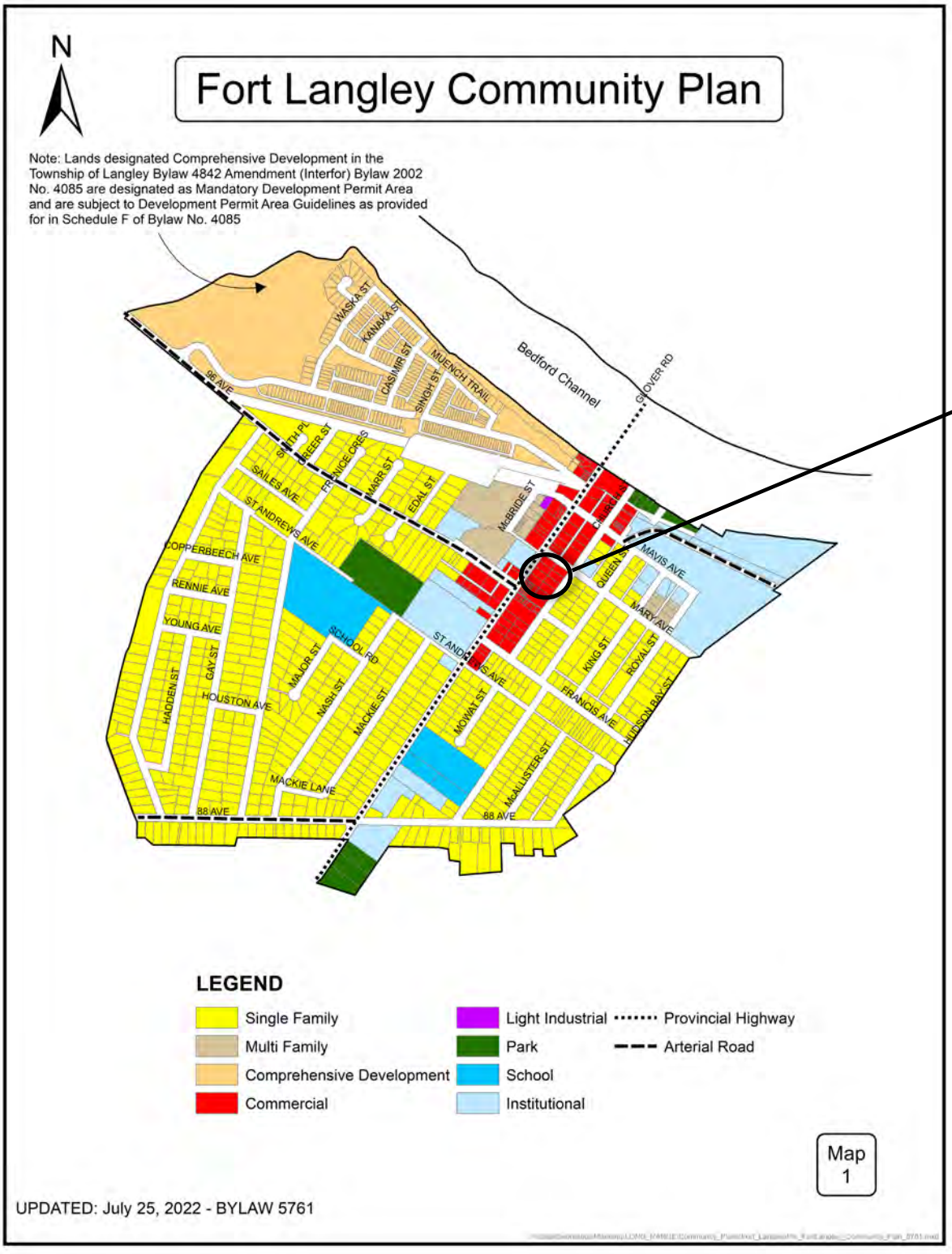
Respectfully submitted,

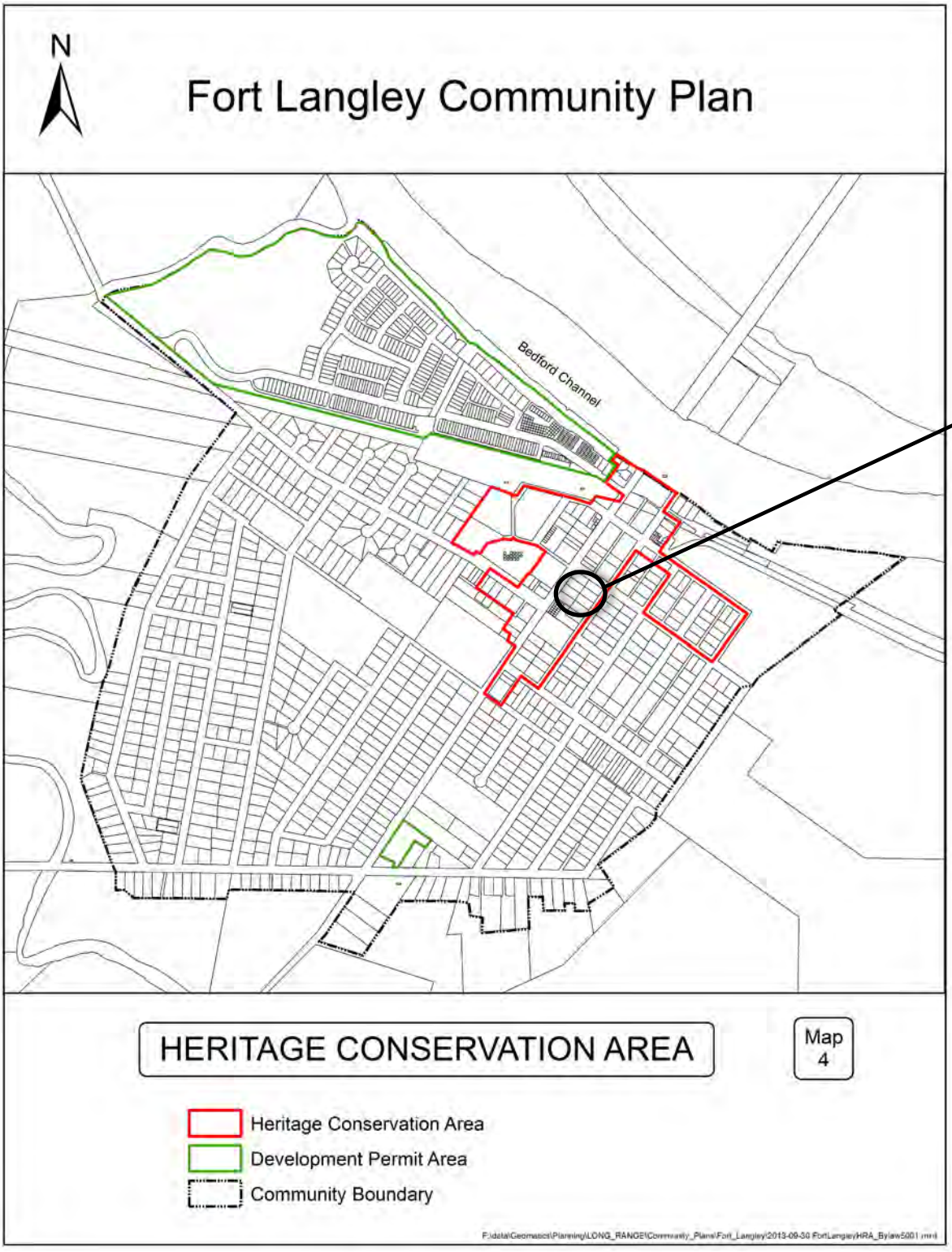
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Report to Council 23-145 (HAP No. 101218)



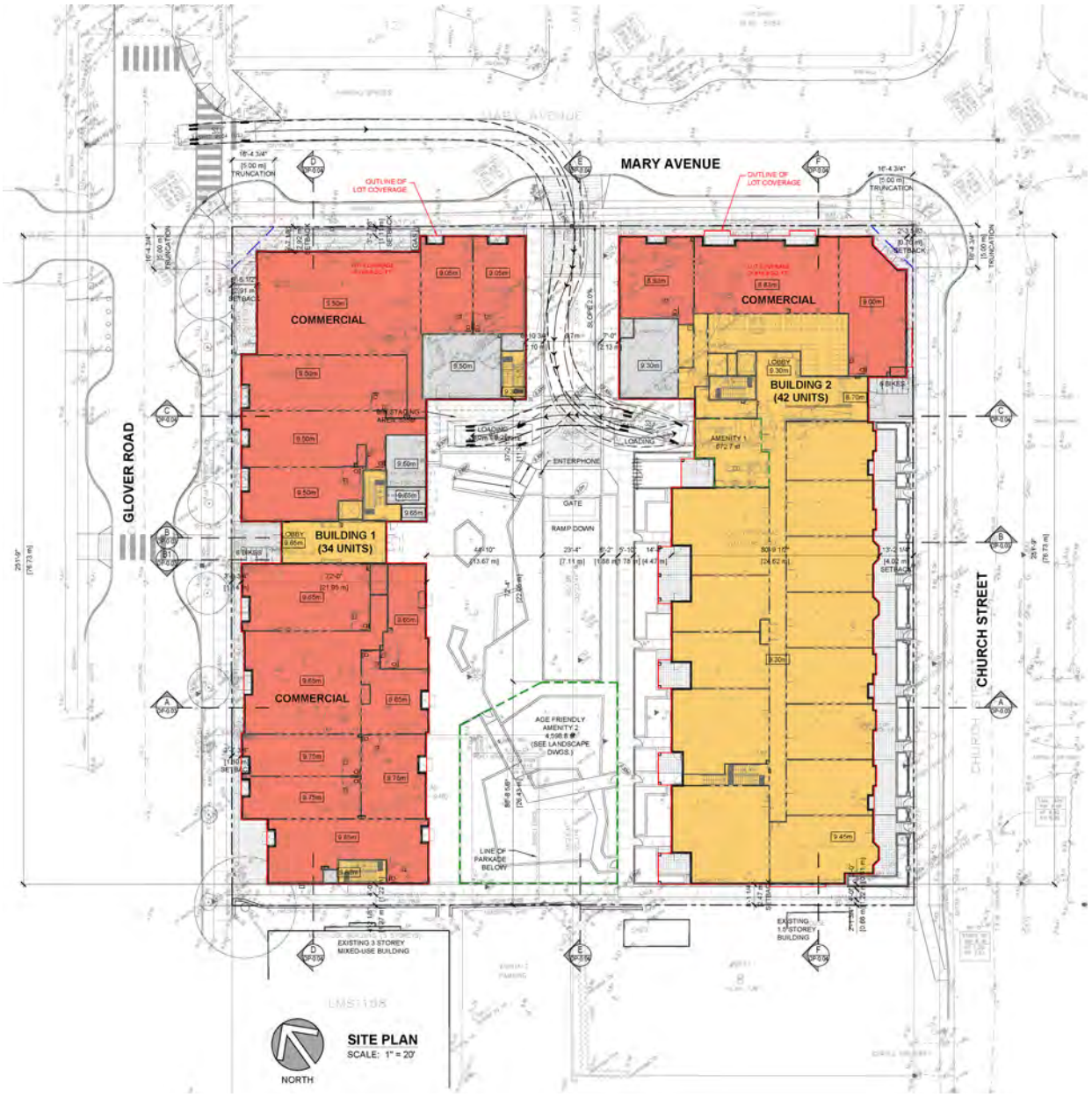
AERIAL CONTEXT MAP


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
96 AVE
WASKA ST
KANAKA ST
CASIMIR ST
SINGH ST
MUENCH TRAIL
GRITH PL
FRASER ST
FRANCE CRES
SAILES AVE
MAHER ST
EDAL ST
McBRIDE ST
ST ANDREWS AVE
COPPERBEECH AVE
RENNIE AVE
YOUNG AVE
GAY ST
HADDEN ST
HOUSTON AVE
SCHOOL RD
MAJOR ST
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


N
Fort Langley Community Plan
Bedford Channel
SUBJECT
HERITAGE CONSERVATION AREA
Map 4
Heritage Conservation Area
Development Permit Area
Community Boundary



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE



MARY AVENUE



VIEW FROM CORNER OF CHURCH STREET AND MARY AVENUE



CHURCH STREET



GLOVER ROAD



VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE



SITE ENTRY ON MARY AVENUE



VIEW FROM CORNER OF CHURCH STREET AND MARY AVENUE

RENDERINGS – SUBMITTED BY APPLICANT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 – REGULAR MEETING	**REPORT:**	23-145
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-33-0137
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101218 (FORT LANGLEY PROPERTIES LTD. / 9140, 9148 AND 9166 GLOVER ROAD AND 9100 BLOCK OF CHURCH STREET)		

PROPOSAL:

Heritage Alteration Permit application (incorporating variances) for two 3-storey mixed use buildings accommodating 3,390 m^2 (36,485 ft^2) of commercial space and 47 apartment units.

RECOMMENDATION SUMMARY:

That Council consider issuance of Heritage Alteration Permit No. 101218 (incorporating variances) (Attachment G) subject to 15 conditions.

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 with the exception of requested variances to provisions pertaining to height, location of use and siting.

RECOMMENDATION:

That Council consider issuance of Heritage Alteration Permit No. 101218 (incorporating variances) to Fort Langley Properties Ltd. for property located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street subject to the following conditions:

a. Section 104.5.2 of the Zoning Bylaw being varied to increase the maximum height permitted from 9 metres to 12.3 metres as shown in Schedule “A”
b. Section 104.5.2 of the Zoning Bylaw being varied to allow the proposed height to be increased from 2 storeys to 3 storeys as shown in Schedule “A”
c. Section 104.5.2 of the Zoning Bylaw being varied to allow rooms above the second storey as shown in Schedule “A”
d. Section 602.3.1 of the Zoning Bylaw being varied to allow residential uses to be located on the ground floor of the Church Street frontage of Building 2 as shown in Schedule “A”
e. Section 602.5 (b) of the Zoning Bylaw being varied to reduce the rear yard setback from the Church Street lot line to Building 2 from 3.0 metres to 0.7 metres at the commercial frontage and to 2.5 metres at the residential frontage as shown in Schedule “A”
f. Demolition of buildings and structures as shown in Schedule “A”
g. Building plans being in substantial compliance with Schedule “A”
h. Landscape plans being finalized and then secured in substantial compliance with Schedule “B” and in compliance with the Township’s Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area Requirements
i. 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
j. 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)

k. Registration of a right-of-way across 9110 Glover Road providing a lane connection from the southwest property line to Church Street
l. Discharge of easement AB106847
m. Registration of a restrictive covenant identifying the minimum 10% of apartment units to be provided in accordance with Schedule 2: Adaptable Housing Requirements of the Official Community Plan
n. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments
o. 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. A Servicing Agreement being entered into with the Township to secure required road utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw including intersection and alignment improvements at Glover Road and Mary Avenue
b. Registration of a right-of-way for 5.0 m by 5.0 m corner cuts at the corners of Glover Road with Mary Avenue and Mary Avenue with Church Street including any revisions to remove encroachments from the right-of-way area
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw
d. Register restrictive covenants, pursuant to the Land Title Act regarding:
    i. stormwater detention facility
    ii. on-site infiltration systems
    iii. building below the minimum building elevation (MBE)
e. Consolidation of the subject properties into one lot
f. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage
g. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees
h. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place
i. 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
j. Payment of development cost charges, supplemental heritage alteration permit application fees, and building permit administration fees

EXECUTIVE SUMMARY:

Focus Architecture Inc. has applied, on behalf of Fort Langley Properties Ltd., for a Heritage Alteration Permit (incorporating variances) for two 3-storey mixed use buildings accommodating 3,390 m^2 (36,485 ft^2) of commercial space and 47 apartment units. The application incorporates variances to Zoning Bylaw provisions pertaining to height, siting and locations of use. Staff recommend Council consider issuance of the Heritage Alteration Permit subject to 15 conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Heritage Alteration Permit No. 101218.

REFERENCE:

Owner:	Fort Langley Properties Ltd. 205, 1231 Pacific Boulevard Vancouver, BC V6Z 0E2
Agent:	Focus Architecture Inc. 310, 1848 McCallum Road Abbotsford, BC V2S 0H9
Legal Description:	Lots 1 and 4 Block 3 District Lot 19 Group 2 New Westminster District Plan 736 Lot A District Lot 19 Group 2 New Westminster District Plan EPP104241 Lot 1 District Lot 19 Group 2 New Westminster District Plan EPP104240
Location:	9140, 9148 and 9166 Glover Road 9100 Block of Church Street
Area:	0.65 ha (1.6 ac)
Existing Zoning:	Community Commercial Zone C-2
Fort Langley Community Plan:	Commercial Fort Langley Heritage Conservation Area

BACKGROUND/HISTORY:

- The subject site (Attachment A) is zoned Community Commercial Zone C-2 (Attachment D) and designated for commercial uses in the Fort Langley Community Plan (Attachment B).
- The site is located in the Fort Langley Heritage Conservation Area (Attachment C). 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."
- Heritage Alteration Permit No. 100668 was issued by Council December 12, 2011 for demolition of the building at 9166 Glover Road and included a restoration plan for ongoing maintenance of the site.
- Heritage Alteration Permit No. 101082B was issued by Council March 9, 2020 for demolition of the buildings at 9123 and 9135 Church Street, 23272 Mary Avenue, and 9148 and 9150 Glover Road, and included a restoration plan for ongoing maintenance of the site.
- Heritage Alteration Permit No. 101182 was issued by Council July 27, 2020 for demolition of the buildings at 9121 Church Street and included a restoration plan for ongoing maintenance of the site.
- Council considered Heritage Alteration Permit No. 101265 for a new restaurant building at 9148 Glover Road July 25, 2022. Council referred the application to staff to work with the applicant to respond to comments from Council.

DISCUSSION/ANALYSIS:

- Focus Architecture Inc. has applied on behalf of Fort Langley Properties Ltd. for a Heritage Alteration Permit (incorporating variances) for two 3-storey mixed use buildings over a common parkade accommodating 3,390 m^2 (36,485 ft^2) of commercial space and 47 apartment units in the Fort Langley Heritage Conservation Area. Building 1, fronting Glover Road and Mary Avenue, accommodates commercial uses with ground floor retail and two floors of offices above. Building 2, fronting Church Street and Mary Avenue, is primarily residential fronting Church Street with a ground floor commercial component and fronting Mary Avenue wrapping the corner to Church Street (Attachment E – G).
- Access to the underground parkade is proposed via a driveway from Mary Avenue.
- The area between the two buildings contains loading, access to the underground parkade, age friendly amenity area and frontage for the commercial units that front a courtyard.
- A pedestrian walkway connects Church Street to Glover Road along the southwestern property line.
- One existing building remains on the site at 9140 Glover Road. The site has been programmed and maintained as an open space with lawn, seating and play equipment consistent with prior issued Heritage Alteration Permits. Heritage Alteration Permit No. 101218 (Attachment G) includes authorization to remove the remaining building.
- Security of an off-site right-of-way on 9110 Glover Road for the extension of access from the southwestern property line to Church Street as per the applicant's proposal is included as a condition of Heritage Alteration Permit No. 101218.

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
Northeast:	Mary Avenue beyond which is 1- to 2-storey commercial development, the Fort Langley Post Office and St. George's Anglican Church at 9160 Church Street (Community Heritage Register)	Commercial Institutional Fort Langley Heritage Conservation Area	Community Commercial Zone C-2 Post Office Zone P-6 Civic Institutional Zone P-1
Southeast:	Church Street, beyond which are 1- to 2-storey single family homes including the Morrison / Hadden Residence at 9136 Church Street (Community Heritage Register).	Residential	Residential Zone R-1E
Southwest:	1- to 3-storey commercial and mixed-use development.	Commercial Fort Langley Heritage Conservation Area	Community Commercial Zone C-2
Northwest:	Glover Road, beyond which is 1- to 2-storey commercial development, including Simpsons Brother Store at	Commercial Institutional	Community Commercial Zone C-2

	Existing Use	Community Plan Designation	Existing Zoning
	9181 Glover Road (heritage inventory), and the Fort Langley Community Hall at 9167 Glover Road (Heritage Designation and Community Heritage Register)	Fort Langley Heritage Conservation Area	Civic Institutional Zone P-1

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.b) new construction and infill projects should be designed to blend harmoniously with historic elements of the streetscape*
    - *5.1.c) decorative styles which are out of place with the architectural evolution of Fort Langley should be avoided*
- The subject proposal was reviewed by the Heritage Review Panel with the comments subsequently endorsed by the Heritage Advisory Committee on June 7, 2023. The attached minutes from the Heritage Advisory Committee meeting (Attachment H) were provided to the applicant. The applicant's subsequent response from June 23, 2023 is attached to this report (Attachment I).
- The site is zoned Community Commercial Zone C-2. The applicant has requested the following variances, incorporated into Heritage Alteration Permit No. 101218:
    - Zoning Bylaw Section 104.5.2 – to vary the maximum height permitted from 9.0 metres to 12.3 metres, to allow the proposed height to be increased from 2 to 3 storeys and to allow rooms above the second storey
    - Zoning Bylaw Section 602.3.1 – to allow residential uses on the ground floor of the Church Street frontage. This variance is sympathetic to residential uses across Church Street and consistent with a similar variance granted to ToL Project No. 11-33-0119
    - Zoning Bylaw Section 602.5 (b) – to vary the rear yard setback from 3.0 metres to 0.7 metres at the commercial frontage and to 2.5 metres at the residential frontage on Church Street. This variance is a technical item resulting from the proposed consolidation of the subject lands into one lot. This variance achieves a 'front yard' setback to Church Street and is consistent with a similar variance granted to ToL Project No. 11-33-0119
- Proposed Heritage Alteration Permit No. 101218 (incorporating variances) (Attachment G) includes renderings, site plans, building elevations and tree and landscaping plans.

Tree Protection/Replacement:

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

Significant Trees on Site	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	48	48	14	62

- The southwest corner of Building 1 is designed to support retention of an existing Big Leaf Maple tree located south of the subject site at the northwest corner of 9124 Glover Road.

Policy Considerations:

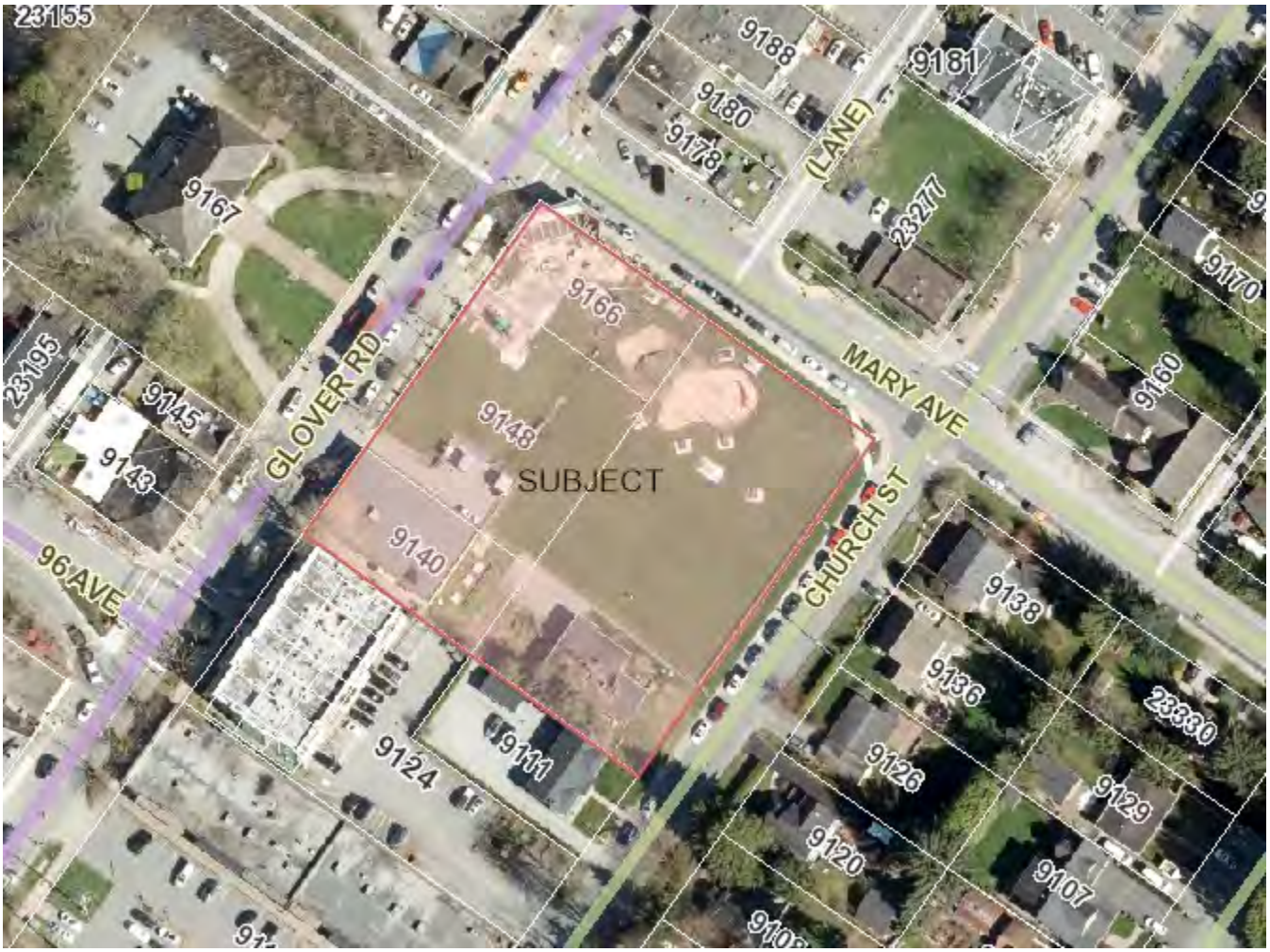
The proposed Heritage Alteration Permit (incorporating variances) accommodates development of two 3-storey mixed use buildings accommodating a total of 3,390 m^2 (36,485 ft^2) of commercial space and 47 apartment units. The application includes variances to Zoning Bylaw provisions pertaining to height, siting and location of use.

Respectfully submitted,

Teresa Hanson
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

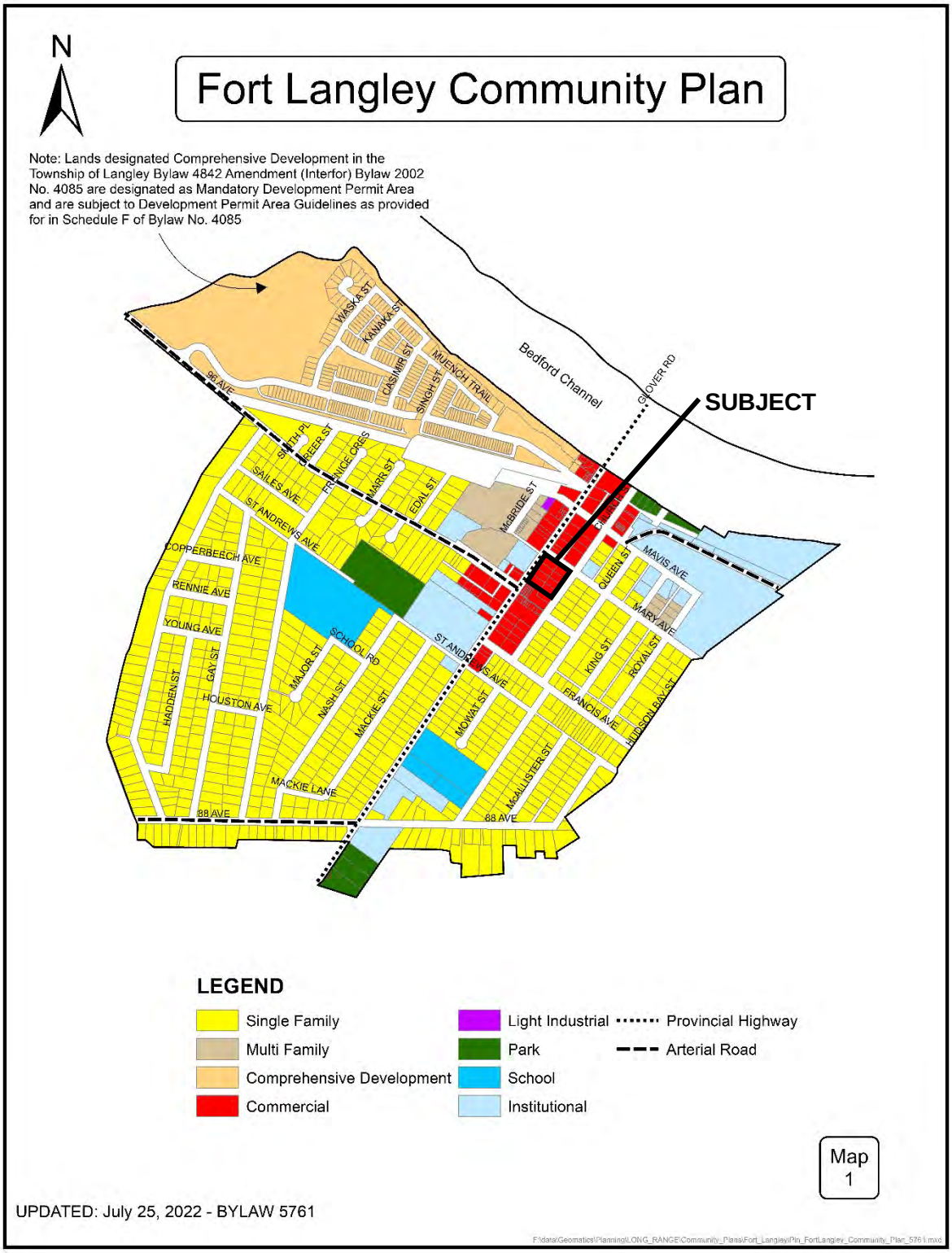
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Fort Langley Community Plan Map
ATTACHMENT C	Fort Langley Heritage Conservation Area Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Renderings Submitted by Applicant
ATTACHMENT F	Site Plan Submitted by Applicant
ATTACHMENT G	Heritage Alteration Permit No. 101218
ATTACHMENT H	Excerpt from Heritage Advisory Committee June 7, 2023 Meeting Minutes
ATTACHMENT I	Response to Heritage Review Panel and Heritage Advisory Committee Comments Submitted by Applicant

~~ATTACHMENT A~~

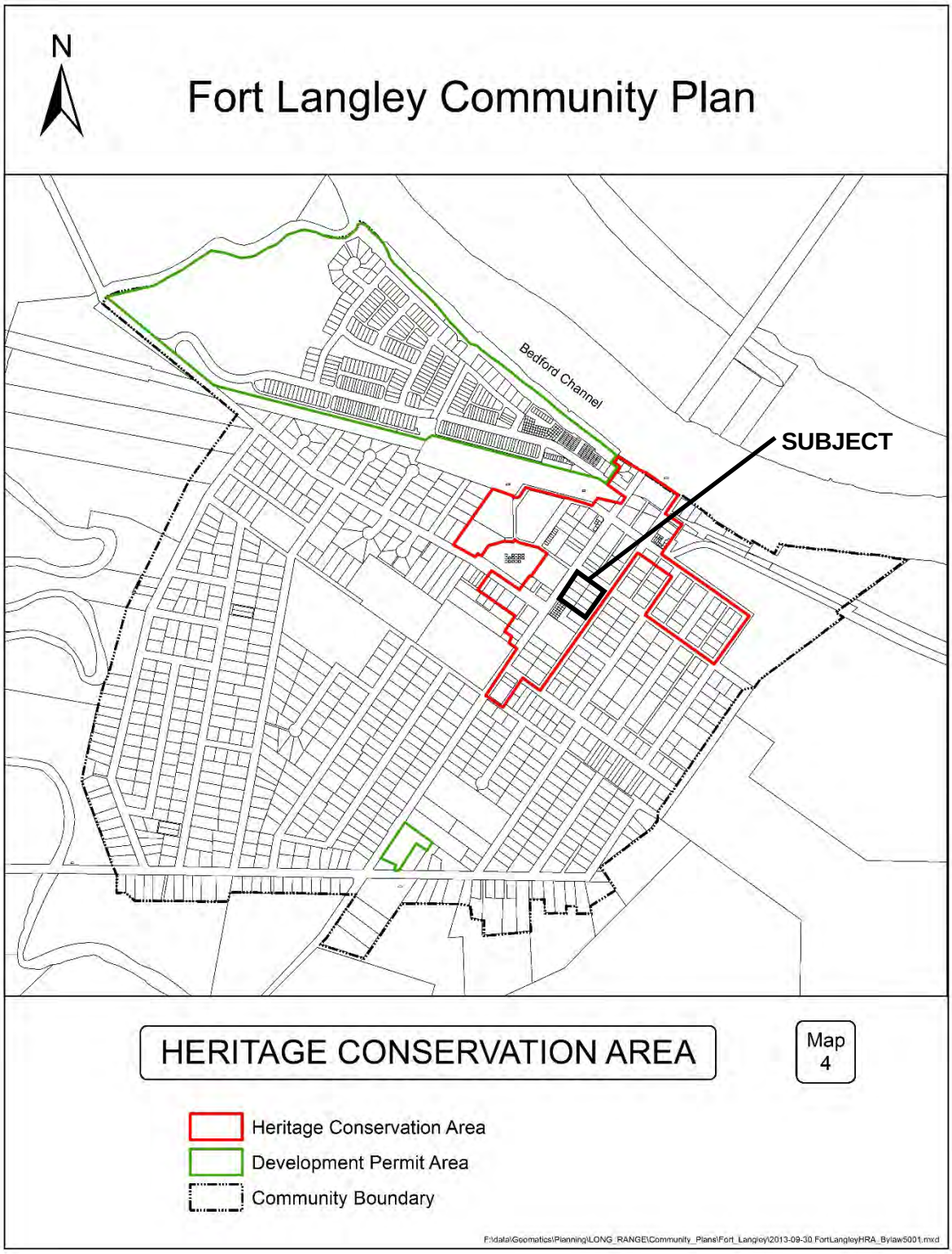


AERIAL CONTEXT MAP

~~**ATTACHMENT B**~~



~~**ATTACHMENT C**~~



~~ATTACHMENT D~~



ZONING BYLAW NO. 2500 MAP

~~ATTACHMENT E~~



VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE



MARY AVENUE



VIEW FROM CORNER OF CHURCH STREET AND MARY AVENUE



CHURCH STREET



GLOVER ROAD



VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE



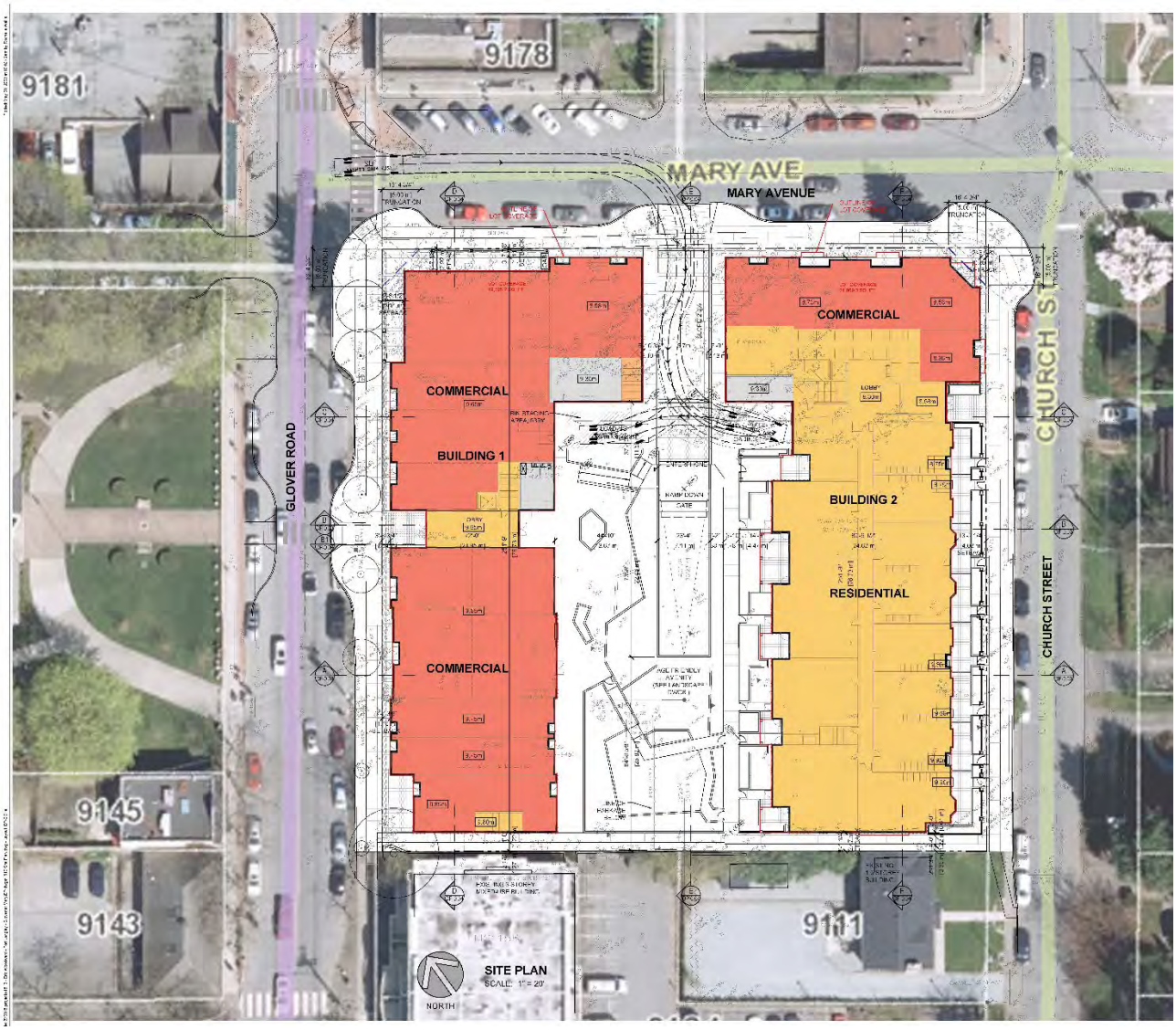
SITE ENTRY ON MARY AVENUE



VIEW FROM CORNER OF CHURCH STREET AND MARY AVENUE

RENDERINGS – SUBMITTED BY APPLICANT

~~ATTACHMENT F~~



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT G**

Heritage Alteration Permit No. 101218

This Permit is issued this _____day of _____, 2023 to:

1. Name: Fort Langley Properties Ltd.

   Address: 205, 1231 Pacific Boulevard
   Vancouver, BC V6Z 0E2

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: Lots 1 and 4 Block 3 District Lot 19 Group 2 New Westminster District Plan 736

   Lots A District Lot 19 Group 2 New Westminster District Plan EPP104241

   Lot 1 District Lot 19 Group 2 New Westminster District Plan EPP104240

   CIVIC ADDRESS: 9140, 9148 and 9166 Glover Road
   9100 Block of Church 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 and subject to the following conditions being satisfied to the acceptance of the Township:

   a. Section 104.5.2 of the Zoning Bylaw being varied to increase the maximum height permitted from 9 metres to 12.3 metres as shown in Schedule “A”
   b. Section 104.5.2 of the Zoning Bylaw being varied to allow the proposed height to be increased from 2 storeys to 3 storeys as shown in Schedule “A”
   c. Section 104.5.2 of the Zoning Bylaw being varied to allow rooms above the second storey as shown in Schedule “A”
   d. Section 602.3.1 of the Zoning Bylaw being varied to allow residential uses to be located on the ground floor of the Church Street frontage of Building 2 as shown in Schedule “A”
   e. Section 602.5 (b) of the Zoning Bylaw being varied to reduce the rear yard setback from the Church Street lot line to Building 2 from 3.0 metres to 0.7 metres at the commercial frontage and to 2.5 metres at the residential frontage as shown in Schedule “A”
   f. Demolition of buildings and structures as shown in Schedule “A”
   g. Building plans being in substantial compliance with Schedule “A”
   h. Landscape plans being finalized and then secured in substantial compliance with Schedule “B” and in compliance with the Township’s Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area Requirements
   i. 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

j. 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)
k. Registration of a right-of-way across 9110 Glover Road providing a lane connection from the southwest property line to Church Street
l. Discharge of easement AB106847
m. Registration of a restrictive covenant identifying the minimum 10% of apartment units to be provided in accordance with Schedule 2: Adaptable Housing Requirements of the Official Community Plan
n. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments
o. 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. A Servicing Agreement being entered into with the Township to secure required road utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw including intersection and alignment improvements at Glover Road and Mary Avenue
b. Registration of a right-of-way for 5.0 m by 5.0 m corner cuts at the corners of Glover Road with Mary Avenue and Mary Avenue with Church Street including any revisions to remove encroachments from the right-of-way area
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw
d. Register restrictive covenants, pursuant to the Land Title Act regarding:
    i. stormwater detention facility
    ii. on-site infiltration systems
    iii. building below the minimum building elevation (MBE)
e. Consolidation of the subject properties into one lot
f. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage
g. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees
h. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place
i. 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
j. Payment of development cost charges, supplemental heritage alteration permit application fees, 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 _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE



MARY AVENUE

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2022.05.20	PLANNING RESPONSES
2020.09.30	PLANNING RESPONSES
2020.01.28	OWNER REVISIONS
2019.12.20	OWNER REVISIONS
2019.08.12	DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
FORT LANGLEY PROPERTIES LTD.

PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
3D VIEWS

DATE	2022.03.07	FILE NO.	
DWN.	RW		1513
CHK.	CH		

SCHEDULE A

SEAL

SHEET NO.
DP-0.00



VIEW FROM CORNER OF CHURCH STREET AND MARY AVENUE



CHURCH STREET

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3D VIEWS

DATE 2022.03.07 FILE NO. 1513
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CHK. CH

SEAL

SHEET NO. **DP-0.00a**



COURTYARD



GLOVER ROAD

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DRAWING TITLE
3D VIEWS

DATE	2022.03.07	FILE NO.
DWN.	RW	1513
CHK.	CH	

SEAL

SHEET NO.
G.2
DP-0.00b

Plotted: May 25, 2022 at 10:05:43am by Rochelle Wallis
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GLOVER ROAD



VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE

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GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

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3D VIEWS

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

SHEET NO. G.2
DP-0.00c

Plotted: May 25, 2022 at 10:05:41am by Rochelle Wallis
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SITE ENTRY ON MARY AVENUE



VIEW FROM CORNER OF CHURCH STREET AND MARY AVENUE

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2019.08.12 DP APPLICATION
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DRAWING TITLE
3D VIEWS

DATE 2022.03.07 FILE NO. 1513
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CHK. CH

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DP-0.00d



COURTYARD



COURTYARD

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2019.08.12	DP APPLICATION

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DRAWING TITLE
3D VIEWS

DATE	2022.03.07	FILE NO.
DWN.	RW	1513
CHK.	CH	

SEAL

SHEET NO.
DP-0.00e

Plotted: May 25, 2022 at 10:55:51am by Rochelle Wallis
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COURTYARD



COURTYARD

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3D VIEWS

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DWN.	RW	1513
CHK.	CH	

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G.2
DP-0.00f

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STEEL
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

ALUMINUM STOREFRONT
'CHARCOAL'

WOOD TRIM
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

WOOD TRIM
BENJAMIN MOORE
OC-60 'SWISS COFFEE'

VINYL WINDOWS
CHARCOAL

BRICK
MUTUAL MATERIALS
'BURGUNDY MISSION'

PAINTED STEEL
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

BRICK
MUTUAL MATERIALS
'MAUNA LOA MISSION'

ALUMINUM FENCE
BLACK

CORNICE
BENJAMIN MOORE
2154-60 'FILTERED SUNLIGHT'

CEMENT BOARD SMOOTH PANEL SIDING
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

WOOD TRIM
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

CEMENT BOARD SMOOTH LAP SIDING
BENJAMIN MOORE
VC-25 'HARRIS GREY'

VINYL WINDOWS
CHARCOAL

STEEL
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

STONE
ELDORADO STONE
MARQUEE LIMESTONE
'SANDERLING'

ALUMINUM CURTAINWALL
'CLEAR ANODIZED'

CONCRETE
BENJAMIN MOORE
2154-60 'FILTERED SUNLIGHT'

WOOD TRIM
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

STONE
ELDORADO STONE
MARQUEE LIMESTONE
'SANDERLING'

FIBERGLASS DOORS & WINDOWS
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'



WOOD TRIM
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

BRICK
MUTUAL MATERIALS
'CASTLE GRAY SMOOTH'

CORNICE
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

VINYL WINDOWS & TRIM
WHITE

CORNICE
BENJAMIN MOORE
OC-60 'SWISS COFFEE'

VINYL WINDOWS
CHARCOAL

BRICK
MUTUAL MATERIALS
'MAUNA LOA MISSION'

BRICK
MUTUAL MATERIALS
'CASTLE GRAY SMOOTH'

WOOD TRIM
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

CEMENT BOARD SMOOTH LAP SIDING
BENJAMIN MOORE
VC-22 'PENDRELL VERDIGRIS'

BRICK
MUTUAL MATERIALS
'BURGUNDY MISSION'

BRICK
MUTUAL MATERIALS
'MAUNA LOA MISSION'

WOOD TRIM
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

WOOD TRIM
BENJAMIN MOORE
OC-60 'SWISS COFFEE'

WOOD TRIM
BENJAMIN MOORE
VC-3 'PENDRELL CREAM'

FIBERGLASS DOOR & WINDOWS
BENJAMIN MOORE
HC-166 'KENDALL CHARCOAL'

PAINT
BENJAMIN MOORE
VC-23 'EDWARDIAN PEWTER'

FIBERGLASS DOOR & WINDOWS
BENJAMIN MOORE
OC-60 'SWISS COFFEE'

WOOD TRIM
BENJAMIN MOORE
OC-60 'SWISS COFFEE'

COLOUR SCHEME: GLOVER ROAD

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PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

SHEET NO. **G.2**
DP-0.00g







COLOUR SCHEME: CHURCH STREET

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SEAL

SHEET NO. G.2 DP-0.00h







COLOUR SCHEME: MARY AVENUE

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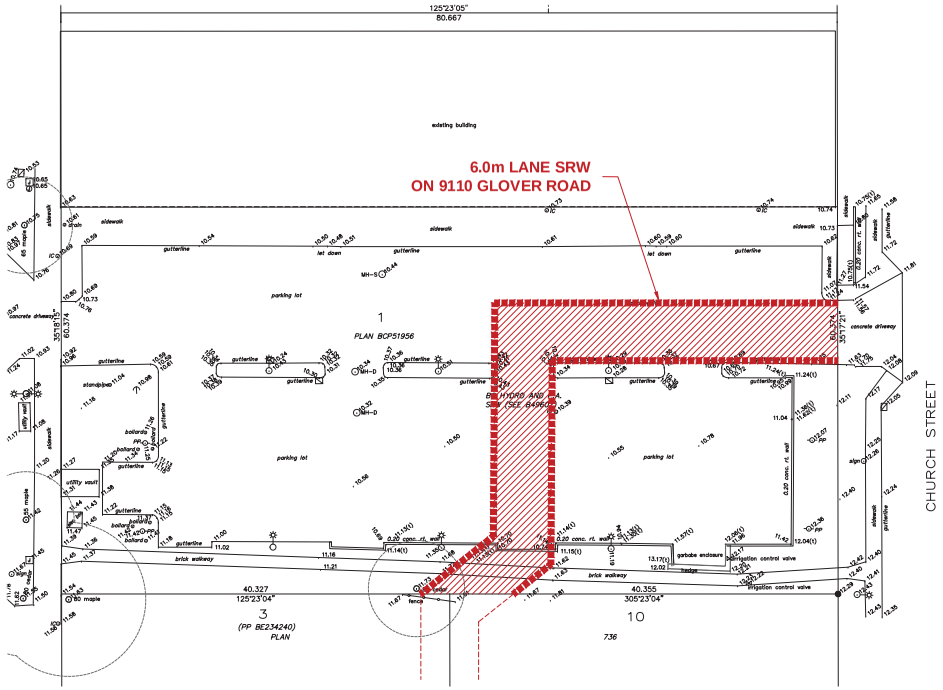
PROJECT
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DRAWING TITLE
COLOUR SCHEME

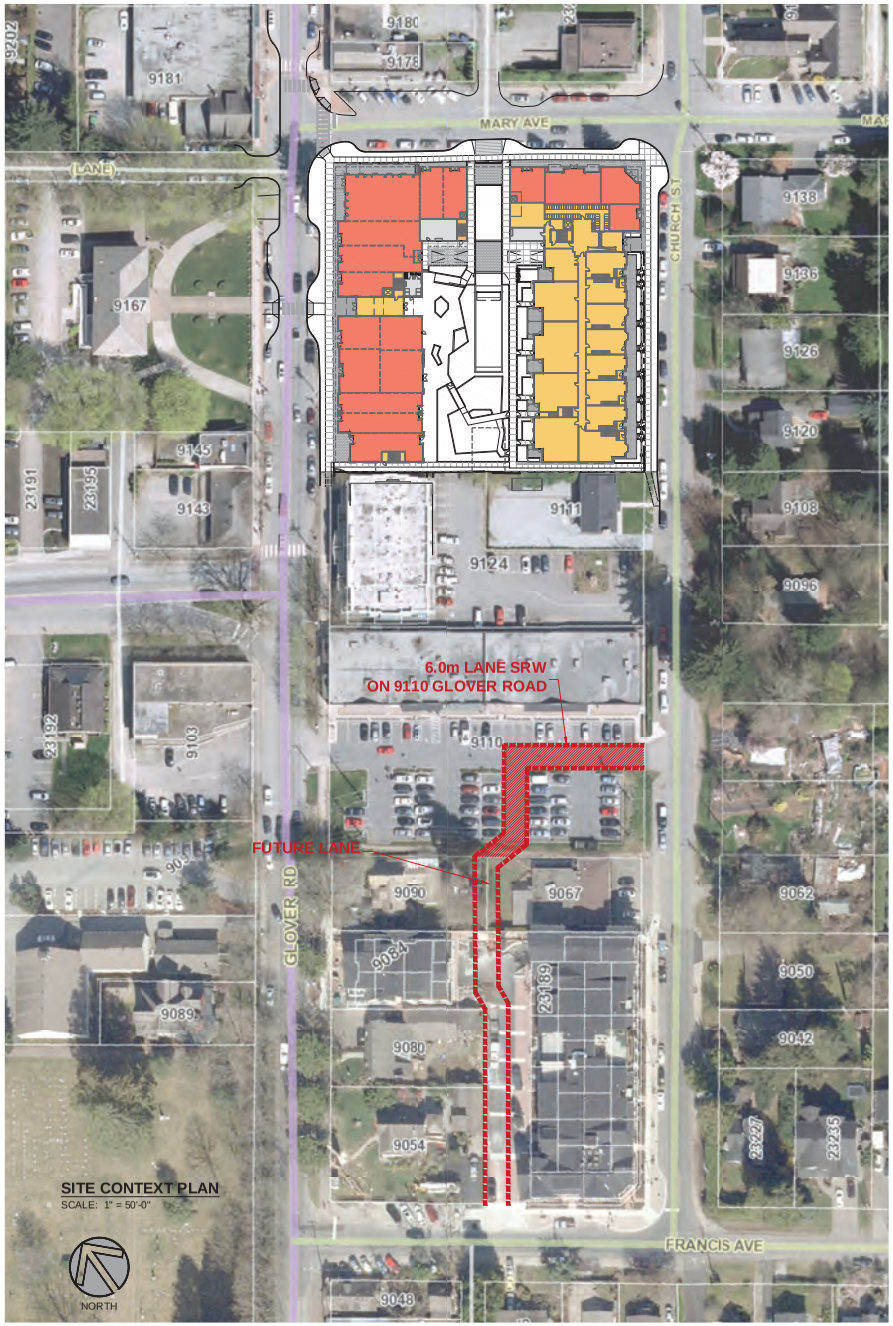
DATE	2022.03.07	FILE NO.
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CHK.	CH	

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9110 GLOVER ROAD SURVEY PLAN
SCALE: 1" = 20'-0"



SITE CONTEXT PLAN
SCALE: 1" = 50'-0"

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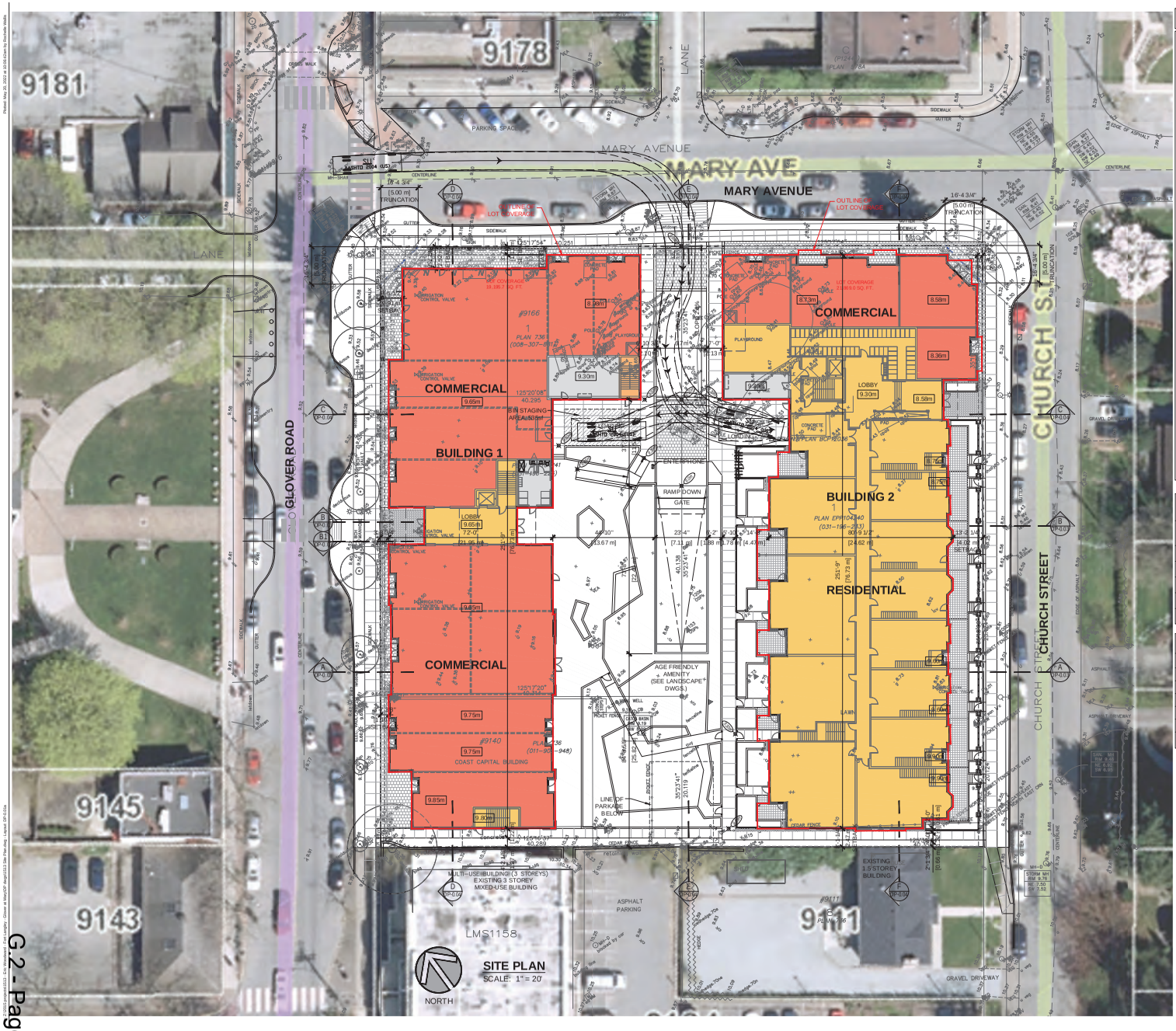
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GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
SITE CONTEXT PLAN

DATE	2022.03.07	FILE NO.
DWN.	RW	1513
CHK.	CH	

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SHEET NO.
G.2
DP-0.01



SITE RECONCILIATION

LEGAL DESCRIPTION:
LT 1, 2, 3, 9, 10, 11 & 12, BLK 3, DL 19, NWD, PL NWP736

CIVIC ADDRESSES:
9140/9148/9150/9166 GLOVER RD.,
20272 MARY AVE. AND 9121/9123/9135 CHURCH ST. LANGLEY, BC

ZONING INFORMATION:

ZONE: C-2 (COMMUNITY COMMERCIAL)

LOT AREA: 69,726.5 sq.ft. (6,477.8 m² / 1.601 ac / 0.648 ha)

RESIDENTIAL USES:
PERMITTED: GROSS FLOOR AREA NO GREATER THAN TWICE THE NON-COMM. USE WITHIN THE SAME BUILDING
MAX. NUMBER OF UNITS: 6,477.8m² / 135m² = 47.98 UNITS
PROPOSED: 47 UNITS (VARIANCE REQ'D TO ALLOW GROUND FLOOR RESIDENTIAL)

LOT COVERAGE:
PERMITTED: 60% (MIN. 50% OF REQ'D PARKING WITHIN BLDG OR U/G)
PROPOSED: 41,064.7 sf / 69,726.5 sf = 58.9%

SETBACKS:

	MIN. REQUIRED	PROPOSED
FRONT (WEST)	0m	1.10m
REAR (EAST)	3m	0.70m (VARIANCE REQ'D.)
SIDE (SOUTH)	0m	2.47m
SIDE (NORTH)	0m	1.11m

BUILDING HEIGHT:
PERMITTED: 9.00m, 2 STOREYS MAX. - PER 104.5.2 OF ZONING BYLAW
PROPOSED: 12.25m, 3 STOREYS (VARIANCE REQ'D.)

AGE FRIENDLY AMENITY:
REQUIRED: 4m²/UNIT x 47 UNITS = 188m² (2,023.6 sf)
PROPOSED: REFER TO LANDSCAPE DRAWINGS

PARKING:

RESIDENTIAL
APARTMENTS 1.5 PER 1+BED x 47 UNITS = 70.5 STALLS (INCL. VISITORS)
5 + 2 = 7 H/C REQUIRED
47 EV CHARGING SPACES REQUIRED
VISITORS 10% OF REQ'D PARKING = 7.1 = 7 STALLS

COMMERCIAL
RETAIL/RESTAURANT (1 PER 35m²) 1,904.0m² / 35m² = 54.4 STALLS
OFFICE (1 PER 35m²) 1,485.6m² / 35m² = 42.4 STALLS
TOTAL REQUIRED 96.8 STALLS (INCL. 2 H/C)

TOTAL PARKING REQUIRED 167.3 STALLS
TOTAL PARKING PROVIDED 167 STALLS

BICYCLES:
RESIDENTIAL 1.2 SECURE SPACES PER UNIT x 47 UNITS = 56.4
VISITOR 6 SPACES PER BUILDING
COMMERCIAL 6 SPACES AT EACH PUBLIC ENTRANCE
0.06 SECURE SPACES PER 100m² = 2.0

FLOOR AREAS BREAKDOWN

FLOOR LEVEL	RETAIL	OFFICE	RESIDENTIAL	UTILITY	TOTAL AREA
1	20,494 sq.ft.	1 68 sq.ft.	17,671 sq.ft.	1,377 sq.ft.	39,710 sq.ft.
2	0 sq.ft.	9,297 sq.ft.	29,949 sq.ft.	0 sq.ft.	39,246 sq.ft.
3	0 sq.ft.	6,526 sq.ft.	28,085 sq.ft.	0 sq.ft.	34,611 sq.ft.
TOTAL AREA	20,494 sq.ft.	15,991 sq.ft.	75,705 sq.ft.	1,377 sq.ft.	113,567 sq.ft.
	1,904.0 sm	1,485.6 sm	7,033.2 sm	127.9 sm	10,550.7 sm

UNIT SUMMARY

UNIT TYPE	1ST FL.	2ND FL.	3RD FL.	TOTAL	%
1 BED	0	0	0	0	0
1 BED + DEN	0	0	0	0	0
2 BED	11	14	14	39	83
2 BED + DEN	0	0	2	2	4
3+ BED	1	2	3	6	13
	12	16	19	47	

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2022.05.20 PLANNING RESPONSES
2020.09.30 PLANNING RESPONSES
2020.01.28 OWNER REVISIONS
2019.12.20 OWNER REVISIONS
2019.08.12 DP APPLICATION
REVISIONS

CONSULTANT

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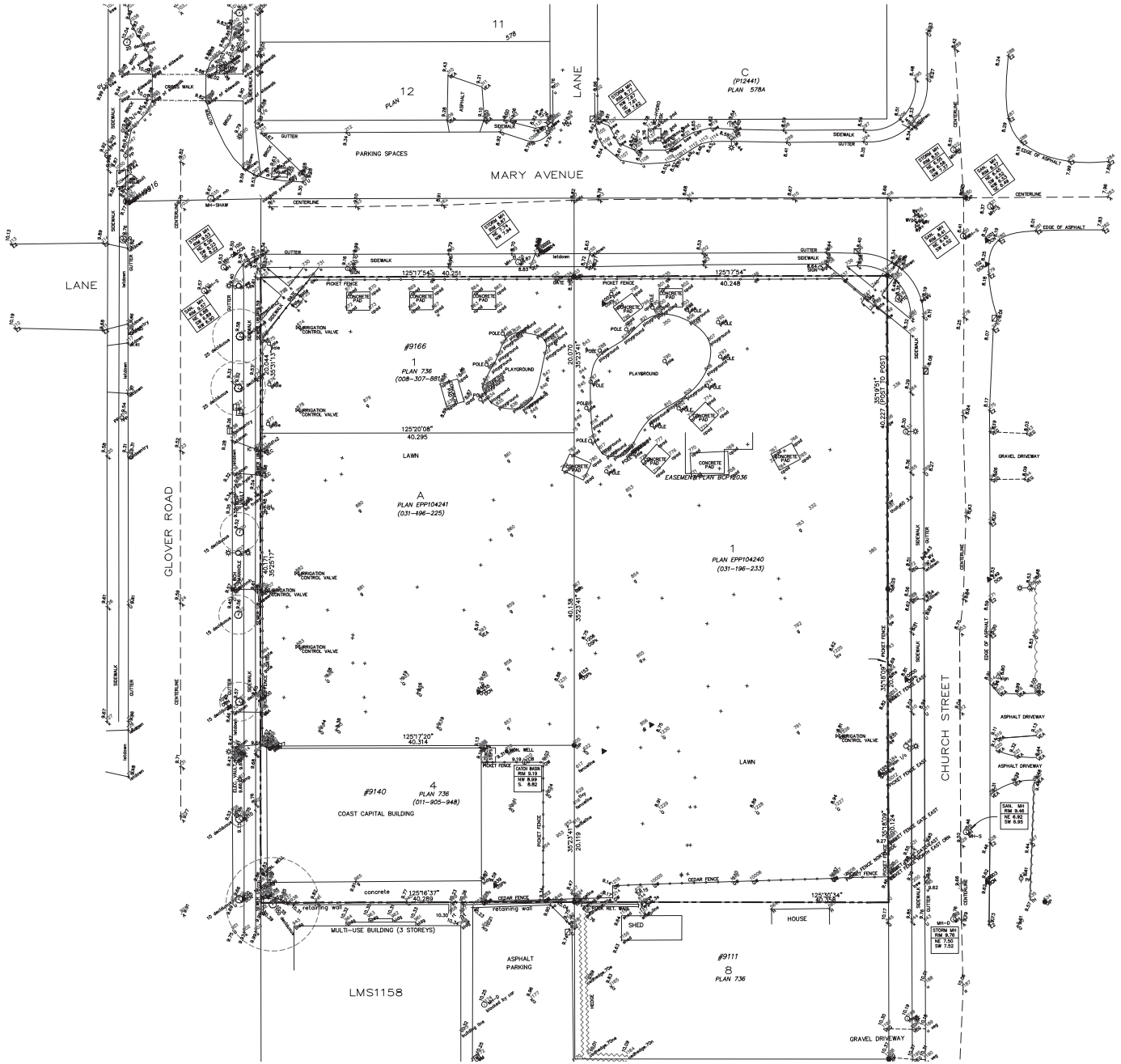
PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
SITE PLAN

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

SHEET NO. **DP-0.01a**



SURVEY PLAN
SCALE: 1" = 20'

SCALE 1 : 250
2.5 0 5 10
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 560mm in width and 432mm in height (D size) when plotted at a scale of 1:250.

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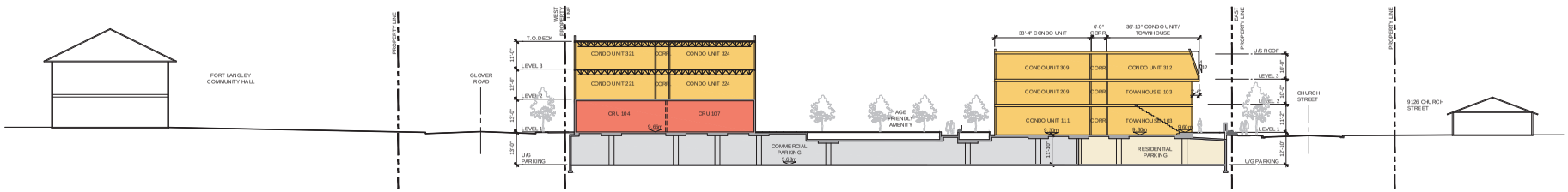
PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE
FORT LANGLEY, BC

DRAWING TITLE
SURVEY PLAN

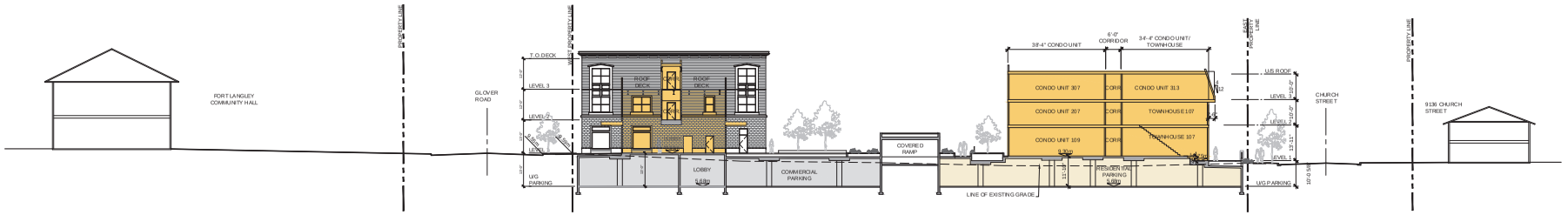
DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

SHEET NO. G.2
DP-0.02



A **SITE SECTION**
SCALE: 1" = 20'-0"



B **SITE SECTION**
SCALE: 1" = 20'-0"



B1 **SITE SECTION**
SCALE: 3/32" = 1'-0"

COLOR LEGEND

- COMMERCIAL
- OFFICE
- RESIDENTIAL
- PARKING - COMMERCIAL & OFFICE
- PARKING & STORAGE - RESIDENTIAL

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PROJECT
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GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

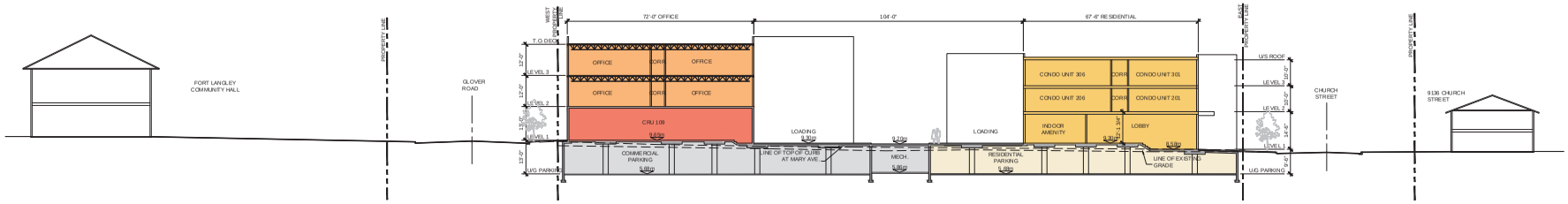
DRAWING TITLE
SITE SECTIONS

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

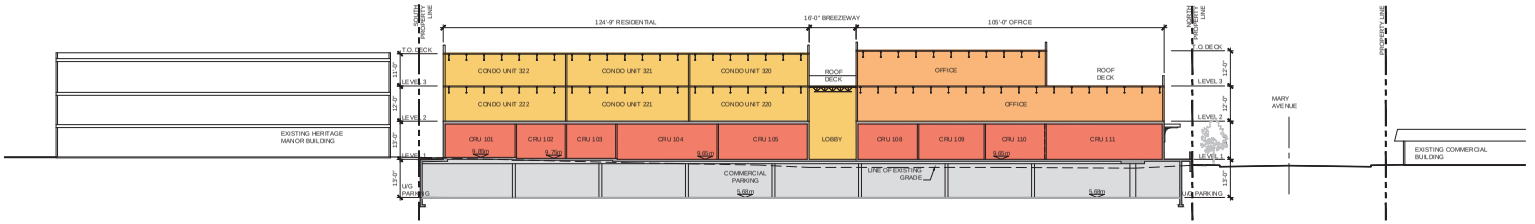
SEAL

SHEET NO. G.2 DP-0.03

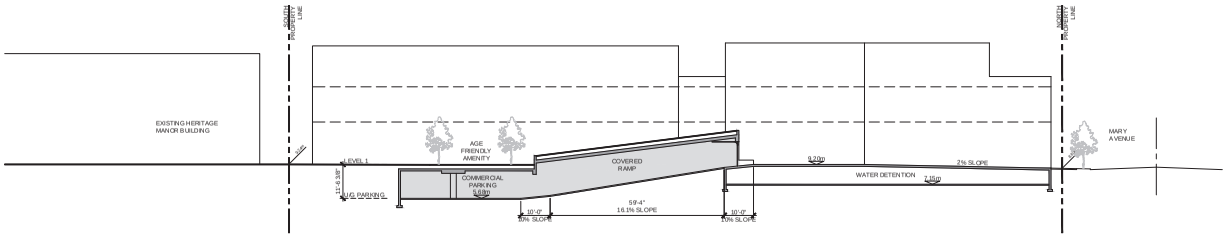
Plotted: May 25, 2022 at 10:06:51am by Rochelle Wallis
C:\2021\projects\1513 - Glo Woodward Fort Langley - Glover at Mary\DP design\1513 Site Sections.dwg - Layout: DP-0.03



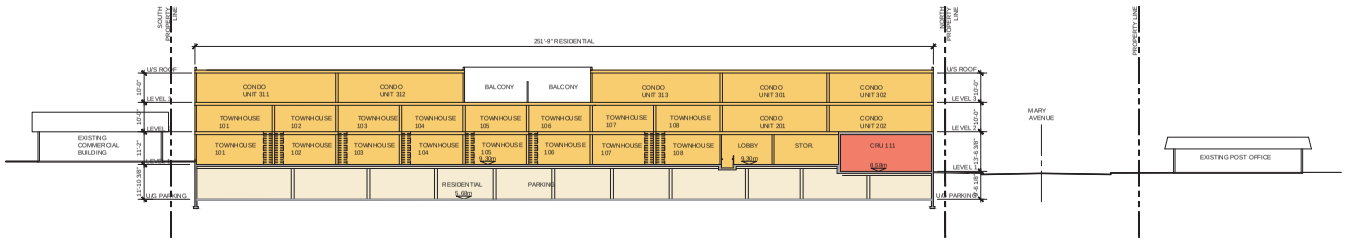
C **SITE SECTION**
SCALE: 1" = 20'-0"



D **SITE SECTION**
SCALE: 1" = 20'-0"



E **SITE SECTION**
SCALE: 1" = 20'-0"



F **SITE SECTION**
SCALE: 1" = 20'-0"

COLOR LEGEND

- COMMERCIAL
- OFFICE
- RESIDENTIAL
- PARKING - COMMERCIAL & OFFICE
- PARKING & STORAGE - RESIDENTIAL

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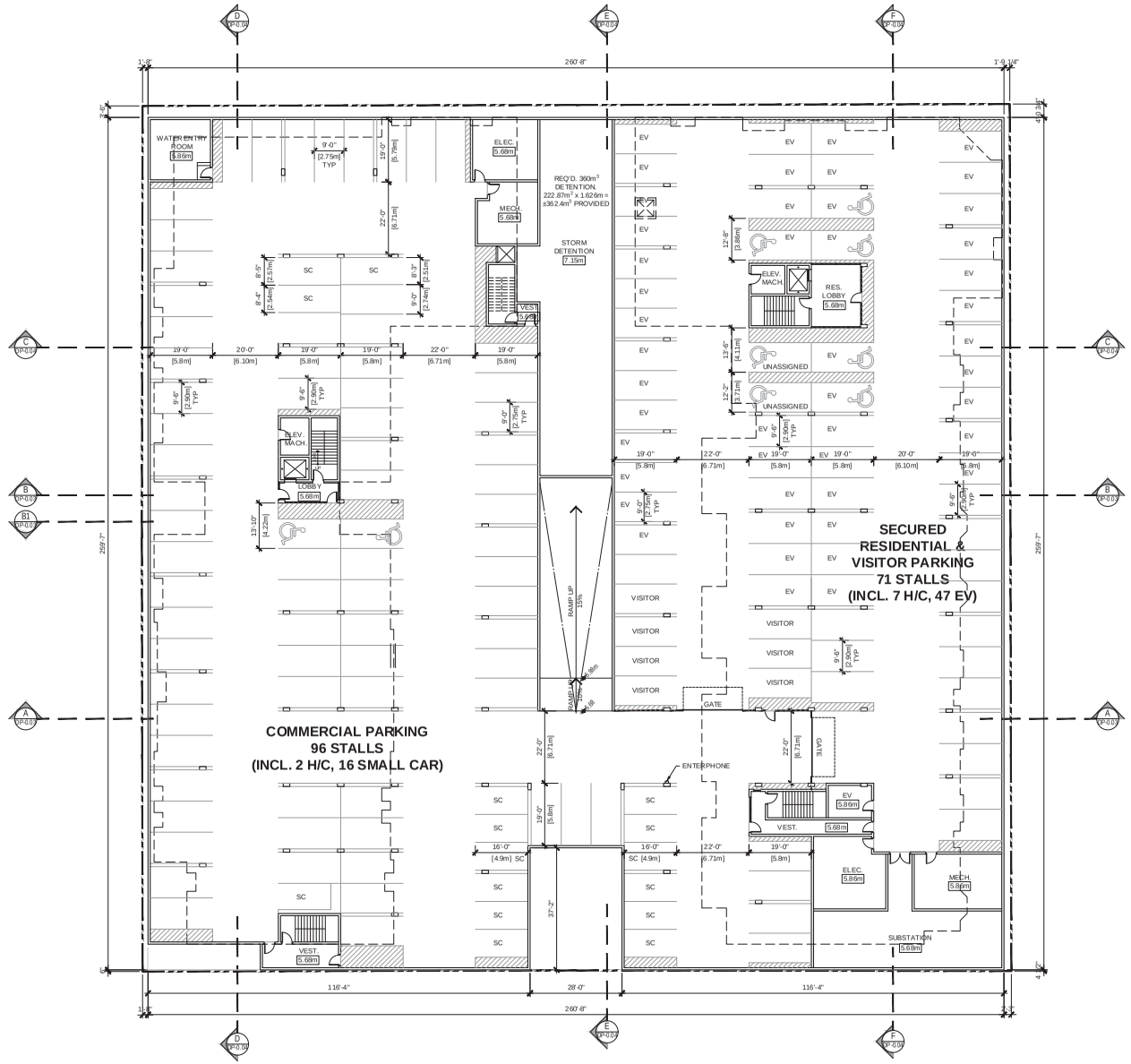
PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
SITE SECTIONS

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

SHEET NO. G.2 DP-0.04



NORTH

U/G PARKING PLAN (FLOOR AREA: 66,625 SQ. FT.)
SCALE: 1/16" = 1'-0"

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GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
UNDERGROUND PARKING PLAN

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

SHEET NO. G.2 DP-1.01



COLOR LEGEND

- COMMERCIAL
- OFFICE
- RESIDENTIAL
- UTILITY / SERVICE

NORTH

MAIN FLOOR PLAN (FLOOR AREA: 39,710 GSF)
SCALE: 1/16" = 1'-0"

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PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
MAIN FLOOR PLAN

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

SHEET NO. G.2 DP-1.02



SECOND FLOOR PLAN (FLOOR AREA: 39,246 GSF)

SCALE: 1/16" = 1'-0"

NORTH

COLOR LEGEND

- COMMERCIAL
- OFFICE
- RESIDENTIAL
- UTILITY / SERVICE

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PROJECT
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GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
SECOND FLOOR PLAN

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

SHEET NO. G.2 DP-1.03



THIRD FLOOR PLAN (FLOOR AREA: 34,140 GSF)

SCALE: 1/16" = 1'-0"

NORTH

COLOR LEGEND

- COMMERCIAL
- OFFICE
- RESIDENTIAL
- UTILITY / SERVICE

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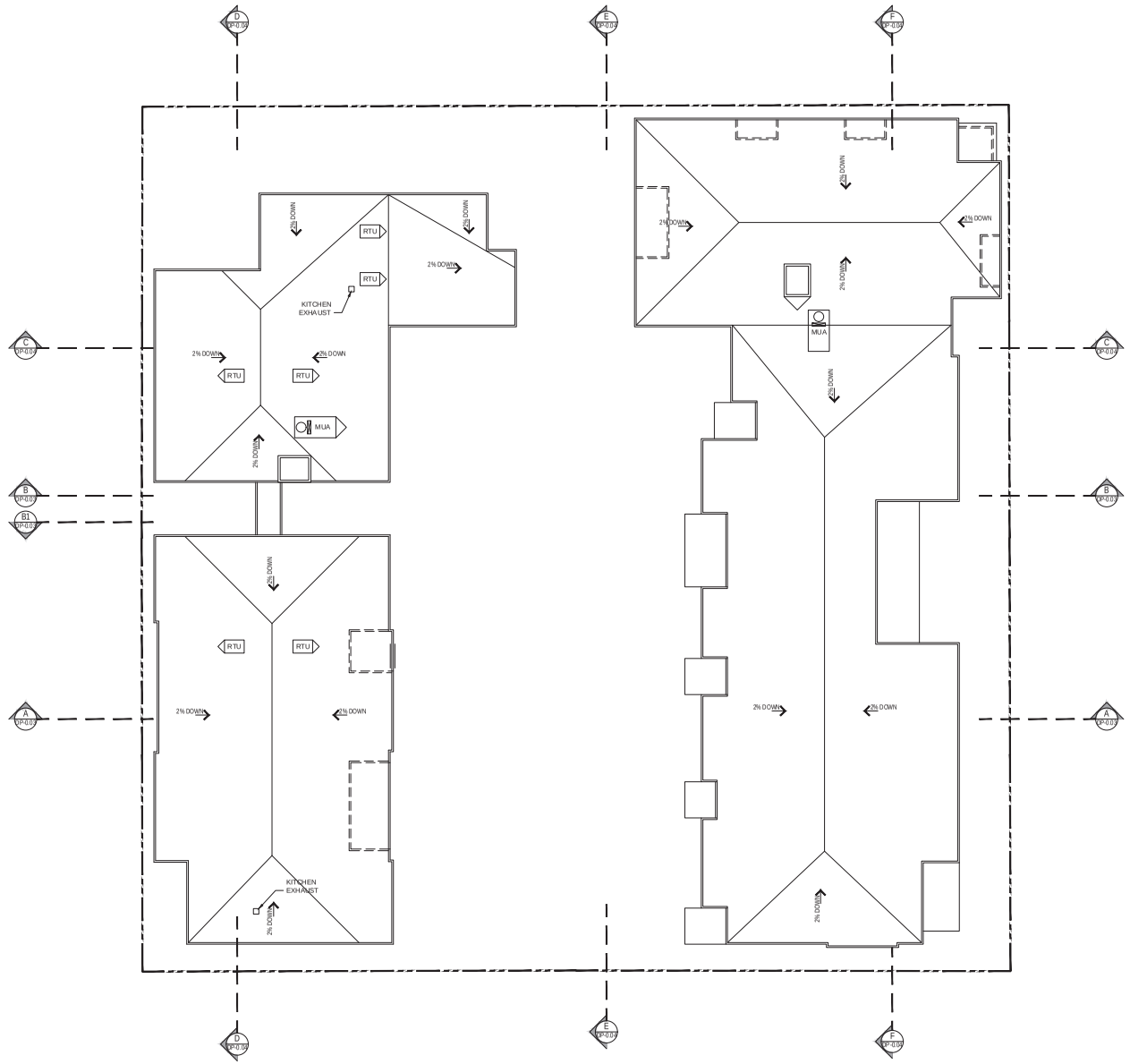
PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
THIRD FLOOR PLAN

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

SHEET NO. G.2 DP-1.04



ROOF PLAN
SCALE: 1/16" = 1'-0"

NORTH

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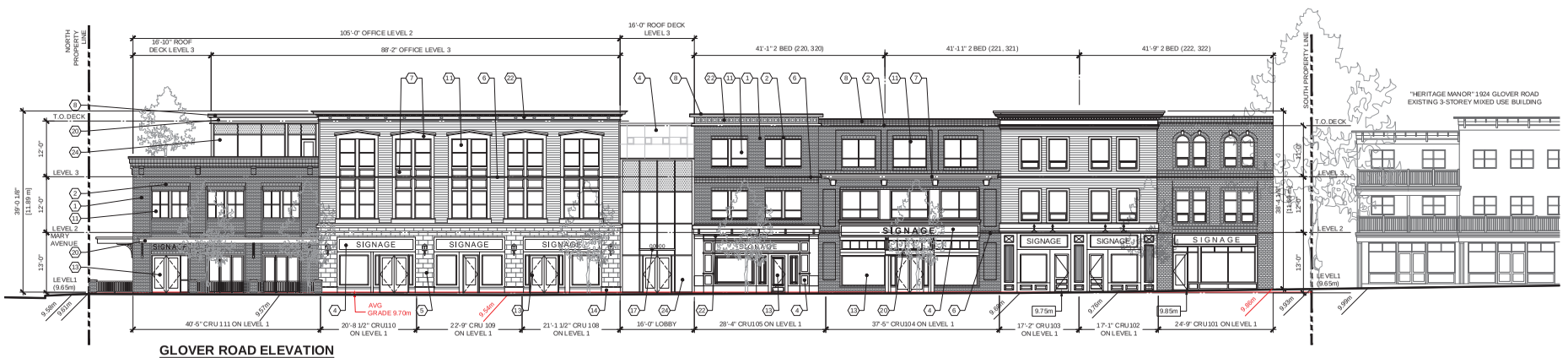
PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
ROOF PLAN

DATE **2022.03.07** FILE NO. **1513**
DWN. **RW**
CHK. **CH**

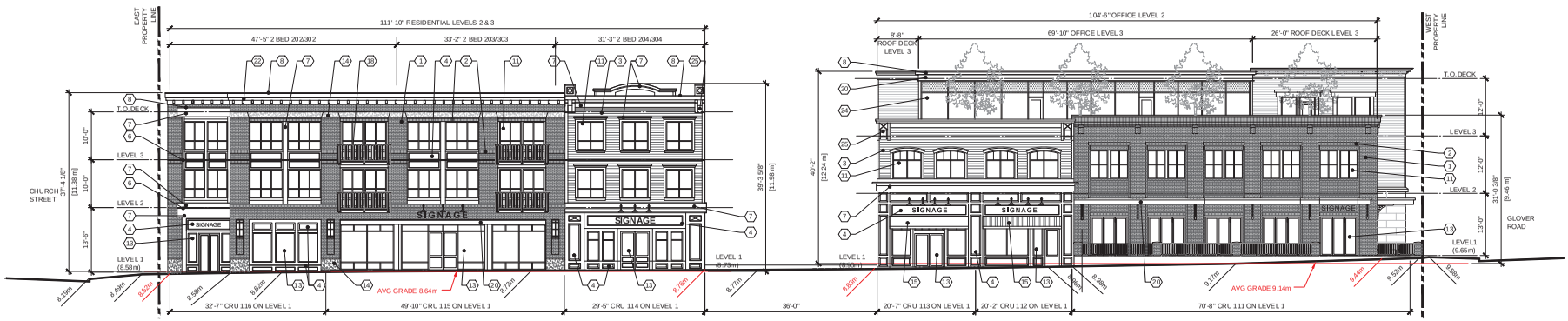
SEAL

SHEET NO. **DP-1.05**



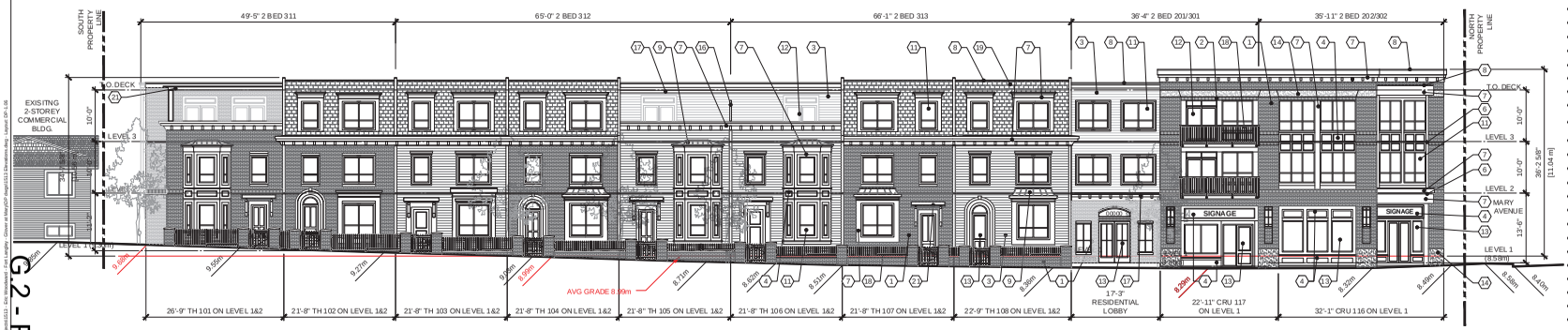
GLOVER ROAD ELEVATION

SCALE: 3/32" = 1'



MARY AVENUE ELEVATION

SCALE: 3/32" = 1'



CHURCH STREET ELEVATION

SCALE: 3/32" = 1'

ELEVATION LEGEND

1. BRICK VENEER
2. BRICK VENEER (SOLDIER COURSE)
3. PAINTED HARDIE PLANK SIDING
4. PAINTED HARDIE PANEL SIDING
5. STONE VENEER
6. METAL THROUGH-WALL FLASHING
7. PAINTED HARDIE TRIM
8. METAL FLASHING
9. METAL PANEL ROOF
10. 42" HIGH METAL RAILING
11. SEALED DOUBLE GLAZED VINYL WINDOW
12. SEALED DOUBLE GLAZED FRENCH OR SLIDING DOOR
13. FIBERGLASS DOOR/WINDOW SYSTEM
14. PAINTED CONCRETE
15. FABRIC CANOPY
16. METAL AND GLASS PRIVACY SCREEN
17. STEEL AND GLASS CANOPY
18. METAL PICKET RAILING
19. BLACK ASPHALT SHINGLE ROOF
20. PAINTED STEEL CANOPY
21. WOOD CANOPY
22. G.F.R.C. DECORATIVE TRIM
23. OVERHEAD DOOR
24. ALUMINUM STOREFRONT SYSTEM
25. BRACKET
26. PRE-FINISHED ALUMINUM LOUVERS

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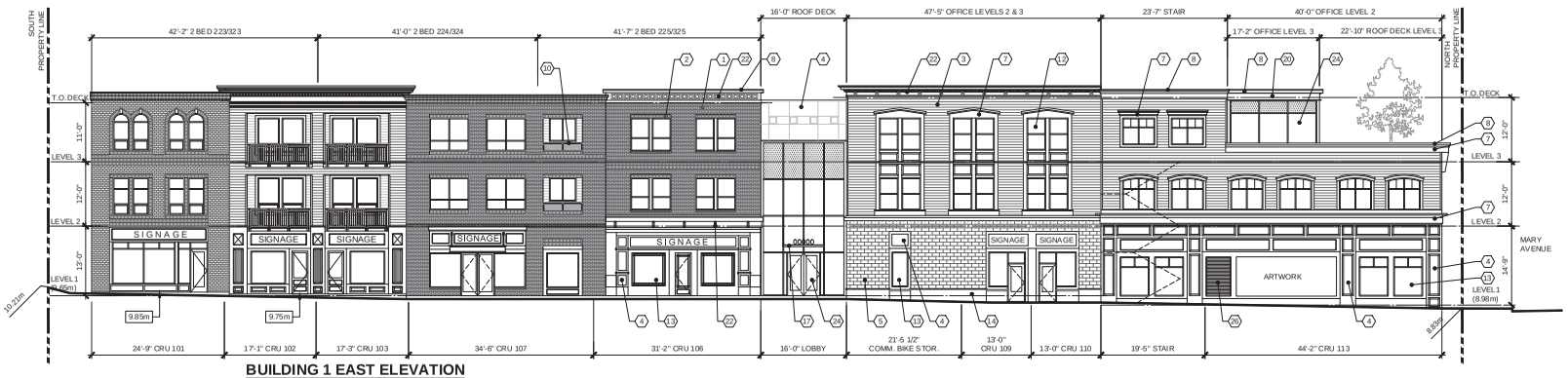
PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
ELEVATIONS

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

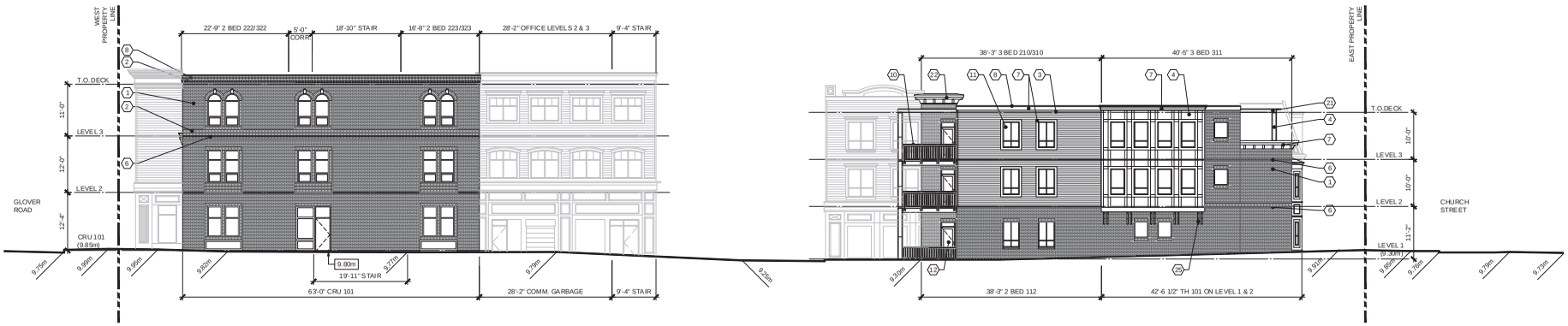
SEAL

SHEET NO. G.2
DP-1.06



BUILDING 1 EAST ELEVATION

SCALE: 3/32" = 1'



SOUTH ELEVATION

SCALE: 3/32" = 1'



BUILDING 2 WEST ELEVATION

SCALE: 3/32" = 1'

ELEVATION LEGEND

1. BRICK VENEER
2. BRICK VENEER (SOLDIER COURSE)
3. PAINTED HARDIE PLANK SIDING
4. PAINTED HARDIE PANEL SIDING
5. STONE VENEER
6. METAL THROUGH-WALL FLASHING
7. PAINTED HARDIE TRIM
8. METAL FLASHING
9. METAL PANEL ROOF
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11. SEALED DOUBLE GLAZED VINYL WINDOW
12. SEALED DOUBLE GLAZED FRENCH OR SLIDING DOOR
13. FIBERGLASS DOOR/WINDOW SYSTEM
14. PAINTED CONCRETE
15. FABRIC CANOPY
16. METAL AND GLASS PRIVACY SCREEN
17. STEEL AND GLASS CANOPY
18. METAL PICKET RAILING
19. BLACK ASPHALT SHINGLE ROOF
20. PAINTED STEEL CANOPY
21. WOOD CANOPY
22. G.F.R.C. DECORATIVE TRIM
23. OVERHEAD DOOR
24. ALUMINUM STOREFRONT SYSTEM
25. BRACKET
26. PRE-FINISHED ALUMINUM LOUVERS

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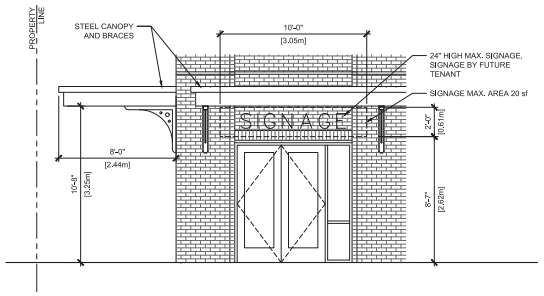
PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
ELEVATIONS

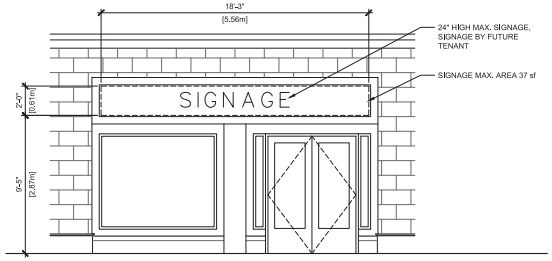
DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

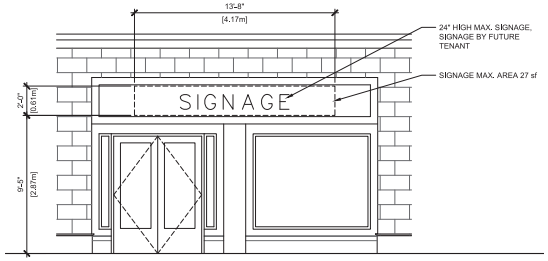
SHEET NO. G.2 DP-1.07



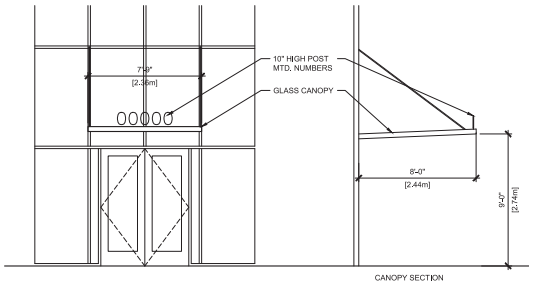
1 **CRU 106 (NORTH & WEST SIDES)**
SCALE: 1/4" = 1'-0"



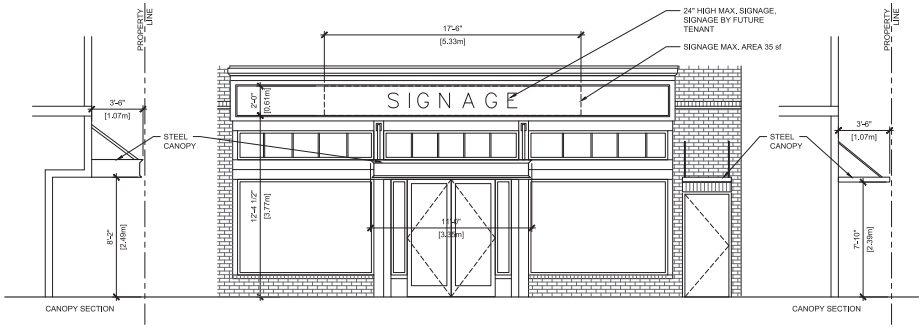
2 **CRU 105 (FRONT AND BACK)**
SCALE: 1/4" = 1'-0"



3 **CRU 104 (FRONT AND BACK)**
SCALE: 1/4" = 1'-0"



4 **GLOVER ROAD LOBBY (FRONT AND BACK)**
SCALE: 1/4" = 1'-0"

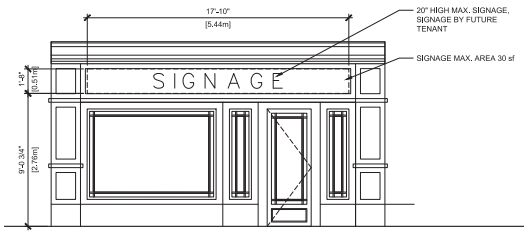


5 **CRU 101 (FRONT AND BACK)**
SCALE: 1/4" = 1'-0"

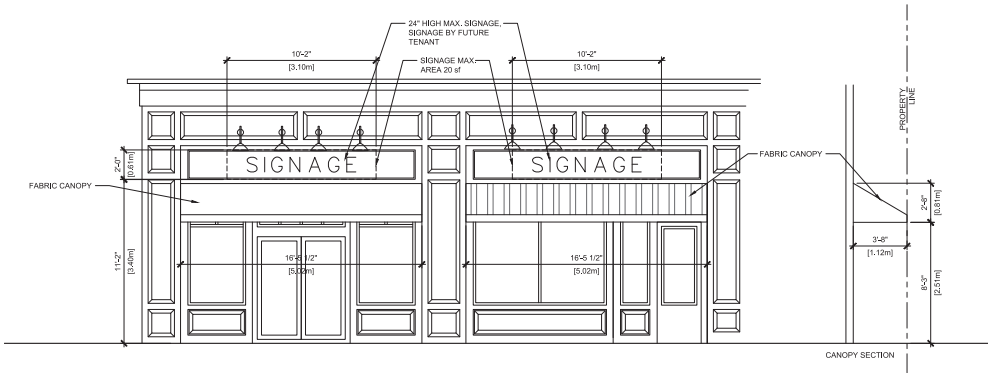
NOTES:

1. ALL SIGNAGE IS TO COMPLY WITH SECTION 4 OF THE FORT LANGLEY BUILDING FACADE DESIGN GUIDELINES.

2. EACH COMMERCIAL BUSINESS TO HAVE 1 PROJECTING SIGN IN ADDITION TO THE FLAT FIXED SIGNAGE. ALL SIGNAGE WILL BE DESIGNED AND SUBMITTED FOR APPROVAL BY FUTURE TENANTS.



6 **CRU 102**
SCALE: 1/4" = 1'-0"



7 **CRU'S 108 & 107**
SCALE: 1/4" = 1'-0"

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2022.05.20 PLANNING RESPONSES
2020.09.30 PLANNING RESPONSES
2020.01.28 OWNER REVISIONS
2019.12.20 OWNER REVISIONS
2019.08.12 DP APPLICATION
REVISIONS
CONSULTANT

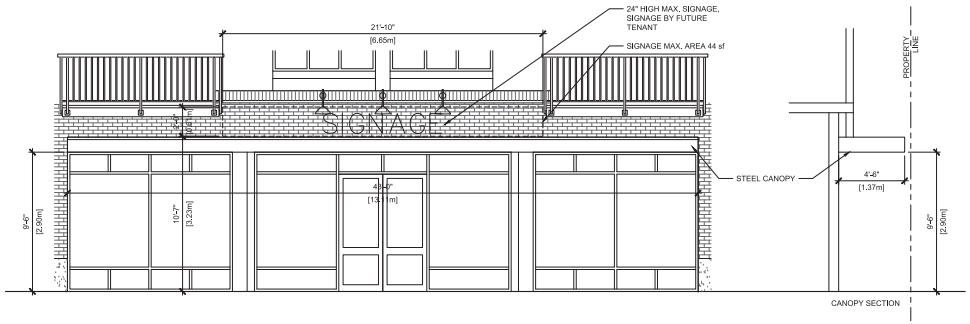
CLIENT
FORT LANGLEY PROPERTIES LTD.

PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

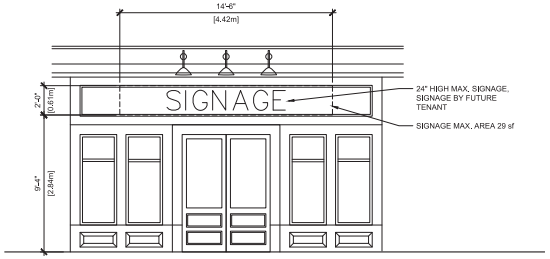
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SIGNAGE & CANOPIES

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

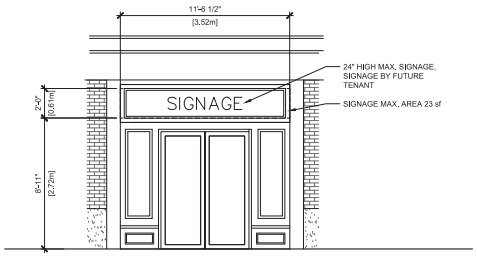
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SHEET NO. **G.2**
DP-1.08



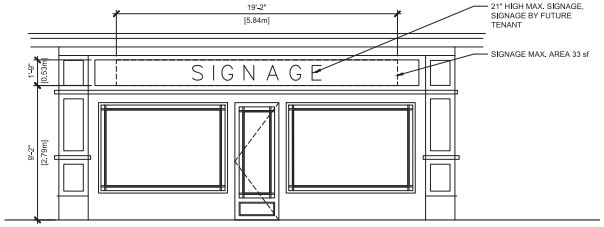
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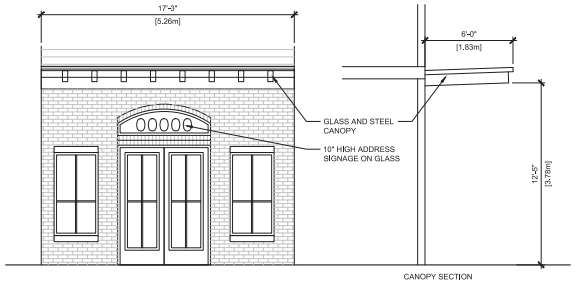
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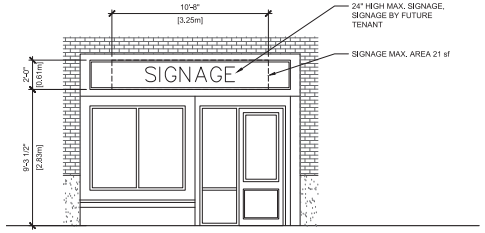
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SCALE: 1/4" = 1'-0"



4 **CRU 103**
SCALE: 1/4" = 1'-0"



5 **RESIDENTIAL LOBBY**
SCALE: 1/4" = 1'-0"



6 **CRU 112**
SCALE: 1/4" = 1'-0"

NOTES:

1. ALL SIGNAGE IS TO COMPLY WITH SECTION 4 OF THE FORT LANGLEY BUILDING FACADE DESIGN GUIDELINES.

2. EACH COMMERCIAL BUSINESS TO HAVE 1 PROJECTING SIGN IN ADDITION TO THE FLAT FIXED SIGNAGE. ALL SIGNAGE WILL BE DESIGNED AND SUBMITTED FOR APPROVAL BY FUTURE TENANTS.

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2020.09.30 PLANNING RESPONSES
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REVISIONS
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CLIENT
FORT LANGLEY PROPERTIES LTD.

PROJECT
GLOVER MARY CHURCH MIXED USE DEVELOPMENT
GLOVER ROAD AT MARY AVENUE FORT LANGLEY, BC

DRAWING TITLE
SIGNAGE & CANOPIES

DATE 2022.03.07 FILE NO. 1513
DWN. RW
CHK. CH

SEAL

SHEET NO. **G.2**
DP-1.09

GMC (Glover Mary Church) Mixed Use Development

Issued for Development Permit



Location Map (NTS)

Sheet List Table	
Sheet Number	**Sheet Title**
L-01	COVER SHEET
L-02	TREE MANAGEMENT PLAN
L-03	OVERALL SITE PLAN
L-04	FENCING AND GRADING PLAN
L-05	PLANTING PLAN - GROUND FLOOR
L-06	LANDSCAPE AND PLANTING PLAN - LEVEL 3
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS

Contact Information
VDZ+A
Project Landscape Architecture

Fort Langley Studio
101 - 9181 Church Street
Fort Langley, British Columbia, V1M 1A0

Mount Pleasant Studio
102-3535 Kingsway
Vancouver, British Columbia, V5T 3J7

Primary project contact:
Phoenix Chan
phoenix@vdz.ca
o. 604-546-0927

Alternate contacts (incase away):
Mark van der Zalm
Principal Landscape Architect
mark@vdz.ca
o. 604 546 0920

Contact Information
Fort Langley Properties Ltd.
Project Owner

205, 1231 Pacific Blvd
Vancouver, BC
V6Z 0E2

Focus Architecture Inc.
Project Building Architecture

Suite 109 - 1528 McCallum Road
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o. 604-853-5222

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Fort Langley, BC | Vancouver, BC
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www.vdz.ca 604-882-0024

No.	By:	Description	Date
4	PC	Re-Issued for DP	May 20, 2022
3	PC	Issued for DP	Aug 14, 2020
2	PC	Issued for DP Review	Dec 12, 2019
1	PC	Issued for DP Reivew	August 12, 2019
No.	By:	Description	Date

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Glover Mary Church
Mixed Use Development

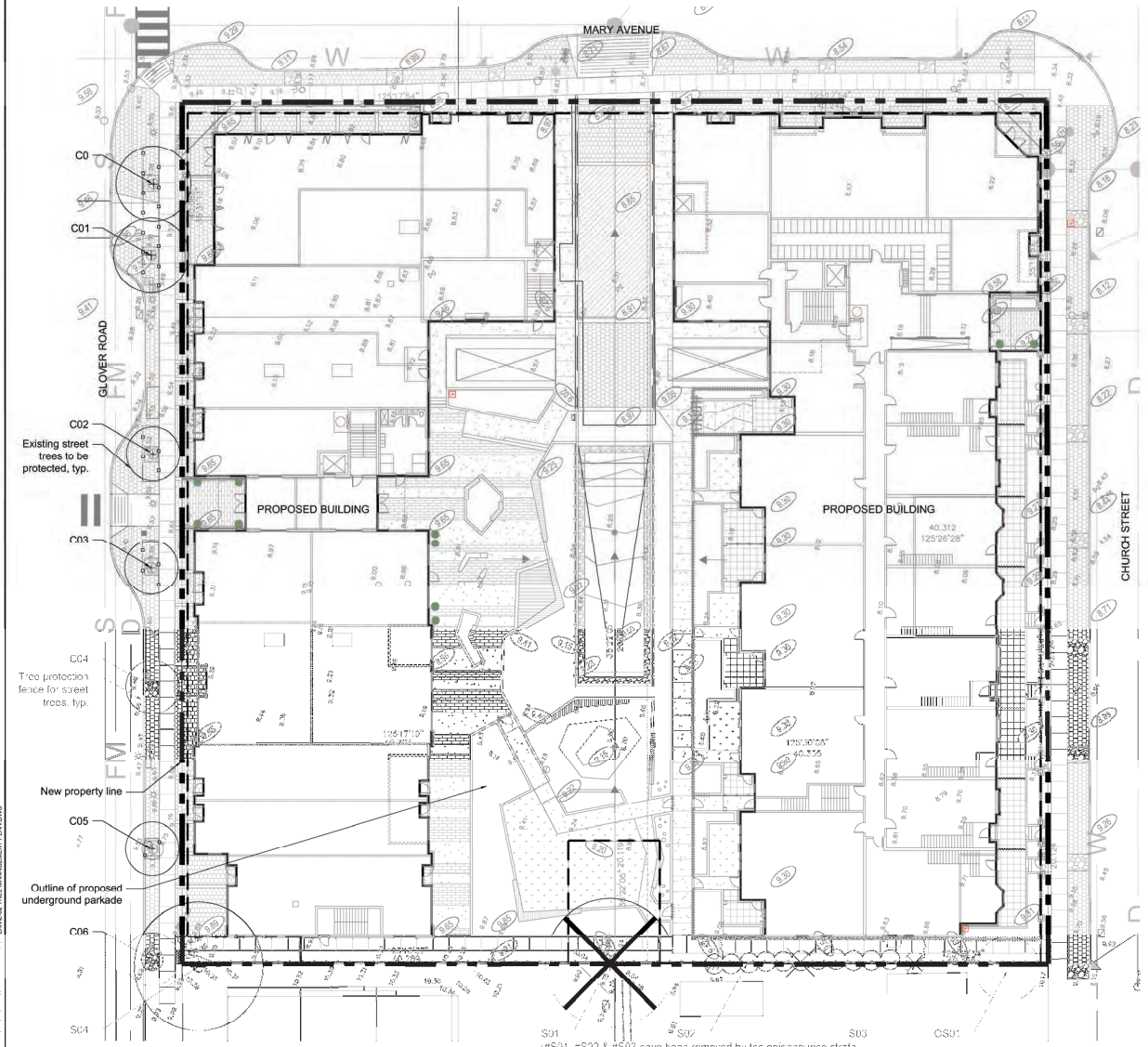
Location:
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Fort Langley, BC

Drawing Title: COVER SHEET

VDZ Project #: DP2019-12

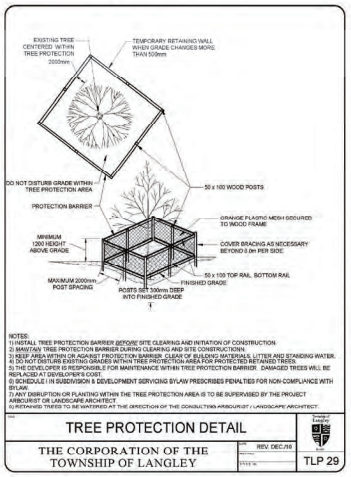
Drawing #: L-01

SCHEDULE B



1 TREE MANAGEMENT PLAN
NTS

TLP 29 – TREE PROTECTION DETAIL



2 TREE PROTECTION DETAIL
NTS

ARBORIST NOTES:
1. Refer to Arborist Report created by VDZ+A.
2. Refer to Township of Langley - Tree protection detail for tree protection fence requirements
3. Contractor to notify arborist (Glyn Ronkaine 604-341-9977) when tree protection fencing has been installed.
4. Arborist to inspect tree protection fencing and provide approval before any site clearing or construction may commence.
5. Arborist to be onsite during demolition of buildings adjacent to protected trees.

TREE LEGEND

Existing Tree to be Removed | Existing Tree to be Retained | Tree Protection Fence

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Key Map (NTS)



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No.	By:	Description	Date
1	PC	For Arborist Report Revision	Oct 13, 2020

REVISIONS TABLE FOR SHEET

Project:
Glover Mary Church
Mixed Use Development

Location:
Glover Rd. at Mary Ave
Fort Langley, BC

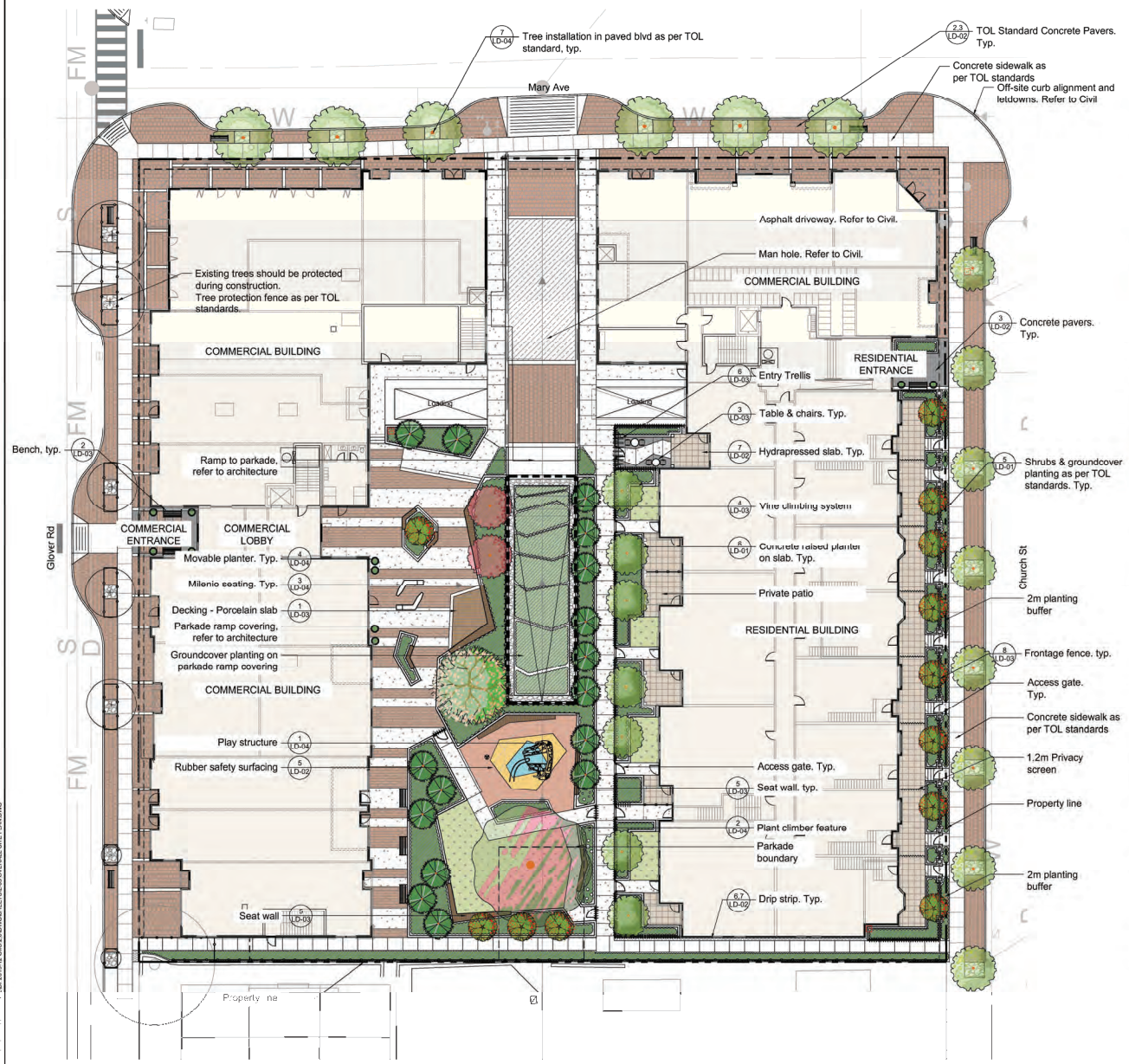
Drawing Title: TREE MANAGEMENT PLAN

NORTH

VDZ Project #: DP2019-12

Drawing #: L-2.0

LAN\L-02 TREE MANAGEMENT PLAN.DWG



1 OVERALL SITE PLAN

MATERIALS LEGEND

KEY	REF.	DESCRIPTION
	4 LD-02	TOL STANDARD CONCRETE PAVERS Model: Mutual Materials Old Dominion Pattern: 3 Sizes - Squares & Rectangles Colour: Rustic Blend
Charcoal / Red/Black* Blend	4 LD-02	CONCRETE PAVERS Model: Abbotsford Concrete Classic Pattern: Running Bond Colour: Charcoal, Red/Black* Blend
	8 LD-02	HYDRAPRESSED SLAB Model: Abbotsford Concrete Texada Pattern: Stacked Bond Colour: Natural
Natural / Charcoal	1,2 LD-02	CONCRETE PATH Colour: Natural, Charcoal Finish: Broom
	5 LD-02	POURED-IN-PLACE RUBBER SAFETY SURFACING
	1 LD-03	DECKING Model: Landscape Supply - MONTEVERDE PAVERS Colour: Walnut
	5 LD-03	SEAT WALL
	6,7 LD-02	DRIP STRIP
		CRUSHED GRANITE
		SOD
	5 LD-01	PERENNIAL AND SHRUB PLANTING
		EXISTING TREE
	1,2,3 LD-01	PROPOSED TREE
	8 LD-03	1.2M TALL METAL PICKET FENCE Black Powder Coated Aluminum Frame and Posts
	7 LD-03	1.8M TALL CEDAR WOOD FENCE
	4 LD-03	VINE CLIMBING SYSTEM

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	3 LD-03	TABLE AND CHAIRS Model & Single Ped Picnic Table (SPPTGP-40) Colour: Silver Manufacturer: Wishbone or approved equal
	2 LD-03	BENCH Model #: Modena Park Bench M-6 (6ft) Colour: Redwood Manufacturer: Wishbone or approved equal
	4 LD-04	MOVEABLE PLANTER/POT Model #: Quartz Series Supplier: Landscape Forms or approved equal
		BENCH - OFF SITE Model #: C10-3A, With Fort Langley cast inset legs Manufacturer: Frances Andrew

Note:
Coordinate off-site street improvements to civil drawings for crosswalk, letdowns and street infrastructure.

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No.	By:	Description	Date
4	PC	Re-Issued for DP	May 20, 2022
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Glover Mary Church
Mixed Use Development

Location:
Glover Rd. at Mary Ave.
Fort Langley, BC

Drawn: RW
Checked: PC
Stamp:

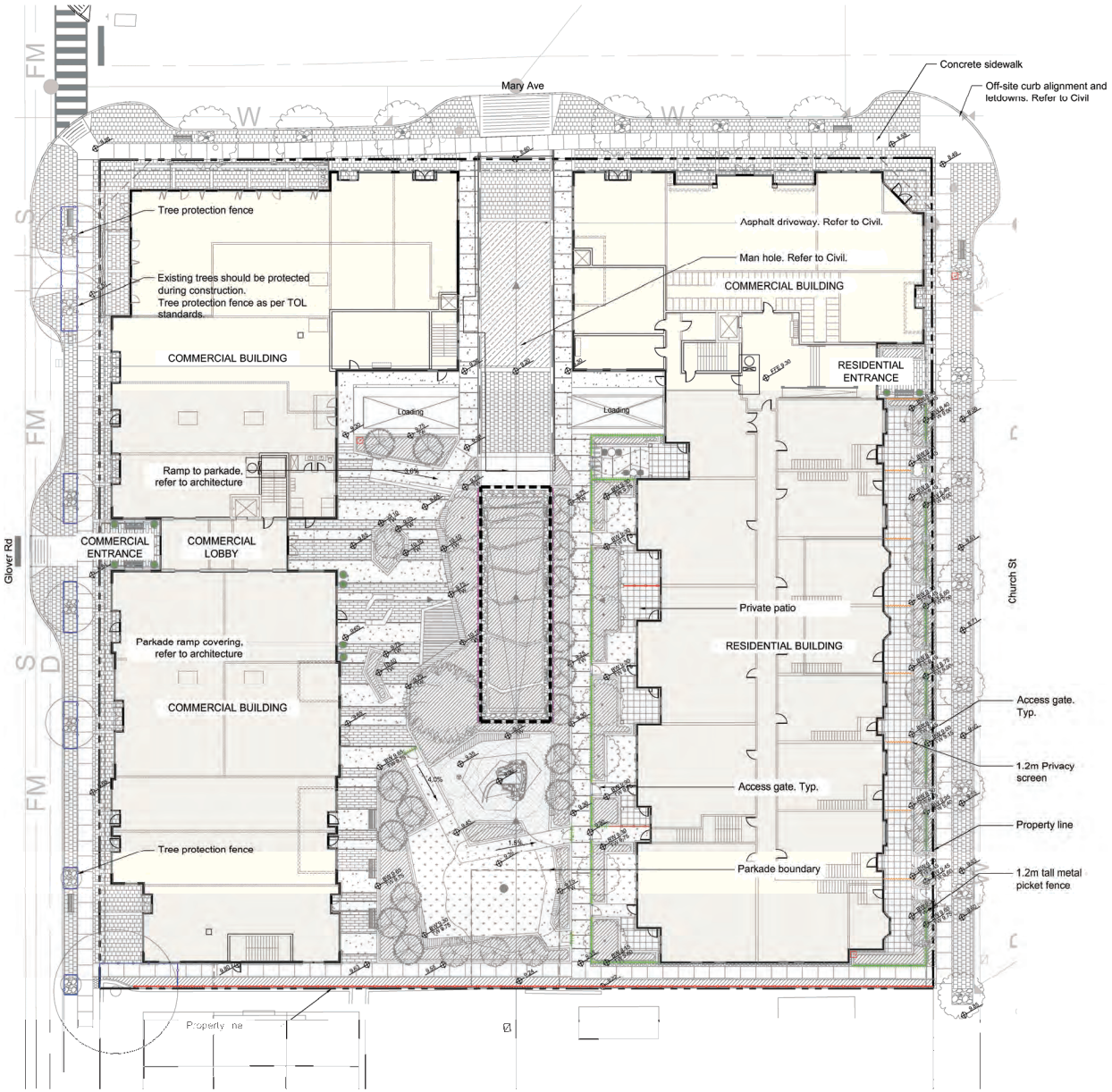
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VDZ Project #: DP2019-12

Drawing #: L-2.0

NORTH

I:\DP2019-12 GMC 2.0\DWGS\SHEETS\L-00 OVERALL SITE PLAN.DWG



1 OVERALL SITE PLAN

FENCING LEGEND

KEY	REF.	DESCRIPTION
	8 LD-03	1.2M TALL METAL PICKET FENCE Black Powder Coated Aluminum Frame and Posts
	7 LD-03	1.8M TALL CEDAR WOOD FENCE
	4 LD-03	VINE CLIMBING SYSTEM
		PRIVACY SCREEN
		TREE PROTECTION FNECE

Note:
Coordinate off-site street improvements to civil drawings for crosswalk, letdowns and street infrastructure.

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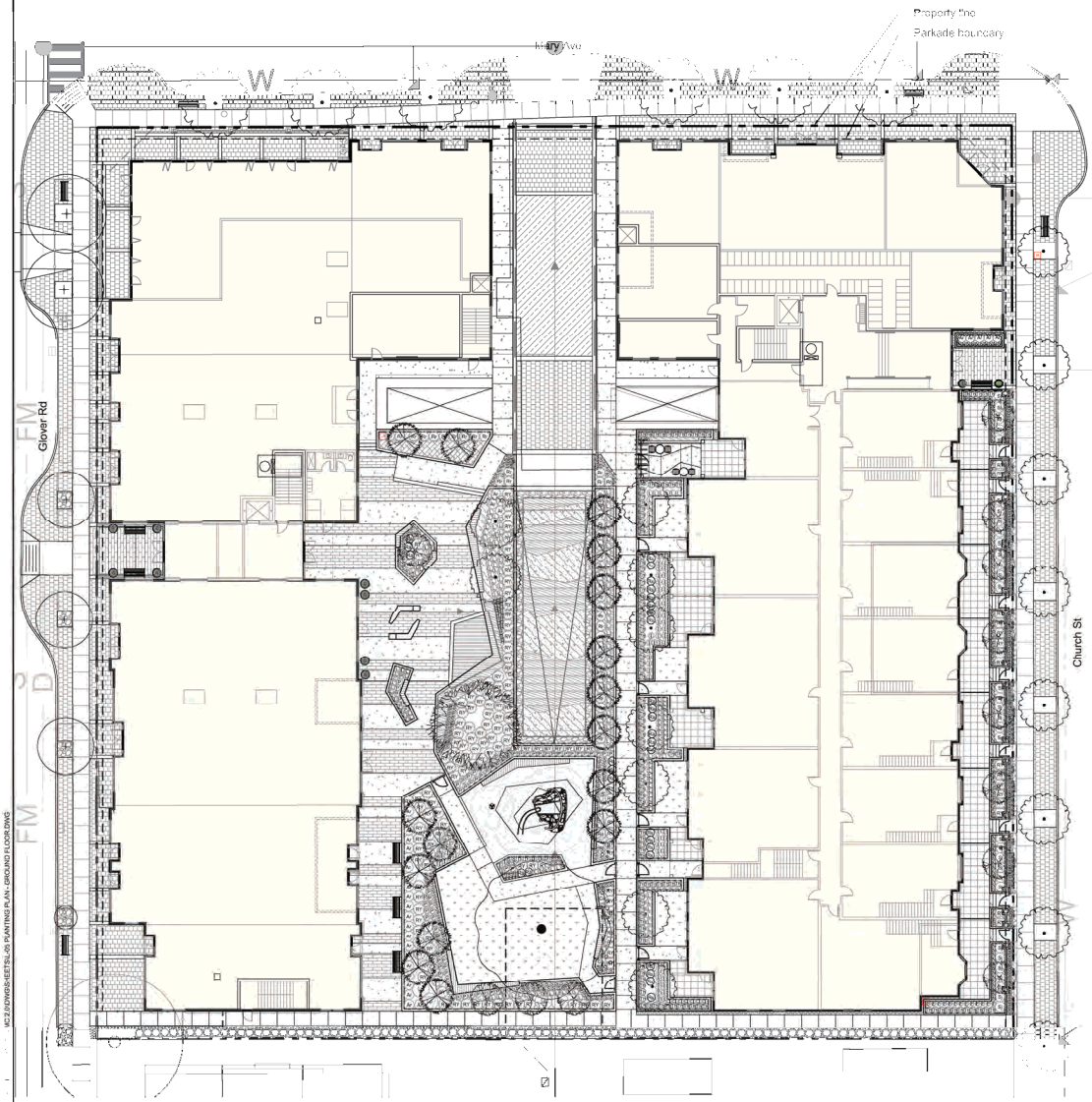
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Stamp:

Drawing Title: FENCING AND GRADING PLAN

VDZ Project #: DP2019-12

Drawing #: L-2.0



TREE SCHEDULE - ON SITE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm cal	2
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm cal	7
	Davidia involucrata / Handkerchief Tree	B&B	8cm	1
	Paulownia tomentosa / Royal Paulownia	B&B	8cm	1
	Picea glauca / White Spruce	B&B	2.5m ht	16

TREE SCHEDULE - OFF SITE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Parrotia persica 'Vanessa' / Vanessa Persian Parrotia	B&B	6cm cal	6
	Quercus palustris 'Pringreen' TM / Greenpillar Pin Oak	B&B	6cm cal	8

PLANT SCHEDULE - ON SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ar	Azalea x 'Kinn' / Azalea Kinn	#2	0,9m	31
B	Buxus x 'Green Velvet' / Boxwood	#2	0,45m	116
Lp	Lonicera pileata / Privet Honeysuckle	#2	1,5m	4
Rr	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0,9m	41
Ry	Rhododendron yakushimanum 'Percy Wiseman' / Percy Wiseman Rhododendron	#2	1m	154
Ra	Rosa x 'Alfred' / Flower Carpet Amber Rose	#2	0,75m	11
Rs	Rosa x 'Noaschnee' / Carpet Rose; white	#2	0,75m	19
Sj	Skimmia japonica / Skimmia	#2	0,9m	33
Th	Taxus x media 'Hicksii' / Hicks Yew	1.2m ht	0,6m	116
Ts	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.5 m ht	0,75m	104

GRASSES / PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
N	Helleborus niger / Christmas Rose	#1	0,4m	81
D	Hemerocallis x 'Autumn Red' / Autumn Red Daylily	#1	0,6m	5
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0,3m	112
I	Iris x 'June Krausse' / Tall Bearded Iris	#1	0,6m	82
L	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0,6m	214
F	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	0,45m	48
P	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Dwarf Fountain Grass	#1	0,6m	81
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0,45m	160

VINES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ca	Clematis armandii 'Apple Blossom' / Clematis 'Apple Blossom'	#2	1m	13
Ro	Rosa Climbing Roses 'Don Juan' / Don Juan Climbing Rose	#2	1m	4

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	82
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	907
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	990

PLANT SCHEDULE - OFF SITE

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	16
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	177

IRRIGATION

KEY	DESCRIPTION
IR	IRRIGATION STUB-OUT 2" (50mm) Mainline Connection. To be Coordinated with Mechanical. Refer to General Notes. Contractor to provide battery operated TBOS controller.

IRRIGATION NOTE:
- ALL PLANTED AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IIABC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Glover Mary Church
Mixed Use Development

Location:
Glover Rd. at Mary Ave.
Fort Langley, BC

Drawn: PW
Stamp:
DP: PC
Approved: MVDZ
Size: 24"x36"
Scale: 1:200

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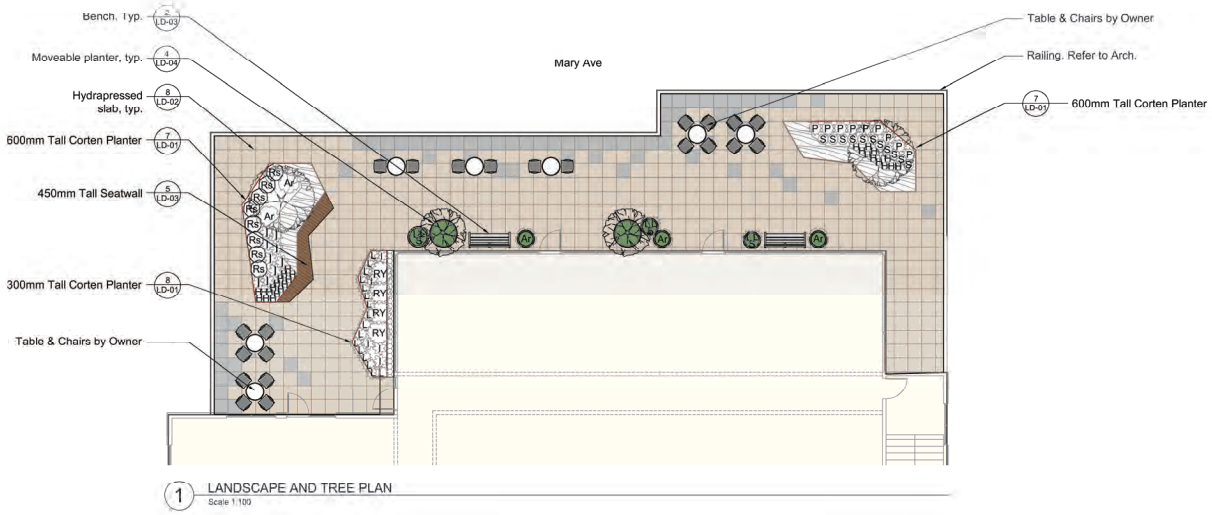
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VDZ Project #: DP2019-12

Drawing #: L-1 of 5

NORTH

PROJECT\SD\DEVELOPMENT PLANS\SHEETS\L-05 PLANTING PLAN - GROUND FLOOR.DWG



1 LANDSCAPE AND TREE PLAN
Scale 1:100

MATERIALS LEGEND

KEY	REF.	DESCRIPTION
	8 LD-02	HYDRAPRESSED SLAB Model: Abbotsford Concrete Texada Pattern: Stack Bond Colour: Charcoal, Natural
RY L	5 LD-01	PERENNIAL AND SHRUB PLANTING
	1 LD-03	PROPOSED TREE
	6,7 LD-02	DRIP STRIP

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	3 LD-03	TABLE AND CHAIRS Model #:Single Pod Picnic Table (SPPTDF-40) Colour: Silver Manufacturer: Wishbone or approved equal
	2 LD-03	BENCH Model #: Modena Park Bench M-6 (6ft) Colour: Redwood Manufacturer: Wishbone or approved equal
	4 LD-04	MOVEABLE PLANTER/POT Model #: Quartz Series Supplier: Landscape Forms or approved equal

TREE SCHEDULE - ROOF

PLANT SCHEDULE - ROOF

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Key Map (NTS)

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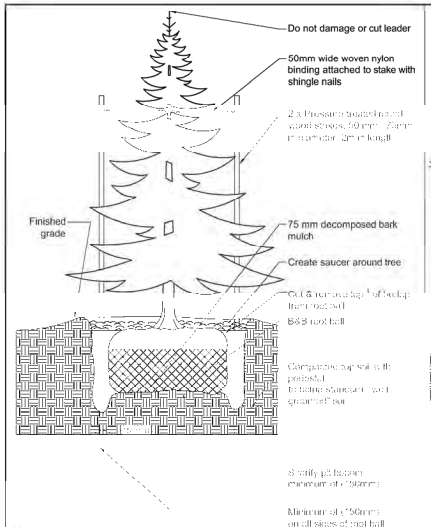
Project:
Glover Mary Corner
Mixed Use Development

Location:
Glover Rd. at Mary Ave
Fort Langley, BC

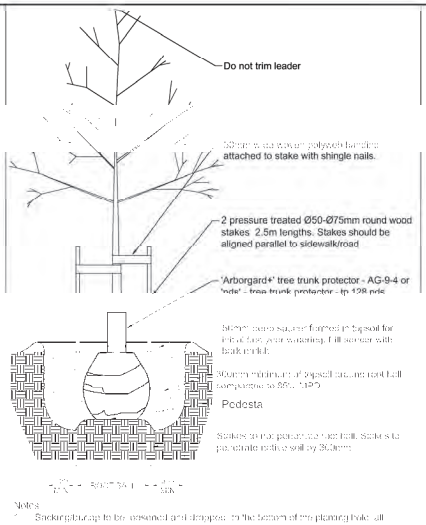
Drawing Title:
LANDSCAPE AND PLANTING PLAN - LEVEL 3

VDZ Project #
DP2019-12

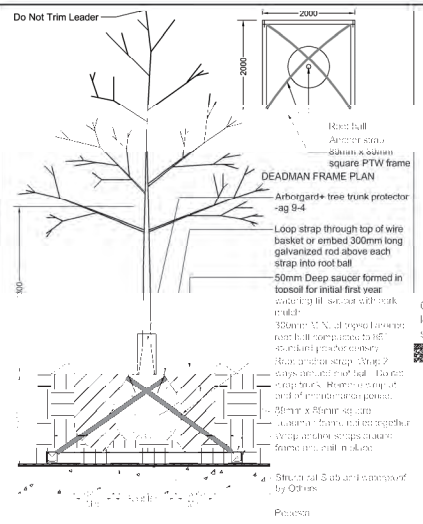
Drawing #
L-7



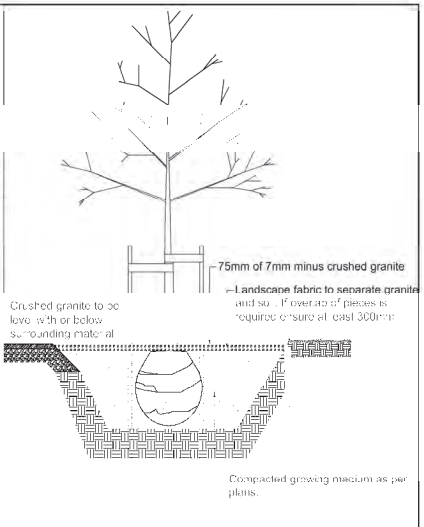
1 CONIFEROUS TREE
Scale 1:25



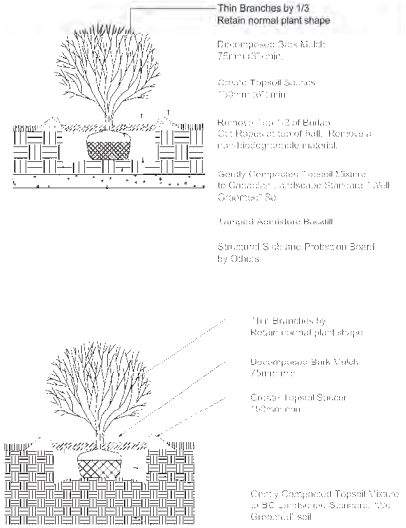
2 DECIDUOUS TREE
Scale 1:25



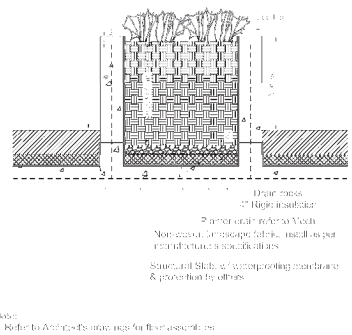
3 TREE PLANTING ON SLAB
Scale 1:25



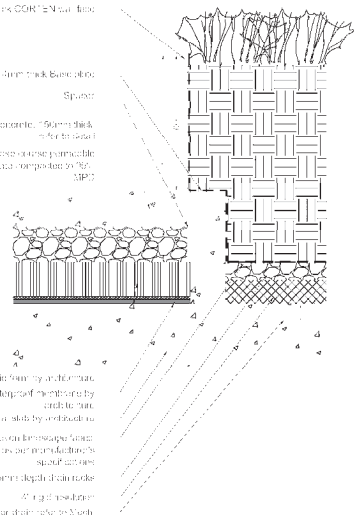
4 CRUSHED GRANITE AT TREE
Scale 1:25



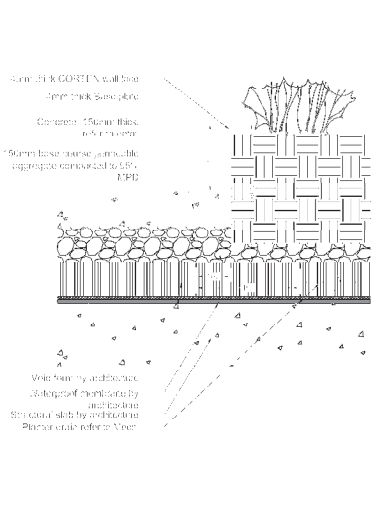
5 SHRUB PLANTING
Scale 1:25



6 CONCRETE PLANTER ON SLAB
Scale 1:25



7 600MM TALL CORTEN PLANTER ON SLAB
Scale 1:25

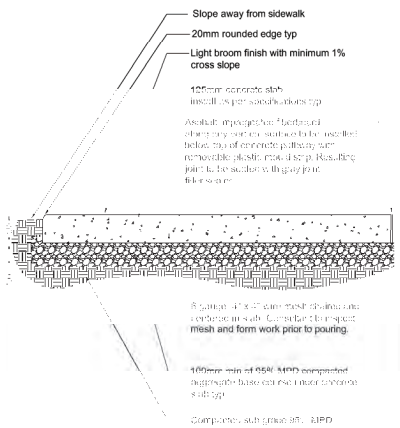


8 300MM TALL CORTEN PLANTER ON SLAB
Scale 1:25

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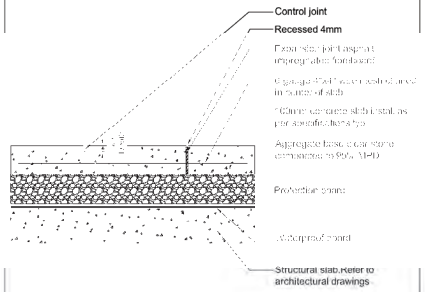
Drawing Title: DETAILS
VDZ Project #: DP2019-12
Drawing #: L2.01

Project: Glover Mary Church Mixed Use Development
Location: Glover Rd at Mary Ave Fort Langley BC

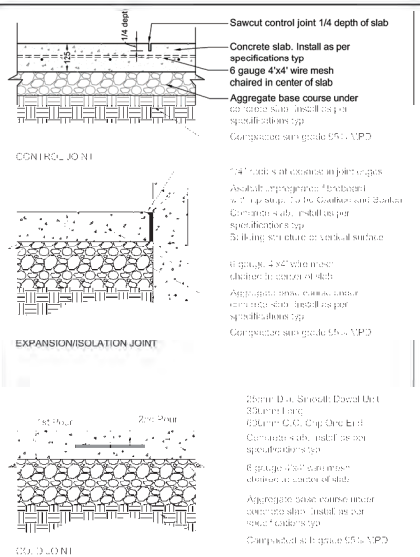


Notes:
1. Contractor to place an expansion joint where concrete meets all vertical structures
2. Horizontal saw cut to 25-50mm max depth and 100mm smooth finish on visible existing concrete pathway

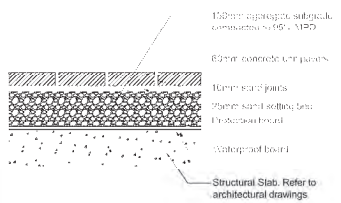
1 CONCRETE PATHWAY
Scale 1:10



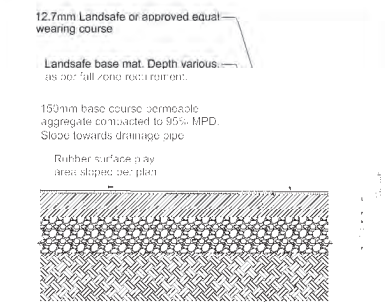
2 CONCRETE SLAB ON SLAB
Scale 1:10



3 CONCRETE JOINTS
Scale 1:10



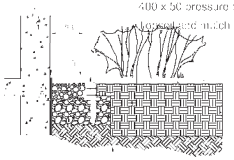
4 UNIT PAVERS ON SLAB
Scale 1:10



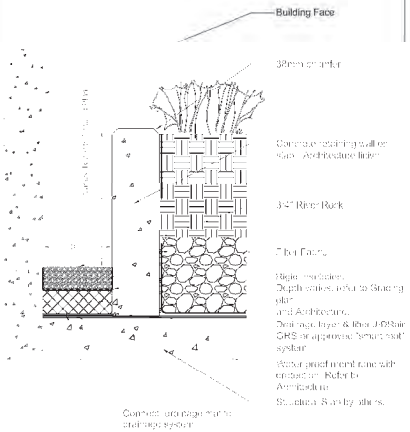
Note:

1. Poured-in-place rubber provided by landsafe supplier marathon athletic surfaces, or approved equal. Refer to supplier specifications and recommendations.
2. All depths to be as per manufacturer's recommendations.
3. All slopes over 20% and top of any mounds to have a base course mixed with soil cement.
4. All mounds to be laid out and reviewed and approved by landscape architect prior to application of spoil cement and rubber surfacing.

5 RUBBER SAFETY SURFACING AT GRADE
Scale 1:10

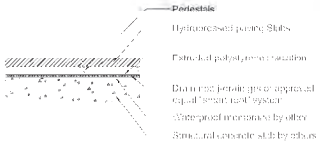


6 DRIP STRIP WITH TIMBER EDGE
Scale 1:10



Notes:
1. Refer to drawings for drip strip widths, minimum 300mm.
2. Pressure Treated Board to be used when Drip Strip is adjacent to soft landscaping.

7 DRIP STRIP WITH CONCRETE PLANTER
Scale 1:10



Hydrapressed Slab Details

Product	Stock Slabs
Colour	Natural Charcoal
Size	6 Rows x 6 Rows x 50mm (2.5" x 2.5" x 2")
Manufacturer	Abbotsford Concrete Products
Ph	1 800 663 7756
Website	www.abbotsfordconcrete.com

Notes:
1. Contractor to provide shop drawings
2. Install all components as per manufacturer's specifications

8 HYDRAPRESSED SLAB
Scale 1:10

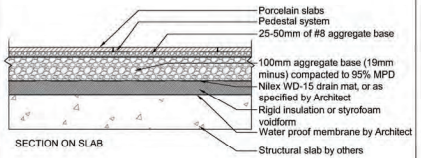
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ISSUED FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION
SEE SHEET LIST FOR SHEETS

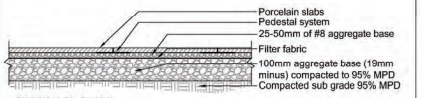
Project:
Glover Manor Church
Mixed Use Development

Location:
Glover Rd. at Mary Ave
Fort Langley, BC

Drawing Title: DETAILS
VDZ Project #: DP2019-12
Drawing #: L2.0



SECTION ON SLAB



SECTION ON GRADE



Porcelain Slabs Details:
Type: Monteverde Pavers
Size: 40 x 120 x 2cm (15¾" x 47¼" x ¾")
Colours: Walnut
Part Number: DEL-HMN209
Suppliers: Landscape Supply
www.landscapesupply.com 604.435.4842

Notes:
1. Refer to Landscape Drawings for Paver Type locations
2. Contractor to provide submittals
3. Install all components as per manufacturer's specifications

1 PORCELAIN SLAB DECKING
Scale 1:10



BENCH
Model #: Modena Park Bench M-6 (6ft)
Colour: Walnut
Manufacturer: Wishbone
wishboneltd.com
1-866-626-0476

Or approved equal

2 BENCH
Scale NTS

TABLE
Model #: FR1700-SQ FORO SQUARE TABLE SERIES
Colour: Silver 14 matte finish

CHAIR
Model #: FRC1700-MSF FORO CHAIR SERIES
Colour: Silver 14 matte finish

Manufacturer: Maglin
www.maglin.com
1-800-716-5506

Or approved equal



3 TABLE AND CHAIRS
Scale NTS



4 VINE CLIMBING SYSTEM
Scale NTS





5 SEAT WALL
Scale NTS



6 ENTRY TRELLIS
Scale NTS



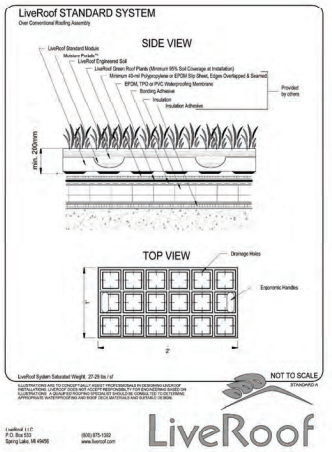
1.8m Tall Cedar Wood Fence

7 PRIVACY FENCE
Scale NTS



1.2m Tall Metal Picket Fence

8 FRONTAGE FENCE
Scale NTS



Note:
1.1. Sedum trays to be grown to show pattern on the Landscape Site Plan
1.2. Type 1 - Colour Red, Type 2 - Colour White and Yellow
1.3. Sedum choice to be reviewed and approved by Landscape Architect prior to growing
1.4. This product is grown to order. Coordinate with Nats Nursery **12 months** prior to expected installation.

9 LIVEROOF SEDUM MAT SYSTEM
Scale NTS

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No.	By:	Description	Date
4	PC	Re-Issued for DP	May 20, 2022
3	PC	Issued for DP	Aug 14, 2020
2	PC	Issued for DP Review	Dec 12, 2019
1	PC	Issued for DP Review	August 12, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Glover Mary Church
Mixed Use Development

Location:
Glover Rd. at Mary Ave.
Fort Langley, BC

Drawn: FW
Checked: PC
Approved: MVDZ
Scale:
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS, SPECIFICATIONS AND MODELS ARE THE PROPERTY OF THE CONSULTANT AND MUST NOT BE USED ON ANY WORK UNLESS THE AGREEMENT HAS BEEN SIGNED AND DELIVERED. ALL REZONING SIGNAGE MUST NOT BE REMOVED

Drawing Title: DETAILS
VDZ Project #: DP2019-12
Drawing #: L2.03

VELOPMENT PERMIT\ACTIVE\DP2019-12 GMC 2.0\DWG\SHEETS\LD-101 DETAILS.DWG





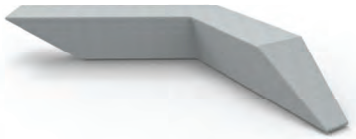
Product #: 1161951-01-01

Manufacturer: Landscape Structure
Supplier: Habitat
Contact Person: Derek Lagorest
604-294-4224
dlaforest@habitat-systems.com

1 PLAY STRUCTURE
Scale NTS



2 PLANT CLIMBER FEATURE
Scale NTS



Milenio seating
Model: Milenio
Color: White
Mount: As per Manufacture Specification
Supplier: Landscape Forms
Contact: Julia Ryan 800-430-6206 x 1326
juliar@landscapeforms.com

Or approved equal

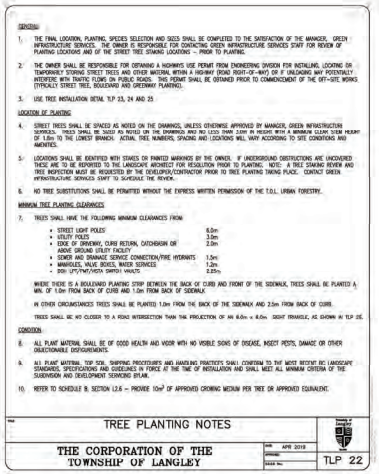
3 Milenio seating
Scale NTS



PLANTER
Model #: Quartz Series 26.5" dim. & 43" dim.
Manufacturer: Kornegay Design
Supplier: Landscape Forms
Contact: Julia Ryan 800-430-6206 x 1326
juliar@landscapeforms.com

Or approved equal

4 MOVEABLE PLANTER
Scale NTS



GENERAL

1. THE FINAL LOCATION, PLANTING, SPECIES SELECTION AND SIZES SHALL BE COMPLETED TO THE SATISFACTION OF THE MANAGER, GREEN INFRASTRUCTURE SERVICES. THE OWNER IS RESPONSIBLE FOR CONTACTING GREEN INFRASTRUCTURE SERVICES STAFF FOR REVIEW OF PLANTING LOCATIONS AND OF THE STREET TREE STAKING LOCATIONS – PRIOR TO PLANTING.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A HIGHWAYS USE PERMIT FROM ENGINEERING DIVISION FOR INSTALLING, LOCATING OR TEMPORARILY STORING STREET TREES AND OTHER MATERIAL WITHIN A HIGHWAY (ROAD RIGHT-OF-WAY) OR IF UNLOADING MAY POTENTIALLY INTERFERE WITH TRAFFIC FLOWS ON PUBLIC ROADS. THIS PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE OFF-SITE WORKS. (TYPICALLY STREET TREE, BOULEVARD AND GREENWAY PLANTING).
3. USE TREE INSTALLATION DETAIL TLP 23, 24 AND 25.

LOCATION OF PLANTING

4. STREET TREES SHALL BE SPACED AS NOTED ON THE DRAWINGS, UNLESS OTHERWISE APPROVED BY MANAGER, GREEN INFRASTRUCTURE SERVICES. TREES SHALL BE SIZED AS NOTED ON THE DRAWINGS AND NO LESS THAN 3.0M IN HEIGHT WITH A MINIMUM CLEAR STEM HEIGHT OF 1.8m TO THE LOWEST BRANCH. ACTUAL TREE NUMBERS, SPACING AND LOCATIONS WILL VARY ACCORDING TO SITE CONDITIONS AND AMENITIES.
5. LOCATIONS SHALL BE IDENTIFIED WITH STAKES OR PAINTED MARKINGS BY THE OWNER. IF UNDERGROUND OBSTRUCTIONS ARE UNCOVERED THESE ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO PLANTING. NOTE: A TREE STAKING REVIEW AND TREE INSPECTION MUST BE REQUESTED BY THE DEVELOPER/CONTRACTOR PRIOR TO TREE PLANTING TAKING PLACE. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO SCHEDULE THE REVIEW.
6. NO TREE SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE T.O.L. URBAN FORESTRY.

MINIMUM TREE PLANTING CLEARANCES

7. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:

• STREET LIGHT POLES	6.0m
• UTILITY POLES	3.0m
• EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY	2.0m
• SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS	1.5m
• MANHOLES, VALVE BOXES, WATER SERVICES	1.2m
• 3000 UTILITY/HYDRO SWITCH VAULTS	3.0m

WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MIN. OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK.

IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB.

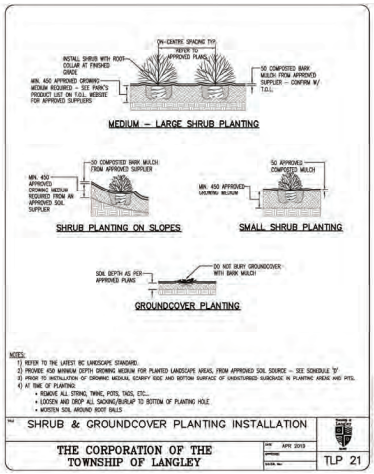
TREES SHALL BE NO CLOSER TO A ROAD INTERSECTION THAN THE PROJECTION OF AN 8.0m x 8.0m SIGHT TRIANGLE, AS SHOWN IN TLP 05.

CONDITION

8. ALL PLANT MATERIAL SHALL BE OF GOOD HEALTH AND VIGOR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE OR OTHER OBJECTIONABLE DISFIGUREMENTS.
9. ALL PLANT MATERIAL, TOP SOIL, SHIPPING PROCEDURES AND HANDLING PRACTICES SHALL CONFORM TO THE MOST RECENT BC LANDSCAPE STANDARDS, SPECIFICATIONS AND GUIDELINES IN FORCE AT THE TIME OF INSTALLATION AND SHALL MEET ALL MINIMUM CRITERIA OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
10. REFER TO SCHEDULE B, SECTION 12.6 – PROVIDE 10m³ OF APPROVED GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

TREE PLANTING NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
APR 2019
TLP 22

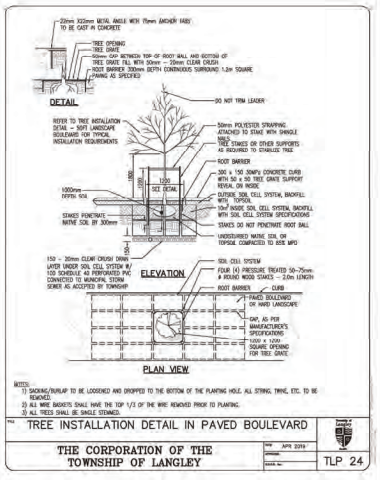
5 TOL TREE PLANTING NOTE
Scale NTS



NOTES:
1) REFER TO THE LATEST BC LANDSCAPE STANDARD.
2) PROVIDE 450 MINIMUM DEPTH GROWING MEDIUM FOR PLANTED LANDSCAPE AREAS, FROM APPROVED SOIL SOURCE – SEE SCHEDULE 'D'
3) PRIOR TO INSTALLATION OF GROWING MEDIUM, ICHARY SIDE AND BOTTOM SURFACE OF UNDISTURBED SUBGRADE IN PLANTING AREAS AND PITS.
4) AT TIME OF PLANTING:
• REMOVE ALL STRING, TWINE, POTS, TAGS, ETC...
• LOOSEN AND DROP ALL BACKING/BURLAP TO BOTTOM OF PLANTING HOLE.
• MOISTEN SOIL AROUND ROOT BALLS

SHRUB & GROUNDCOVER PLANTING INSTALLATION
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
APR 2019
TLP 21

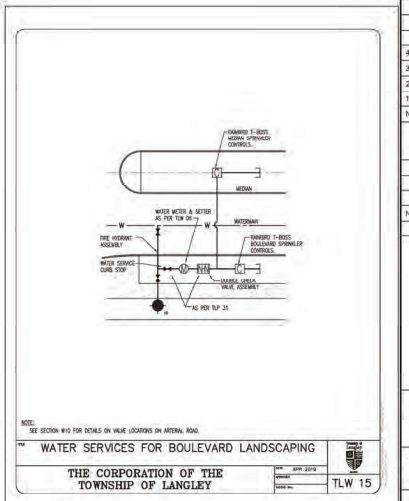
6 TOL SHRUB & GROUNDCOVER PLANTING
Scale NTS



NOTES:
1) BACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
2) ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
3) ALL TREES SHALL BE SINGLE STEMMED.

TREE INSTALLATION DETAIL IN PAVED BOULEVARD
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
APR 2019
TLP 24

7 TOL TREE INSTALLATION
Scale NTS



NOTE:
SEE SECTION W10 FOR DETAILS ON VALVE LOCATIONS ON ARTERIAL ROAD.

WATER SERVICES FOR BOULEVARD LANDSCAPING
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
APR 2019
TLW 15

8 TOL WATER SERVICES FOR BOULEVARD LANDSCAPING
Scale NTS

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No.	By:	Description	Date
4	PC	Re-Issued for DP	May 20, 2022
3	PC	Issued for DP	Aug 14, 2020
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1	PC	Issued for DP Review	August 12, 2019

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Glover Mary Church
Mixed Use Development

Location:
Glover Rd. at Mary Ave.
Fort Langley, BC

Drawn: FW
Checked: PC
Approved:
Stamp:
Original Sheet Size: 24" x 36"

Drawing Title: DETAILS
VDZ Project #: DP2019-12
Drawing #: L2.16

\\BRMTVACTIVESHP2019-01\DMC\2.0\DWG\SHEETS\LD-101 DETAILS.DWG

D. REPORTS

- The design of the gas station and canopy should be more reflective of and sympathetic to the heritage building – noting successful examples in Cloverdale on 176 Street at 60 and 64 Avenues.
- Recommendation: The Heritage Review Panel is generally supportive of the proposed development and provides its comments for further consideration by the applicant and staff.

Gymnasium addition to Murrayville Academy (21488 Old Yale Road) – in Murrayville Conservation Area

The panel reviewed this Heritage Alteration Permit application for proposed changes to non-scheduled property (mid-century house being repurposed for school use) and new construction (gymnasium addition) in the Murrayville Heritage Conservation Area. The Panel provided the following comments:

- Variations to the front elevation of the proposed gymnasium and entry/circulation element so that it does not read as a continual flat surface, and elimination of flat roof overhang above the entry to read as a more vertical (distinct) element;
- Concern over lack of weather protection for students moving from classrooms to gymnasium;
- Suggested improvements to the parking and landscape areas.
- Recommendation: The Heritage Review Panel is generally supportive of the proposed development and provides its comments for further consideration by the applicant and staff.

Mixed Commercial-Residential Development (Glover/Mary/Church) – in Fort Langley Heritage Conservation Area

The panel reviewed a Heritage Alteration Permit application for a new commercial-residential mixed-use building on an assembled site in the Fort Langley Heritage Conservation Area. The proposal includes requested Zoning Bylaw variances related to building height, setbacks, and residential use at grade along Church Street. The Panel provided the following comments:

Building Scale and Massing:

- Should lighten up the scale and massing of the project to better fit with the more modest built form context of Fort Langley;
- Less masonry and more horizontal siding and a lighter colour scheme;
- Varied building heights and setbacks;
- Set back upper floors to reduce apparent building height;
- Carefully study floor to floor heights to see where they can be reduced and possibly stepping the floor slab, at least at grade.

Architectural Design:

- Simpler building forms with less embellishments;
- The Panel felt that the more successful local design precedents provided by the applicant were those with predominantly two-storey elements,

D. REPORTS

third storeys built into sloping roofs, and/or varied setbacks and building punctuation.

Public and Outdoor Space:

- Consider opportunities to add more tree planting areas;
- Look to program the open space with street furnishings and spaces for gathering.

Recommendation: The Heritage Review Panel believes that this is a significant project for Fort Langley, and that there are some very good elements – including the interior courtyard, new commercial space, and the introduction of more residential uses. The Panel does not support the project as presented, because it feels more design refinement is needed. The Panel recommends:

- That the applicant continues to work with staff to address outstanding concerns related to the overall massing of the project, architectural elements that appear out of context in Fort Langley, and opportunities to further enhance the public realm; and
- That revised plans be referred to the Heritage Review Panel for further review and comment.

MOTION
Moved by T. Quiring,
Seconded by R. Ardron,
That the Heritage Advisory Committee receive and endorse the recommendations of the Heritage Review Panel regarding the Berry General Store, Murrayville Academy Gymnasium Addition, and the Glover/Mary/Church Mixed Commercial-Residential Development in the Fort Langley.
CARRIED

COUNCIL
Moved by R. Genberg,
Seconded by M. De Little,
That the Heritage Advisory Committee recommend that Council consider a Public Input Opportunity be provided for the Glover/Mary/Church Mixed Commercial-Residential Development in Fort Langley.
CARRIED

5. Douglas Day 2023 Planning Committee Report

No report.

6. Museum Advisory Group Report

F. Pepin reported that the Museum is in the process of hiring staff and that an opening date has not yet been determined.

E. CORRESPONDENCE

June 23, 2023

FOCUS
ARCHITECTURE
INCORPORATED

Colin A. Hogan
Architect AIBC

Jarmie J. Kauppila
Architect AIBC, MRAIC

Dave Boswell
AScT

Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1
Attn: Teresa Hanson, Senior Development Planner

RE: Third File Review for HAP No. 101218 (Project 11-33-0137)

Dear Teresa,

Thank for you facilitating our virtual meeting on June 21, 2023. As discussed in our meeting, the Foundation would like to proceed to Council with the design as submitted to staff on 2022.05.20, and as recently presented to HRP and HAC. Over the past seven years, we have worked with staff to address Township comments, while simultaneously working to achieve the goals of the Foundation. Over that time, we have reduced the massing of the project, reduced buiding height, increased setbacks, solved the issue of lane continuity, and improved the form and character of the project. The Foundation feels that the project as currently designed will make a positive contribution to the community of Fort Langley and wishes to put it in front of council for their consideration on July 24, 2023.

The majority of the design comments from staff, HRP, and HAC are centered around reducing the scale of the project and making it align more closely with the Fort Langley Building Façade Design Guidelines. As outlined in the design rationale that we prepared for HRP and HAC, we've seen significant changes in Fort Langley over the past two decades. We share the Foundation's belief that the design of this project is very compatible with the current Fort Langely context.

The HAC recommended that council consider a Public Input Opportunity for this project. It's important to note that the owner conducted extensive public consultation in the early stages of the project, including four large community meetings and a series of small scale focus groups. In addition, the project has been posted on the www.fortlangleyproject.com website for several years now. As such, the Foundation does not belive that further public consultation is warranted, or would be productive.

We would like to address a few specific comments from the "Third File Review" letter dated December 16, 2022:

Variances:

The application is for a Heritage Alteration Permit (with Variances), not a Development Variance Permit (DVP). We were of the understanding the HAP fee would include variances. Does the DVP fee schedule still apply?

Comments:

2. The rollover curbs are required to allow garbage truck access to the garbage rooms on either side of the drive aisle. We will consider using barrier curbs at the sidewalk areas beside buildings and transition to rollover near the garbage areas.

5. The site design complies with the sight triangle requirements at each corner. Cutting back the upper floors of the building would not assist in providing more visibility at the ground floor.

7. The parkade is not intended to provide access to lands beyond. It was designed this way before the "Coast Capital" site was added to the application.

11. We note that while landscape drawings are no longer required for council, we would like to have them included in the drawing package for council as they are important to understand the character of the courtyard. The AFAA Calculation Worksheet is attached; 188m2 is required and 426m2 is provided.

11.c The landscape drawings clearly indicate the separation of public to private spaces in the courtyard. The AFAA space is secured for resident use and is separated from public use. The landscape design allows for multiple uses in the public areas, like café seating, displaying of products, etc.. All areas of the courtyard will be well lit to ensure safety for residents, commercial users, and visitors.

13. On a site with three street frontages, we try to avoid placing parkade exhaust on public streets. Similarly, we try to avoid the central courtyard or AFAA spaces for exhausts. With these constraints, we feel that the current locations of the exhaust vents are in the appropriate location. Retail storefronts will be ventilated through the façade, typically behind canopies. Restaurants will have grease exhaust shafts extend up to the roof to avoid odours at street level.

We sincerely appreciate staff's input on the project over the past seven years. We now look forward to seeing the project proceed to council for their consideration.

Should you have any questions or require any additional information please do not hesitate to call our office.

Yours very truly,

FOCUS Architecture Incorporated



Colin A. Hogan, Architect AIBC
Principal

File: 1513

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (FORT LANGLEY PROPERTIES LTD.) BYLAW NO. 6134

EXPLANATORY NOTE

Bylaw No. 6134 amends Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis for property located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (FORT LANGLEY PROPERTIES LTD.) BYLAW NO. 6134

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 (Fort Langley Properties Ltd.) Bylaw No. 6134".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by adding the following as Section 602.3 3):

   3) notwithstanding the above, on Lots 1 and 4 Block 3 District Lot 19 Group 2 New Westminster District Plan 736, Lots A District Lot 19 Group 2 New Westminster District Plan EPP104241, and Lot 1 District Lot 19 Group 2 New Westminster District Plan EPP104240, the maximum residential *gross floor area* may be up to 8,460m^2 and 117.3 units per hectare.

NOTICE WAS ADVERTISED the	16	day of	June	, 2025
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

CULVERT INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 6110

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CULVERT INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 6110

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

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

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

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

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

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

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

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

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

READ A FIRST TIME the	03	day of	February	, 2025
READ A SECOND TIME the	03	day of	February	, 2025
READ A THIRD TIME the	03	day of	February	, 2025
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	03	day of	March	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

CULVERT INFRASTRUCTURE LOAN AUTHORIZATION BYLAW NO. 6110

I, Wendy Bauer, Corporate Officer for the Corporation of the Township of Langley, hereby certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the *Culvert Infrastructure Loan Authorization Bylaw No. 6110*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, June 5, 2025, 4:30pm:	1
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *Culvert Infrastructure Loan Authorization Bylaw No. 6110,* the borrowing of funds to undertake the Culvert Infrastructure capital program within the 2025-2029 Capital Budget repayable from general revenue.

Declared at the Corporation of the Township of Langley, British Columbia
This 6th day of June, 2025.

Wendy Bauer
Township Clerk

20338 – 65 Avenue | Langley | British Columbia | Canada | V2Y 3J1 | 604.534.3211 | tol.ca

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 26, 2025 - REGULAR MEETING	**REPORT:**	25-78
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-176
SUBJECT:	CAPITAL REQUEST – 208 STREET ROADWORKS FROM 81 AVENUE TO 84 AVENUE		

RECOMMENDATIONS:

That Council pre-approve $5,511,500 in the 2026 Capital Budget for the construction of 208 Street from 81 Avenue to 84 Avenue, funded $4,021,647 from Road Development Cost Charges, $440,322 from Capital Projects Reserve, $822,970 from Greenway Amenity Fund and $226,561 of non-refundable deposits.

That Council direct staff to include construction of 208 Street from 81 Avenue to 84 Avenue in the 2026 TransLink Grant Applications.

ANALYSIS:

The design for the 208 Street roadworks from 81 Avenue to 84 Avenue is currently 90% complete, with final refinements expected by summer 2025. The project will construct a four-lane arterial road featuring road widening, paving, signal modifications, separated bike lanes with raised curbs, multi-use pathways on both sides of the street, a landscaped center median, streetlighting, and boulevard landscaping.

Following the completion of the design of 208 Street from 81 Avenue to 84 Avenue, a construction tender package is expected to be ready by fall 2025, with construction anticipated to commence in early 2026.

Other sections of 208 Street are currently under construction or in preparation for construction, as outlined below:

- Phase 1 – 64 Avenue to 72 Avenue: Under construction; paving is scheduled for Q2 2025, with overall construction completion anticipated in Q3 2025.

- Phase 2 – 72 Avenue to 76 Avenue: Under construction; utility works are ongoing with completion anticipated by Q2 2026.

- Phase 3 – 76 Avenue to 81 Avenue: Final tender preparation is underway; completion is anticipated by Q4 2026.

Financial Implications:

The construction cost for the 208 Street roadworks from 81 Avenue to 84 Avenue is currently estimated at $5,560,000. After considering existing funding of $48,500, additional funding of $5,511,500 is required. Staff propose pre-approval of the work in the 2026 Capital Budget through a variety of sources, including Roads Development Cost Charges (DCC), Greenway Amenity Funding, non-refundable deposits and Capital Projects Reserve. Staff also propose that the project be included in the Township's 2026 TransLink Grant submissions for allocated and competitive funding under the Walking Infrastructure to Transit (WITT) program.

No TransLink funding is currently included in the proposed funding sources as the 2026 program details have not yet been released. Staff will confirm the exact amount of eligible funding in a future report for Council's consideration. If the Township is successful in receiving TransLink funding, it will reduce the funding required from Township sources.

Further details are presented in the following tables for Council's consideration.

Township of Langley Capital Project Description						
Project Title:	208 Street Roadworks from 81 Avenue to 84 Avenue (RDS1406)					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount			$5,511,500			
Budget Remaining	$48,500					
Total Projected Cost	$48,500		$5,511,500			
Project Description *(Phased Project)	Construction of road widening, paving, signal modification, installation of multi-use pathway, raised bike curbs, raised center median with landscaping and streetlighting.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	The construction of 208 Street from 81 Avenue to 84 Avenue is the final phase of 208 Street road widening works. Road widening to accommodate a four-lane cross-section will alleviate traffic congestion along an arterial road corridor that provides connectivity through the Willoughby Community.					

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):	3	Initial Year of Approval:	2024

Township of Langley Capital Project Description						
Project Title:	208 Street Roadworks from 81 Avenue to 84 Avenue (RDS1406)					
Proposed Funding Sources						
	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
TransLink						
Road Development Cost Charges	$48,015		$4,021,647			
Reserve: Capital Projects	$485		$440,322			
Greenway Amenity Fund			$822,970			
Non-Refundable Deposits			$226,561			
Total Currently Funded	**$48,500**		**$5,511,500**			

Estimated Annual Operating Impact	$31,176

Respectfully submitted,

Daniel Suh
PROJECT ENGINEER
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 23, 2025
FROM:	PUBLIC WORKS AND FINANCE DIVISIONS	**FILE NO:**	5600-01-001
SUBJECT:	REGIONAL APPROACH TO NON-METERED UTILITY BILLING		

The purpose of this memorandum is to provide Mayor and Council with information on non-metered residential billing structures used by neighbouring municipalities for single-family, strata, and multi-family properties following the May 26, 2025, Regular Meeting:

> *That the delegation from Terri Coleman regarding utilities usage levels and invoicing be referred to staff for a report prior to the 2026 Budget process.*

The information provided includes data obtained through the review of bylaws and policies from 15 municipalities and districts that are supplied with water by Metro Vancouver reservoirs similar to the Township of Langley.

The implementation of a varied fee structure is a common strategy within Metro Vancouver among municipalities that are not fully metered. The Township of Langley and the City of Delta are currently not using a varied fee structure for stratified and multi-family properties.

Municipalities that have a variable fee structure implement it using various strategies. For example, the City of Coquitlam has an adjusted water fee for different property types but no variation in the sewer fee, whereas many others provide a different fee for each residential property type for both water and sewer.

Attachment A outlines the various billing structures used by the municipalities reviewed.

The Township's new voluntary water metering program is available to multi-family and strata complexes. Under this program, eligible properties may choose to have a meter installed for the entire complex, allowing billing based on actual water consumption rather than flat rates.

Given the availability of this program, staff do not recommend changes to the existing flat rate structure at this time.

If Council were to consider changes to the Township's rate structure, it is important to note that any adjustments resulting in reduced fees for one property category would require corresponding increases elsewhere to ensure the utility remains revenue-neutral.

Establishing a fee structure similar to those noted in this memorandum is a complex and resource-intensive undertaking. If directed by Council, staff estimate that $100,000 would be needed from the Water Capital Works Reserve to hire a qualified professional to conduct a detailed financial study and provide a technical report outlining potential billing strategies for Council consideration. If directed by Council, staff will ensure the study is completed in time to inform the 2026 budget process.

Potential Resolution:

That Council approve the use of $100,000 from the Water Capital Works Reserve for staff to engage a qualified professional to conduct a financial study and provide optional flat rate structures, for Council consideration, that may be applied to single-family, strata, and multi-family properties in the Township of Langley.

ATTACHMENT A Billing Structure Table

ATTACHMENT A

Metro Vancouver Municipality	Utility	Single Family	Multi-Family	Strata/Townhouse
City of Burnaby	Water	$619	$355	$464
	Sewer	Parcel Tax*	$400	$400
City of Coquitlam	Water	$672	$403	$403
	Sewer	$548		
City of Delta	Water	$730		
	Sewer	$633		
City of Langley	Fully Metered			
City of Maple Ridge	Water	$822	$780	$780
	Sewer	$681	$681	$681
City of New Westminster	Water	$875	Metered	Metered
	Sewer	$1,305	$734	$1,020
City of North Vancouver	Water	$663	$390	$556
	Sewer	$778	$485	$720
City of Port Coquitlam	Water	$585	$445	$540
	Sewer	$575	$435	$530
City of Port Moody	Water	$643	$403	$602
	Sewer	$637	$403	$601
City of Richmond	Water	$980	$517	$802
	Sewer	$1,050	$800	$960
City of Surrey	Water	$1,139	$435	$435
	Sewer	$1,638	$810	$563
City of Vancouver	Water	$867	Metered	$587
	Sewer	$1,173	Metered	$793
City of White Rock	Fully Metered			
District of West Vancouver	Fully Metered			
Township of Langley	Water	$766.56		
	Sewer	$782.60		
Village of Anmore	Fully Metered			

*Parcel Tax is a calculated sewer charge that is based on the adjusted sewer rate from Metro Vancouver and is billed by the municipality on the annual tax bill.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 23, 2025
FROM:	MUNICIPAL ADMINSTRATION	**FILE NO:**	4200-01
SUBJECT:	COUNCIL VACANCY UPDATE		

Staff continue to work toward identifying a list of potential Chief Election Officers for a Council By-election. It is anticipated that a Report to Council will be provided at the July 7, 2025 Regular Council meeting. The report will provide a list of potential Chief Election Officers for Council to consider, and potentially appoint.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 23, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5260-21-015-01
SUBJECT:	BEDFORD CHANNEL DREDGING PROJECT – UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the Bedford Channel Dredging Project.

Background:

Kwantlen First Nation (KFN) and recreational users have raised concerns about sediment buildup in the upstream section of Bedford Channel (east of the Jacob Haldi Bridge), which is reducing water depth and limiting usability.

The channel was last dredged in 2006 as part of the Bedford Landing development by ParkLane Homes, in partnership with KFN and the Township of Langley. That work was completed under a land tenure held by KFN through Seyem'Qwantlen Resources Ltd.

As directed by Council, Township staff have been working with KFN to support the preparation of a dredging plan and related regulatory applications.

At the March 10, 2025, Regular Meeting, Council directed staff to:

- Prepare a cost estimate assuming local retention of dredged material in partnership with KFN.
- Identify potential funding sources.
- Develop an initial dredging and long-term maintenance plan.

Project Update:

Channel surveys, sediment sampling, and environmental studies have been completed. Regulatory applications have been submitted, and staff are awaiting agency feedback. Per Department of Fisheries and Oceans (DFO) timing windows for fish habitat protection in the Fraser River Estuary, dredging must occur between June 16 and February 28.

KFN is developing a stockpile management plan for the dredged material and finalizing required environmental studies.

The Township's consultant has amended the original report to include a project cost estimate based on retaining material at McMillan Island, along with long-term management recommendations to maintain channel depth.

Dredging Plan:

The target channel depth is designed to ensure a minimum water depth of 2.4 m along the 2.5 km section during September. Based on recent surveys, approximately 200,000 m^3 of material must be removed.

Project cost and duration are highly dependent on equipment availability, given the limited number of local service providers. A small cutter dredge (~350 mm), well-suited to the required shallow cut, could complete the work in four to five months. A larger dredge could finish in about four weeks but with reduced precision, increasing the risk of over-dredging.

Long-term Channel Management:

Dredging disrupts natural sediment equilibrium, accelerating infill until conditions stabilize. Ongoing dredging will be required to maintain navigable depth.

It is recommended that maintenance dredging occur every two to four years. Post-dredging surveys should be completed immediately and again after two years to monitor sediment deposition. If conditions remain stable, future monitoring could shift to a four-year cycle, unless triggered earlier by high-flow events (e.g., a flood exceeding 11,500 m^3/s, considered a 1-in-10-year event).

Based on past observations, approximately 150,000 m^3 of material may need to be removed in subsequent maintenance dredges.

Financial Implications:

At a preliminary level, the estimated cost of dredging, excluding regulatory compliance, monitoring, stockpiling, and on-land material handling, is approximately $24.05 per cubic metre. This results in a total estimated cost of $4.8 million, including a 30 percent contingency. This estimate assumes the use of a small dredge to pump sand to the proposed deposit location identified by KFN.

Township staff continue to pursue external funding opportunities. A joint letter with KFN has been sent to the Province of British Columbia, addressed to the Minister of Water, Land and Resource Stewardship and the Minister of Indigenous Relations and Reconciliation, with a copy to the Minister of Tourism, Arts and Culture. Letters have also been sent to the federal Ministers of Indigenous Services Canada and Fisheries and Oceans Canada to seek their support.

In addition, staff have engaged with Metro Vancouver and submitted a joint funding request with KFN. As recommended by the province and authorized by Council at the June 9, 2025, Regular Meeting, staff will apply to the Disaster Resilience and Innovation Funding (DRIF) program under Stream 2, which supports structural projects. This program covers 100 percent of eligible costs up to a maximum of five million dollars per project. The Bedford Channel dredging project will be one of three DRIF submissions from the Township before the June 27, 2025, deadline, with a request totaling $4.8 million.

Staff will continue to engage with funding partners and will report back to Council should any opportunities arise that require a formal Township commitment.

June 18, 2025

Township of Langley
Attention: Mr. Chanpreet Kooner
20338 – 65 Avenue
Langley, BC V2Y 3J1

Dear Mr. Chanpreet Kooner,

Re: Eligible School Sites

You will recall that I wrote to you June 4, 2025 to inform you that the Board of Education would be considering the Eligible School Sites proposal, which is attached to this letter, at the June 17, 2025 Public Board meeting. At the meeting on June 17, 2025, the Board approved a resolution adopting the proposal. The proposal indicated the following:

1. It is estimated that there will be 23,661 new development units constructed in the school district over the next 10 years;
2. These 23,661 development units will be home to an estimated 7,339 school age children;
3. The School Board expects that 6 new school site will be required as the result of this growth in the area. We anticipate that it will be in the neighbourhood of Willoughby and Brookswood/Fernridge. According to Ministry of Education and Child Care standards it will require 60 acres of land, the land will cost approximately $390,000,000.

Under the school sites acquisition legislation local governments have 60 days to either:

1. Pass a resolution accepting the School Boards' resolution of proposed eligible schools site requirements for the School District, or
2. Respond in writing to the School Board indicating that it does not accept the School Board's proposed site requirements for the School District and indicating:
    - Each proposed school site to which it objects; and
    - The reasons for the objection.

If no response is received within 60 days, the legislation states that the local government will have been deemed to accept the proposal.

Please place this on council's agenda as soon as possible. Let me know if you have any questions about this proposal.

Sincerely,



Brian Iseli, Secretary-Treasurer

cc: Mal Gill, Superintendent

The Board of Education of School District No. 35 (Langley)

STAFF REPORT

DATE: June 17, 2025

TO: Board of Education

FROM: Brian Iseli, Secretary-Treasurer

SUBJECT: School Site Acquisition Charge (SSAC)

RECOMMENDED MOTION:

That the Board of Education approves the Eligible School Sites, as presented.

BACKGROUND:

Boards of Education are required to have a School Site Acquisition Charge (SSAC) in districts that are growing and are requesting site acquisitions in their 5-Year Capital Plan. The purpose of the SSAC is to collect funds from new residential developments to assist in paying for the cost of new school sites to accommodate student population growth due to development. The School District holds the money in a Land Capital Account and contributes it to capital projects approved as part of our Five-Year Capital Plan for a land purchase. The Local Government Act is the regulation that districts are required to follow in setting the SSAC. The Ministry requires the SSAC process be done annually and as a result, staff have been working on providing an update as part of the 2026-2027 capital plan process.

Process Undertaken

Staff have been working with Township of Langley and the City of Langley to determine the number of new development over the next 10 years. Based on this information, staff have determined the projected number of students which will result from the projected number of developments in the Township of Langley and the City of Langley. The number of students per development is projected based on historical data collected from similar developments and on actual students attending Langley schools. A summary development and projected number of students is presented below:

	10 yr Total Units	Eligible Students
Township of Langley		
Single Detached	2,080	1,897
Townhouse	5,365	3,244
Row House	438	250
Condo	9,636	980
	17,520	**6,371**
City of Langley		
Single Detached	136	123
Townhouse	464	283
Row House	-	-
Condo	5,541	562
	6,141	**968**
Total	**23,661**	**7,339**

Based on these numbers, staff had further discussion with the Township of Langley on the sites required over the next 10 years to accommodate the planned development and has developed the list of Eligible School Sites. A requirement of this process is for Boards to approve the list of Eligible School Sites.

Below is the resulting estimated site and their estimated cost based on the discussions with the Township of Langley:

School District No. 35 (Langley)

ELIGIBLE SCHOOL SITES PROPOSAL - 2026/27 CAPITAL PLAN

(Does not include eligible sites already approved for acquisition)

Proposed Elementary School Sites General Location	Size (ac)	Estimated Cost $
South West Latimer Sport field/Playspace	**5 ac**	**32,500,000**
North East Gordon (Jerhico) Sport field/Playspace	**5 ac**	**32,500,000**
Willoughby Elementary #3	**10 ac**	**65,000,000**
Willoughby Elementary #4	**10 ac**	**65,000,000**
Willoughby Slope Middle (4.6 Ha joint site)	**15 ac**	**97,500,000**
Brookswood Fernridge Middle (4.6 Ha joint site)	**15 ac**	**97,500,000**
TOTAL (*new school sites)*	**60 ac**	**$390,000,000**

Due to the lower planned development numbers for the City of Langley, the students will need to be accommodated in existing buildings with possible additions to some schools to accommodate the growth.

Based on the information collected, we then used the formula outlined in the Local Government Act which is intended to cover 35% of the required site costs. It also specifies a capped amount for each type of development. The formula is outlined below:

SSAC = [(A X B) ÷ C] X D

A = value of sites to be aquired
B - 35% set through legislation
C - number of eligible development units
D - Factor per BC Reg

With the information shown above, the formula calculates the information as show below:

A = value of sites to be aquired	390,000,000
B - set through legislation	35%
C - number of eligible development units	23,661
SSAC	5,769

D - Factor per BC Reg 17/00	D - Factor	SSAC	MAX
Low Density	1.25	7,211	1,000
Medium low density	1.125	6,490	900
Medium density	1	5,769	800
Medium high density	0.875	5,048	700
high density	0.75	4,327	600

As shown above, the amount of the SSAC is to achieve the 35% target of the SSAC which is over the max by a factor of over 7 times the max amount (Low Density SSAC to achieve 35% would be $7,211 but has a max cap of $1,000). Based on this information, staff is recommending no change for each of the categories.

Process Moving Forward:

The process moving forward will take several months and will involve the following steps:

- Once adopted, we will provide the motion for the Eligible School Site to both the City and Township Councils and they will have 60 days to either accept or reject.
- The District will need to submit the Eligible School Sites as part of the District's Capital Plan submission for approval.
- We normally receive approval for the Five-Year Plan in March of each year.
- We are then required to adopt a bylaw for SSAC within 60 days of receiving approval of the Five-Year Plan.
- Inform City and Township of new SSAC which is effective 60 days after bylaw approval.

From: Peter Fassbender
To: Wendy Bauer
Cc: Ryan Mathwig; Kim Stepto; Chanpreet Kooner
Subject: RE: Council Presentation July 7th.
Date: Thursday, June 12, 2025 10:22:26 AM

External email. Verify sender and confirm content is safe.

Wendy,

Thank you for your e-mail and our brief conversation about Vancouver Ready Mix and our desire to make a presentation to Council at the July 7th Meeting.

Our hope is that Council would agree to a 15-minute presentation at the July 7th meeting. The reason we are asking for 15minutes is that there are several issues related to VRM's operations that have been raised by the public and including at a recent update by staff to Council. Our hope is to bring the facts and clarity for Council and correct any outstanding misinformation or questions. We also recently had a productive meeting with senior staff at which time we were able to provide them with the same information.

Our hope is that Council will agree to our request for July 7th.

Regards

Peter Fassbender

H. Peter Fassbender
Corporate Ambasador BM Group Intenational
#201-204 Cauer St.,
Coquitlam. B.C. V3K 5B1
E- pfassbender@BMGroupinternational.com
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C- 604-816-9720
F- 778-366-4162

Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, May 21, 2025 at 7:10pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
K. Ludlam, Community Co-Chair

T. Baty-Thomas, L. Dysart, S. Hedao, A. Nierop, and S. Tingley

In Attendance:
P. Crump, Langley Seniors in Action

Staff:
P. Cordeiro, Manager, Transportation Engineering
A. Jensen, Manager, Strategic and Social Planning
T. Liu, Transportation Engineer
K. Stepto, Deputy Township Clerk
C. Longhi, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

K. Ludlam acknowledged the Traditional Territories of the Coast Salish People.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – May 21, 2025

Moved by S. Tingley,
Seconded by S. Hedao,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the May 21, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – April 16, 2025

Moved by S. Tingley,
Seconded by S. Hedao,
That the Seniors Advisory Committee adopt the Minutes of the April 16, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Township of Langley Transportation and Mobility Strategy

T. Liu, Transportation Engineering, provided information regarding the Township of Langley's Transportation and Mobility Strategy (TMS). The following information was provided:

The TMS will include:

- A long-term vision, goals, and targets for transportation in the Township.
- Potential infrastructure projects (short, medium and long term)
- Policy, programs and initiatives to encourage more safe, accessible, and sustainable transportation.
- A Road Safety Strategy
- The strategy will also support the integration of land use and transportation.

TMS Vision:
The Township's transportation system is integrated, people-oriented, adaptive to environmental conditions, and supports the economy ensuring that people and goods can travel safely and reliably to any destination.

TMS Goals:

- Adaptive and efficient
- Safe and inclusive
- Connected and integrated
- Sustainable and health

Preliminary Recommendations:

Land Use Integration:

- Integrate land use and transportation planning,
- Utilize transportation demand management and implement strategies,
- Align exiting and future plans and strategies with the TMS.

Transit:

- Support the implementation of the SkyTrain, 200 Street BRT, Highway 1 widening and other major transit projects to help accommodate frequent transit and a multi-modal transportation network.
- Work with TransLink to increase local service coverage and Frequent Transit Networks connecting to SkyTrain and BRT services.
- Enhance access to transit stops and exchanges, and amenities including bus shelters, benches, real time bus information etc.

Walking and Accessibility:

- Expand and enhance the pedestrian network connecting people to community destinations.
- Enhance accessibility and safety by creating new accessible crossings, improving existing crossings, and implementing the recommendations in the Road Safety Strategy.

C. DELEGATIONS AND PRESENTATIONS

- Encourage walking by adding more wayfinding supporting programs like safe school travel.

Cycling and Micromobility:

- Create a complete and connected cycling/ micromobility network.
- With service providers to introduce shared micromobility services, such as e-scooters and/or e-bikes.
- Encourage cycling and micromobility by supporting user education & enforcement and promoting programs and events like Go By Bike Week.

Driving and Goods Movement:

- Improve the street network to accommodate essential motor vehicle travel.
- Support safe goods movement by updating truck routes, working with agencies to improve rail crossings, and exploring smaller delivery vehicles in urban areas.
- Support “electric” travel and new mobility by expanding EV charging (for new developments and community facilities) and supporting options like car shares.

Safety:

- As part of the TMS, the Township is developing a Road Safety Strategy using the Vision Zero approach.
- After reviewing collision data, community feedback, and best practices, 6 focus areas were integrated into the TMS.

Discussion ensued and the following comments were provided:

- An inquiry was made about the Township offering a shuttle service for seniors.
- Concern was raised regarding the length of time for pedestrians to cross at an intersection.

D. REPORTS

1. Co-Chair Reports

K. Ludlam provided the following report:

- **Seniors Week- June 2-8, 2025**
  Offering activities throughout the Township of Langley.

- **UBC Research Study on Music, Connection, and Healthy Aging**
  Looking for participants.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Seniors Week: Events and Ideas

Follow up discussion from April meeting regarding a senior's survey.

- A senior's survey should include no more than 12 quantitative questions. The survey must be reviewed by the Township's Communications team.
- The survey will be administered digitally, could this present a barrier for seniors who are not familiar with technology?
- A working group consisting of K. Ludlam, A. Nierop, and S. Hedao has been formed to develop the survey questions in advance of the next meeting.

The following potential questions were discussed:

1. What barriers do you face for accessing seniors' activities or services?
    - Transportation?
    - Employment?
    - Accessibility?
    - Finances?
2. Is there enough programming for seniors?
3. What kind of housing do you live in?
4. Do you volunteer in the community?
5. Do you live near health care?
6. What do you do to engage socially?

Are you working or seeking work? Why.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Accessibility Plan Update: Engagement

A. Jensen reported that the engagement process for the Accessibility Plan has started and will run until the end of June. Stakeholder workshops were held in May and are ongoing. Eight pop-up events are planned over the next few weeks in each community and a survey will launch at the beginning of June.

I. NEXT MEETING

Date: Wednesday, June 18, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Baty-Thomas,
Seconded by S. Hedao,
That the meeting terminate at 8:58pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, May 28, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

C. Allison, G. Brar, J. Green, R. Ross, O. Smid, A. Smith, B. Venechuk, and J. Walker

Staff:
P. Cardeiro, Manager, Transportation Engineering
M. Gunn, Planner II, Community and Policy Planning
T. Liu, Transportation Engineer
C. Longhi, Recording Secretary
K. Stepto, Deputy Township Clerk

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 – May 28, 2025

Moved by O. Smith,
Seconded by B. Venechuk,
Recommendation that the Agricultural Advisory Committee approve the agenda and receive the agenda items of the May 28, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – April 23, 2025

Moved by O. Smith,
Seconded by B. Venechuk,
Recommendation that the Agricultural Advisory Committee adopt the minutes of the April 23, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Township of Langley Transportation and Mobility Strategy

T. Liu, Transportation Engineering, provided information regarding the Township of Langley's Transportation and Mobility Strategy (TMS). The following information was provided:

The TMS will include:

- A long-term vision, goals, and targets for transportation in the Township.
- Potential infrastructure projects (short, medium and long term).
- Policy, programs and initiatives to encourage more safe, accessible, and sustainable transportation.
- A Road Safety Strategy.
- The strategy will also support the integration of land use and transportation.

TMS Vision:
The Township's transportation system is integrated, people-oriented, adaptive to environmental conditions, and supports the economy ensuring that people and goods can travel safely and reliability to any destination.

TMS Goals:

- Adaptive and efficient
- Safe and inclusive
- Connected and integrated
- Sustainable and health

Preliminary Recommendations:

Land Use integration:

- Integrate land use and transportation planning,
- Utilize transportation demand management and implement strategies,
- Align existing and future plans and strategies with the TMS.

Transit:

- Support the implementation of the SkyTrain, 200 Street BRT, Highway 1 widening and other major transit projects to help accommodate frequent transit and a multi-modal transportation network.
- Work with TransLink to increase local service coverage and Frequent Transit Networks connecting to SkyTrain and BRT services.
- Enhance access to transit stops and exchanges, and amenities including bus shelters, benches, real time bus information, etc.

Walking and Accessibility:

- Expand and enhance the pedestrian network connecting people to community destinations.

C. DELEGATIONS AND PRESENTATIONS

- Enhance accessibility and safety by creating new accessible crossings, improving existing crossings, and implementing the recommendations in the Road Safety Strategy.
- Encourage walking by adding more wayfinding supporting programs like safe school travel.

Cycling and Micromobility:

- Create a complete and connected cycling/ micromobility network.
- With service providers to introduce shared micromobility services, such as e-scooters and/or e-bikes.
- Encourage cycling and micromobility by supporting user education & enforcement and promoting programs and events like Go By Bike Week.

Driving and Goods Movement:

- Improve the street network to accommodate essential motor vehicle travel.
- Support safe goods movement by updating truck routes, working with agencies to improve rail crossings, and exploring smaller delivery vehicles in urban areas.
- Support “electric” travel and new mobility by expanding EV charging (for new developments and community facilities) and supporting options like car shares.

Safety:

- As part of the TMS, the Township is developing a Road Safety Strategy using the Vision Zero approach.
- After reviewing collision data, community feedback, and best practices, six focus areas were integrated into the TMS.

Discussion ensued and the following comments were provided:

- Concern about transport truck traffic on non-designated routes. Increased signage and enforcement are suggested. Recent bylaw enforcement efforts by the Township have already made a noticeable difference.
- Agricultural equipment traveling at slow speeds may cause traffic back-ups. Proposed solutions include creating pull-out bays for temporary stops, road widening, or adding a passing lane.
- Recommendation was made that areas prone to flooding should be considered during road planning.
- Road safety remains a concern when driving oversized farm equipment.
- Safety concerns were raised over the intersection of Rawlison Crescent and 232 Street. Recommendations included a traffic signal and a potential left-turn lane.

D. REPORTS

1. Co-Chair Reports

J. Caldarella attended the Township's Transportation and Mobility Strategy-Community Organization Roundtable Meeting #2.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Agricultural Profile

The Township is updating its Agricultural Profile and is seeking feedback on what content should be included. Agricultural Advisory Committee members are encouraged to review the Agricultural Profiles of neighbouring municipalities and bring suggestions to next month's meeting regarding relevant statistics and information that should be included in the Township's Profile.

2. Farm Tour

M. Gunn provided an update on the upcoming Farm Tour scheduled for June 24. There are currently 26 participants registered, members are encouraged to RSVP as soon as possible.

This year's tour is a joint initiative between the Agricultural Advisory Committee and the Heritage Advisory Committee, with the theme "Then, Now, and Into the Future." A. Smith has volunteered to represent the Agricultural Advisory Committee and speak at the event.

The tour will include visits to the following locations:

- Champ Mushroom Farm
- Cedar Rim Nursery
- Bevo Farms
- Milner Valley Cheese

Attendees are reminded to dress appropriately for the weather and wear suitable footwear.

3. Promotion of Agriculture and Agri-Tourism

At the April 28, 2025 Council Meeting, Councillor Pratt introduced a motion regarding potential reforms to the Rural Sign Bylaw:

> *Whereas the Township of Langley Sign Bylaw 2012 No. 4927 includes Part 4 - Signs Permitted in Rural Areas,*

F. WORK PROGRAM

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.

R. Cesaretti, Director of Permits, Licences, and Inspections will attend the next Agricultural Advisory Committee meeting on June 25, 2025 to workshop the Rural Sign Bylaw. The objective is to streamline the bylaw's language to reduce ambiguity and minimize room for interpretation.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith will be delivering a presentation at the June 23, 2025 Council Meeting on behalf of the Farmers' Institute.

The Farmers' Institute Meet and Greet is scheduled for August 11, 2025.

I. NEXT MEETING

Date: Wednesday, June 25, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by B. Venechuk,
Seconded by J. Walker,
That the meeting terminate at 9:00pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

JOINT SCHOOL DISTRICT NO. 35 / MUNICIPAL LIAISON COMMITTEE

Wednesday, June 4, 2025 at 1:30pm
Langley School District
Boardroom

MINUTES

Present:

School District No. 35:
Trustee Sarb Rai (Chair)
Trustee Joel Neufeld
Brian Iseli, Secretary Treasurer
Mal Gill, Superintendent
Trustee Candy Ashdown (guest)
Trustee Charlie Fox (guest)

Township of Langley:
Councillor Steve Ferguson
Councillor Tim Baillie
Jason Winslade, General Manager, Municipal Administration

Absent:
Chan Kooner, Chief Administrative Officer

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

Joint School District No. 35 Municipal Liaison Committee
June 4, 2025

Moved by **Councillor Tim Baillie**
Seconded by **Councillor Steve Ferguson**
That the Joint School District No. 35 Municipal Liaison Committee call the meeting to order at 1:31pm, adopt the agenda and receive the agenda items of the June 4, 2025 meeting.
CARRIED

The Chair began the meeting with the introduction stating:
"I would like to acknowledge that the Langley School District is located on the traditional, ancestral and unceded territories of the Matsqui, Kwantlen, Katzie and Semiahmoo First Nations. We gather here tonight in an understanding of the importance of yaːy̓əstəl̓ (***y-eye yes tel***) /sqʼeqʼo yoyes (***sckecka y-eyes***) (working together) and nə́c̓ɑʔmat (***not sa mot***) /lets'emó:t (***let sa mot***) **(uniting** ourselves with one mind, one heart) to ensure that we support and inspire all learners to reach their full potential."

B. ADOPTION OF MINUTES

Joint School District No. 35 Municipal Liaison Committee
January 22, 2025

Moved by **Councillor Steve Ferguson**
Seconded by **Councillor Tim Baillie**
That the Joint School District No. 35 Municipal Liaison Committee adopt the Minutes of the January 22, 2025 Meeting, as circulated.

CARRIED

C. ITEMS FOR DISCUSSION

1. Traffic Signaling on 16th at 256th and 224th. Also at 238th onto 56th. -SD

   These intersections have been an ongoing concern for the School District.

   Jason Winslade stated that for all three of these intersections, there will be more information forwarded to everyone prior to the next meeting.

2. Approved SD35 Motion on Willoughby Elementary – SD

   At the Regular Board Meeting on May 27, an approved motion regarding Willoughby Elementary was approved to be released from the In Camera Meeting. Mal Gill provided an overview of the meetings held between TOL and SD staff.

   TOL staff has received the motion and it will be released to Council in the near future. Jason Winslade will let Superintendent Gill know if this will be on the agenda for the upcoming TOL Council Meeting.

   TOL staff are awaiting direction. Chan Kooner will reach out to School District staff with an update.

3. 2026-2027 5-Year Capital Plan discussion – SD

   Trustee Neufeld opened discussion on the 5-year capital plan.

   Brian Iseli provided information on the process and timelines with the Ministry as well as the financial impact on the District and how projections are used in order to plan. Information on the District's $1.5 million operating budget deficit was shared.

4. Intersection at 40th and 204th - SD

   An email regarding this intersection was received and shared by Trustee Joel Neufeld.

   Mal Gill shared that crossing guards are only in places where there are crosswalks that are not directly connected to school property. Typically crosswalks that are connected directly to schools are monitored by EAs.

   Jason Winslade noted that TOL has done some work in this area with adding curbs and signage. This may be something that TOL will be looking at again in the future. Jason Winslade will forward to this Committee information on the amount of money that has been spent on this intersection and surrounding safety improvements for students.

D. NEXT MEETING

October 8, 2025 at 1:30pm at School District.

E. ADJOURNMENT

Moved by Councillor Steve Ferguson
Seconded by Councillor Tim Baille
That the Joint School District No. 35 Municipal Liaison Committee meeting be adjourned at 2:12pm.
CARRIED

CERTIFIED TRUE AND CORRECT:

_____ Co-Chair

_____ Co-Chair

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MAY 26, 2025
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	10-31-0170
SUBJECT:	BELMONT SCHOOL OAK TREES		

On April 28, 2025, Herb Jamieson, representing the Reunion Townhomes Strata Council (21858 - 47B Avenue), appeared before Council to discuss the care and maintenance of the Belmont School Oak Trees in Murrayville.

Council passed the following motion in response:

> *"That the delegation from Herb Jamieson, Reunion Townhomes, be referred to staff for a report."*

Background:

In 2018, Lanstone Homes advanced development application (ToL Project No. 10-31-0170) to:

- amend the Murrayville Community Plan from "School" to "Multi Family One"
- enter into a Heritage Revitalization Agreement to relocate, restore, rehabilitate and protect the historic portion of the Murrayville Elementary School
- rezone 1.98 ha (4.9 ac) of land located at 21812 - 48 Avenue from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-120
- issue a Heritage Alteration Permit to facilitate the development of 54 residential units (Attachment A: Report to Council (without attachments))

Final reading of the bylaws and issuance of the Heritage Alteration Permit was granted on April 1, 2019.

The 10 Belmont School Oak Trees were identified early in the application process for their heritage value. As part of the site design and tree management plan, the buildings were sited to support the long-term viability of the trees.

As shown on the attached tree survey (Attachment B), the 10 Belmont School Oak Trees are located on the Reunion Townhome lot and not the 48 Avenue road dedication.

Heritage Protection:

As part of the application, formal heritage protection was secured for the Belmont School Oak Trees in the form of:

- an amendment to the Murrayville Community Plan Amendment Bylaw 2018 No. 5351 to designate the Belmont School Oak Trees as scheduled heritage property within the Murrayville Heritage Conservation Area

- inclusion of the Belmont School Oak Trees in the Township's Community Heritage Register entry for the Belmont Superior School / Murrayville Elementary School as a character-defining element
- a restrictive covenant (Attachment C) requiring the protection, preservation and maintenance of the Belmont School Oak Trees in accordance with the long term maintenance plan

Maintenance:

As part of the development application, a restrictive covenant was registered on title defining a long-term maintenance plan for the Belmont School Oak Trees by the owners of the property. The purpose of this plan was to clearly outline the expectations for maintenance and eventual replacement of the Belmont School Oak Trees by the owners of the land. The restrictive covenant was registered on title as a condition of final reading (Attachment C).

Although currently available for buildings, Policy 07-161 Heritage Building Incentive Program does not currently provide for the Township's heritage maintenance cost-share funding to be allocated for landscape features.

ATTACHMENT A	Report to Council (without attachments)
ATTACHMENT B	Tree Survey
ATTACHMENT C	Restrictive Covenant registered on Title

Township of Langley
Est. 1873

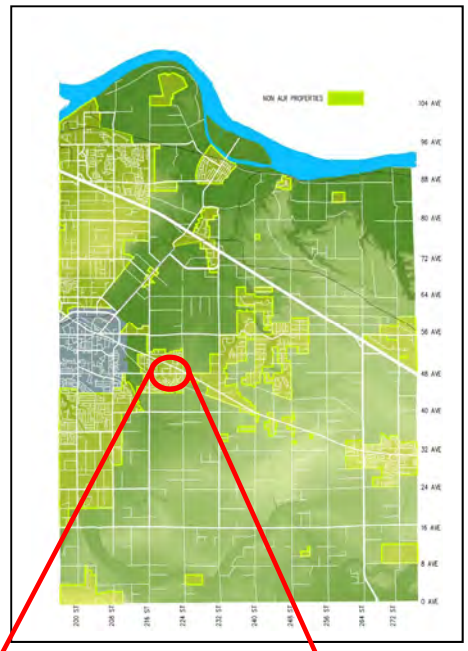
ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 11, 2018 - REGULAR EVENING MEETING	**REPORT:**	18-76
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-31-0170
SUBJECT:	MURRAYVILLE COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100148 AND HERITAGE ALTERATION PERMIT APPLICATION NO. 100893 (LANSTONE HOMES (MURRAYVILLE) / 21812 – 48 AVENUE)		

PROPOSAL:

Application to amend the Murrayville Community Plan from "School" to "Multi Family One"; enter into a Heritage Revitalization Agreement to relocate, restore, rehabilitate and protect the historic portion of the Murrayville Elementary School; rezone 1.98 ha (4.9 ac) of land located at 21812 - 48 Avenue from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-120; and to issue a Heritage Alteration Permit to facilitate the development of 54 residential units.





RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5351, 5352 and 5353, subject to completion of nine (9) development prerequisites and issuance of Heritage Alteration Permit No. 100893, subject to five (5) conditions noting six (6) building permit conditions, and authorize staff to schedule the required Public Hearing.

RATIONALE:

The proposed Murrayville Community Plan Amendment, Heritage Revitalization Agreement, Rezoning, and Heritage Alteration Permit are consistent with the overall goals and objectives of the Murrayville Community Plan, and comply with the Murrayville Heritage Conservation Area policies and requirements as outlined in the Murrayville Community Plan. In addition, the applicant is proposing community amenities in support of the proposed use change.

RECOMMENDATIONS:

That Council give first and second reading to:

1. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Lanstone Homes (Murrayville) Ltd.) Bylaw 2018 No. 5351 to change the designation of 1.98 hectares (4.90 acres) of land located at the 21812 – 48 Avenue from "School" to "Multi Family One" and to schedule the Murrayville Elementary School and Belmont School oak trees as protected heritage property within the Murrayville Heritage Conservation Area;
2. Heritage Revitalization Agreement Authorization (Murrayville Elementary School) Bylaw 2018 No. 5352 to relocate, restore and rehabilitate the historic portion of the Murrayville Elementary School located at 21812 - 48 Avenue for six residential units; and
3. Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Homes (Murrayville) Ltd.) Bylaw 2018 No. 5353 to rezone the subject lands, from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-120;

to facilitate a 54 unit residential development, subject to the following prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including onsite detention, in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of final off-site servicing landscape design drawings including street trees, sidewalk and pedestrian walkway materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Registration of restrictive covenants acceptable to the Township:
    a. Defining a long term maintenance plan for retention of the Belmont School oak trees;
    b. Prohibiting access from the site to 48 Avenue except for emergency vehicles;
    c. Identifying the three (3) townhouse units required to be built with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    d. Identifying the three (3) surface parking spaces assigned only to the Adaptable Housing Units;
    e. Prohibiting reliance on off-site parking;
    f. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces) and along the entrance driveway;
    g. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
6. Registration of a statutory right of way securing public access over the pedestrian connections with maintenance the responsibility of the strata to the acceptance of the Township;

7. Security of access to the site via Denny Ross Park to the acceptance of the Township;
8. Provision of the following Community Amenity Contributions to the acceptance of the Township:
    a. Design and construction of a heritage interpretation plaza including signage, seating and resurfacing of Old Yale Lane;
    b. Security and construction of the public pedestrian connections across the site; and,
    c. Security for the design and construction of an approximately 30 stall parking lot for Denny Ross Memorial Park (design process to include a public consultation component), to the acceptance of the General Manager of Engineering and Community Development; and,
9. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Lanstone Homes (Murrayville) Ltd.) Bylaw 2018 No. 5351 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize issuance of Heritage Alteration Permit No. 100893 at the time of final reading of Bylaws No. 5351, 5352 and 5353, subject to the following conditions:

a. Building plans being in compliance with Schedules "A" through "X" including demolition of those portions of the Murrayville Elementary school campus not included in Heritage Revitalization Agreement Bylaw No. 5352;
b. Landscape plans being in substantial compliance with Schedules "Y" through "AC" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
c. All signage being in compliance with Schedule "X", the Township's Sign Bylaw and the Murrayville Heritage Conservation Area Design Guidelines;
d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
e. All refuse areas not contained within a double car garage to be located in an enclosure and screened to the acceptance of the Township in substantial compliance with Schedule "X";

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. Issuance of Demolition permits for those portions of the Murrayville Elementary School campus not included in the Heritage Revitalization Agreement Bylaw No. 5352.
b. Payment of supplemental Heritage Alteration Permit application fees, Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;
c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

e. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;

f. Registration of a restrictive covenant requiring onsite detention; and further

That Council authorize staff to schedule the required public hearing for the Community Plan Amendment, the Heritage Revitalization Agreement, and Rezoning Bylaws in conjunction with the hearing proposed for Heritage Alteration Permit No. 100893.

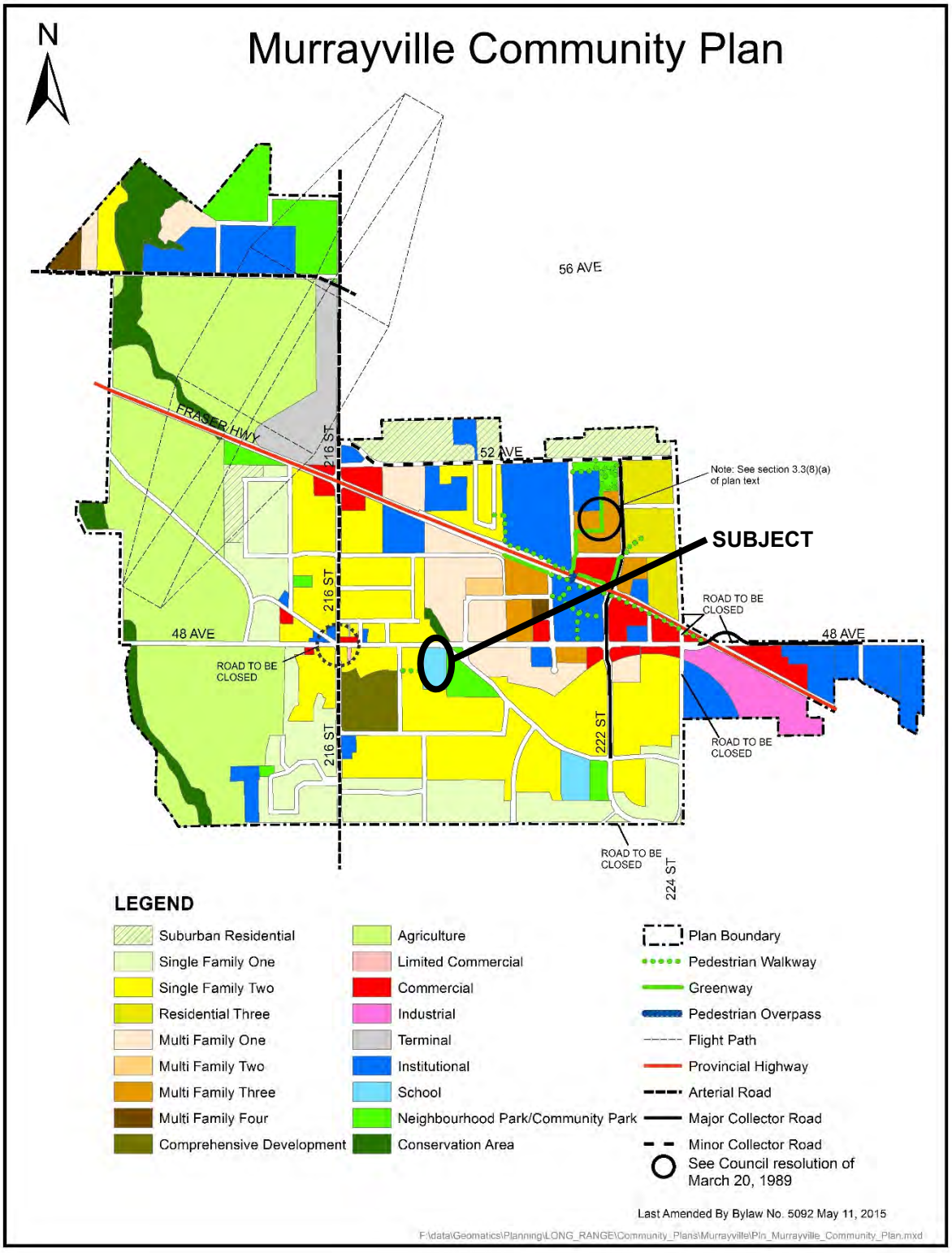
EXECUTIVE SUMMARY:

Lanstone Homes (Murrayville) Ltd. proposes to redevelop the 1.98 ha (4.90 ac) Murrayville Elementary School site at 21812 – 48 Avenue for multi-family residential use. The development proposal is comprised of 6 units in the historic portion of the Murrayville Elementary School to be retained and 48 townhouses on the remainder of the site.

The application includes amending the Murrayville Community Plan land use designation for the site from “School” to “Multi Family One” and to schedule the Murrayville Elementary School and Belmont School oak trees as protected heritage property within the Murrayville Heritage Conservation Area. An accompanying Heritage Revitalization Agreement provides for the on-site relocation, restoration, rehabilitation, continued protection, and use of the historic portion of the Murrayville Elementary School for residential use. The Rezoning bylaw proposes to rezone the lands from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-120. A Heritage Alteration Permit for the site is being processed in conjunction with this application to provide Council the opportunity to review the form, character and siting of the proposed development located in the Murrayville Heritage Conservation Area. Staff recommend that the Murrayville Community Plan amendment, Heritage Revitalization Agreement, Rezoning and Heritage Alteration Permit applications be considered subject to the development prerequisites listed in this report being satisfied prior to Council’s consideration of final reading.

PURPOSE:

This report is to advise and make recommendations with respect to Murrayville Community Plan Amendment Bylaw 2018 No. 5351, Heritage Revitalization Agreement Bylaw 2018 No. 5352, Rezoning Bylaw 2018 No. 5353 and Heritage Alteration Permit No. 100893.


N
Murrayville Community Plan
56 AVE
FRASER HWY
216 ST
52 AVE
Note: See section 3.3(8)(a) of plan text
SUBJECT
ROAD TO BE CLOSED
48 AVE
48 AVE
ROAD TO BE CLOSED
216 ST
222 ST
ROAD TO BE CLOSED
216 ST
ROAD TO BE CLOSED
224 ST
LEGEND
Suburban Residential
Single Family One
Single Family Two
Residential Three
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Comprehensive Development
Agriculture
Limited Commercial
Commercial
Industrial
Terminal
Institutional
School
Neighbourhood Park/Community Park
Conservation Area
Plan Boundary
Pedestrian Walkway
Greenway
Pedestrian Overpass
Flight Path
Provincial Highway
Arterial Road
Major Collector Road
Minor Collector Road
See Council resolution of March 20, 1989
Last Amended By Bylaw No. 5092 May 11, 2015
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Murrayville\Pln_Murrayville_Community_Plan.mxd



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERING – SUBMITTED BY APPLICANT



48 AVENUE STREETSCAPE – SUBMITTED BY APPLICANT



VIEW OF THE EAST SIDE OF THE SITE FROM DENNY ROSS MEMORIAL PARK – SUBMITTED BY APPLICANT



VIEW OF THE WEST SIDE OF THE SITE – SUBMITTED BY THE APPLICANT

ADDITIONAL INFORMATION:

REFERENCE:

Owner:	Lanstone Homes (Murrayville) Ltd. PO Box 917 Stn. Fort Langley Langley, BC V1M 2S3
Agent:	Focus Architecture Inc. 109 – 1528 McCallum Road Abbotsford, BC V2S 8A3
Legal Description:	Parcel A Section 31 Township 10 New Westminster District Plan 88339
Location:	21812 – 48 Avenue
Area:	1.98 ha (4.90 ac)
Murrayville Community Plan: (existing)	School
Murrayville Community Plan: (proposed)	Multi Family One
Existing Zoning:	Civic Institutional Zone P-1
Proposed Zoning:	Comprehensive Development Zone CD-120

BACKGROUND/HISTORY:

The Murrayville Elementary School is a significant heritage resource that represents the expansion and settlement period of the Fraser Valley during the early part of the twentieth century. Initially built under the name of the Belmont Superior School, it is valued for its association with the development of Murrayville as one of the earliest communities in the Township of Langley, and as one of the early remaining historic structures in the area. It also demonstrates the growth of the Murrayville community and the rapid development of the local educational system at the beginning of the twentieth century.

The school began as a two-room schoolhouse built in 1911 that promptly expanded to four-rooms following an addition in 1913. Opened to serve all grade levels, the school was renamed Murrayville Elementary after high school classes were moved to a new location in 1922. Later additions were made to the school during the 1960s and 1970s, and again in 1992, and by the time it was decommissioned in 2004, the school had grown to nine classrooms, a gym, library, two kindergarten rooms, two special education rooms and a computer room.

Although the size and footprint of the school expanded considerably over the century that it served the Murrayville community, the original 1911-1913 schoolhouse, distinct in its form, massing and orientation to 48 Avenue, remained the principal face and identity of the school. Both the school and the visually prominent Belmont School oak trees planted along 48 Avenue after the school was constructed, and which add significant character to 48 Avenue today, were identified for their heritage value by the municipality in the Township's first heritage inventory published in 1993.

At the time the Murrayville Heritage Conservation Area was established by Council in 2010, the school's future was still under consideration. In 2016, the school lands were declared surplus to the Langley School District's requirements in the area, and offered for purchase through a Request for Expressions of Interest. Lanstone Homes (Murrayville) Ltd. was the successful applicant.

Two key objectives of the Murrayville Heritage Conservation Area are to promote preservation, restoration and rehabilitation of heritage buildings within the area boundaries, and accommodate infill development that is both consistent with existing heritage buildings and enhances the heritage character of the area. In accordance with these objectives, Lanstone Homes (Murrayville) Ltd. is proposing to amend the Murrayville Community Plan and rezone the site to allow for a residential development that conserves the historic schoolhouse and the Belmont School oak trees as a legacy to the historical development of the Murrayville community.

Further background on the history of Murrayville and a statement of significance for the school is provided in the Murrayville Elementary School Conservation Plan, attached as Schedule A1 to proposed Murrayville Elementary School Heritage Revitalization Agreement Authorization Bylaw 2018 No. 5352, included with this report.

DISCUSSION/ANALYSIS:

The subject site consists of a 1.98 ha (4.90 ac) lot located at 21812 – 48 Avenue in Murrayville. The site is currently occupied by the decommissioned Murrayville Elementary School buildings, which are vacant although periodically in use for filming and RCMP training purposes. South of the school buildings are a playing field and pedestrian connections to 217B Street and 218A Street.

Consistent with the Township's ongoing partnership with School District 35 regarding joint usage of elementary school and neighbourhood park sites, historically Denny Ross Memorial Park users have used the Murrayville Elementary School parking lot for parking. With redevelopment of the site, it is proposed that these parking stalls be accommodated directly on the parklands. Accordingly, a development prerequisite has been included to provide for the location, design and construction of an approximately 30-stall parking lot inclusive of a public consultation process to the acceptance of the Township.

The Murrayville Community Plan designates the site for "School" uses and includes the site in the Murrayville Heritage Conservation Area. There are two (2) features of heritage interest located on the site:

- the original Murrayville Elementary School Building, and
- the Belmont School oak trees.

The proposal accommodates both heritage features in the site design.

The site is currently zoned Civic Institutional Zone P-1. The proponent has applied to change the land use designation in the Murrayville Community Plan for the site from "School" to "Multi Family One" and to rezone the site from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-120. The project includes a Heritage Revitalization Agreement for the relocation, restoration and adaptive reuse of the Murrayville Elementary School Building with associated amendments to the Murrayville Community Plan. A Heritage Alteration Permit is also included in the project. The proposal facilitates development of six (6) residential units in the historic school building and 48 townhouse units on the remainder of the site.

Surrounding land uses include:

North:	48 Avenue, beyond which are single family residential properties zoned Suburban Residential Zone SR-1 and designated Single Family Two in the Murrayville Community Plan. Northeast of the site is an established townhouse development (Waterford Ridge) containing 54 units, zoned Multiple Family Residential Zone RM-1 and designated Multi Family One in the Murrayville Community Plan.
East:	Denny Ross Memorial Park, consisting of a heritage precinct, play fields, a tot lot, trails and tennis courts. The heritage precinct includes two scheduled heritage properties: the Robert and Mary Harrower Residence and the Lamb/Stirling Residence. These properties are currently owned by the Township and managed by the Langley Heritage Society. Denny Ross Memorial Park is zoned Suburban Residential Zone SR-1 and designated Neighbourhood Park/Community Park in the Murrayville Community Plan.
South:	An established single family subdivision of approximately 650 m^2 (7,000 ft^2) sized lots zoned Residential Zone R-1D and designated Single Family Two in the Murrayville Community Plan.
West:	Two (2) properties with single family houses, 0.35 ha (0.88 ac) in size, zoned Suburban Residential Zone SR-1; two (2) properties with single-family houses, 650 m^2 (7,000 ft^2) and 2,322 m^2 (25,000 ft^2) in size, zoned Residential Zone R-1D; and single family residential properties fronting 47B Avenue, including the historic P.Y. Porter Residence, a scheduled heritage property, ranging in size from 465 m^2 (5,005 ft^2) to 760 m^2 (8180 ft^2), zoned Residential Zone R-1B. All properties west of the subject site are designated Single Family Two in the Murrayville Community Plan.

Murrayville Community Plan Amendment:

The subject site is currently designated “School” in the Murrayville Community Plan. Murrayville Community Plan Amendment Bylaw 2018 No. 5351 proposes to change the designation of the site to “Multi Family One”. The “Multi Family One” land use designation provides for a maximum permitted density of 44 units per hectare (18 units per acre). The density proposed is 27 units per hectare (11 units per acre) within the range permitted by the land use designation. The specific density proposed for the site is included in the amendment to the Murrayville Community Plan as a site-specific limitation. Rezoning Bylaw 2018 No. 5353 also limits the overall density on the subject site to the proposed 48 townhouse units plus six (6) residential units within the heritage building.

Consistent with the objectives for the Murrayville Heritage Conservation Area, Murrayville Community Plan Amendment Bylaw 2018 No. 5351 designates the historic portion of the Murrayville Elementary School (built in 1911-1913) and the Belmont School oak trees as scheduled heritage property within the Murrayville Heritage Conservation Area by adding these items to Appendix B “Scheduled Heritage Properties” and Map 4 of the Murrayville Community Plan.

The applicant has provided the following rationale (Attachment C) in support of the proposed amendment:

> *"The subject site is currently designated "School" in the Murrayville Community Plan, but has not operated as a school for many years. The Langley school district has no intention of re-constructing a school in this location, so the land use designation must change to accommodate re-development. The site is located adjacent to Denny Ross Memorial Park, which contains an existing playground and sports fields. Generally planning principles support higher densities on major roads (such as 48 Ave) and adjacent to community facilities (such as parks). Multi-Family One is the lowest density multi-family designation available within Murrayville with a maximum density of 18 upa. The proposed density on the site is 11 upa, well below the maximum permissible. The properties immediately east of the subject site on 48 Ave are also designated MF-1, so it is logical to extend this designation to the subject site.*
>
> *To address concerns about compatibility with the single family developments to the south and west, we have:*
> - *Proposed maximum two storey townhouses on the site*
> - *Limited building size to duplex only on the south and west interfaces with single family*
> - *Proposed alternating single storey and storey and a half units on the south and west. This results in less building height and greater privacy to existing residents than a single family development on the subject site would generate (where all units would be two storey).*
>
> *The current school site has a number of existing pathways to provide connectivity from surrounding neighbourhoods to the Denny Ross Park and 48 Ave. We are proposing to preserve these connections by:*
> - *Providing a north/south pedestrian connection from 218A street cul-de-sac north to 48 Ave*
> - *Providing an east/west connection from the future extension of Monahan Court to Denny Ross Park*
> - *Providing a north/south connection from 217B cul-de-sac to the east/west path to the park*
>
> *These paths will be 2m wide concrete walkways in a 4m landscaped corridor with a registered SRW for public pedestrian passage. The paths provide benefit to the community by providing alternate pedestrian means of accessing the park and 48 Ave.*
>
> *A portion of the school parking lot has been informally used by residents as parking for Denny Ross park for several years. To offset this loss of parking, the developer is proposing to fund the construction of a new parking lot containing approximately 30 cars. The location and final design of the parking lot is currently under review by the Township of Langley staff. Additional public parking in this area will provide benefit to the community.*

The proposal retains two significant community resources, the historic Murrayville Elementary School, and a series of heritage oak trees on 48 Avenue in front of the school. The school will be re-located to a more prominent location on the site in the northeast corner (adjacent to a small precinct of heritage homes), and will be re-purposed to accommodate six residential units. The development will include the construction of a "heritage plaza" at 48 Ave and Old Yale. This will replace the unsightly concrete barriers that are currently in this location, providing a more pleasant pedestrian experience, and provide an interpretive opportunity for the community to learn about the heritage buildings on this corner. The retention of the school and heritage oaks are significant community resources that provide benefit to the community.

The development proposal includes the following amenities as components of the contribution to the local community in support of the change of use from institutional to residential:

- Retention and adaptive reuse of the Murrayville Elementary School as six (6) residential units;
- Retention of the Belmont School oak trees;
- Provision of an interpretive heritage plaza at the northeast corner of the site at the intersection of 48 Avenue and Old Yale Lane with seating and signage that addresses the history of the area, and includes the resurfacing of Old Yale Lane;
- Provision of an approximately 30 stall parking lot for Denny Ross Park; and
- Provision of public pedestrian connections across the site in excess of the pedestrian connections required in the Murrayville Community Plan.

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments (Attachment D). Staff recommends that Council consider the consultation complete consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

The Council Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste Management Plans as the plans anticipate development in the Murrayville Community Plan.

In accordance with the Developer Held Public Information Meeting (PIM) Policy, the applicant held a PIM on November 22, 2017 from noon to 8:00 pm at the Murrayville School building. According to the applicant's summary of the PIM, 223 people signed in at the PIM, 34 people provided written comments to the developer at the PIM and 36 comment forms were received following the PIM. The applicant's summary of the PIM is included as Attachment E to this report. A key comment raised at the PIM related to the provision of a parking lot for Denny Ross Park, which is addressed as a condition of the application to be satisfied prior to final reading.

Heritage Revitalization Agreement:

Heritage Revitalization Agreement Authorization Bylaw 2018 No. 5352 authorizes the Township of Langley to enter into a Heritage Revitalization Agreement with Lanstone Homes (Murrayville) Ltd. for the Murrayville Elementary School located at 21812 - 48 Avenue, to relocate, restore, and rehabilitate the historic schoolhouse for residential purposes. The Heritage Revitalization Agreement outlines the duties and obligations of the parties to the agreement with respect to the revitalization of the heritage building, and stipulates the nature and extent of the work to be undertaken. It addresses the timing for the building's relocation and completion, its protection during construction, the process for making future changes, the ongoing maintenance of the building post-construction and the building's change of use.

The Murrayville Elementary School Conservation Plan prepared by Donald Luxton & Associates Inc. submitted by the applicant, and attached to the agreement as Schedule A1, is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*, and lays out the conservation guidelines and recommendations for the school's physical conversion.

The two and one-half storey wood-frame schoolhouse, comprised of two linked rectangular buildings with parallel side-gabled roofs, is proposed to be relocated to the northeast corner of the subject site a short distance from its current location. Once relocated, the building will be renovated to provide for a total of six (6) residential units. The two (2) lower floor units are proposed to contain two (2) bedrooms each and the four (4) two (2) storey units on the main and upper levels are proposed to contain three (3) bedrooms each. Proposed changes to the building include the addition of two shed dormers on each of the north and south sides of the roof following the strict symmetry of the schoolhouse to provide light into the upper level units. Limited glazing is also proposed at each gable end to provide light into the second level bedrooms, but no porches are proposed on this level in order to better retain the existing roof's profile.

Changes that have been made to the schoolhouse over the years that will be reversed as part of the school's rehabilitation include the re-opening and restoration of the hip-roofed front verandah and the restoration of the original tall-banked wood window assemblies that were later replaced by aluminum windows. The front porch balustrades, which were originally two feet in height, will also be replicated and supplemented with a pipe rail or glazing to achieve building code compliance. Exterior wood cladding, consisting of horizontal drop siding, shingle gable ends and dimensional wood trim, will be retained, restored and painted consistent with the proposed exterior colour palette based on historic precedent.

The school's historical elevation on a basement approximate to grade, provides for a discreet adaptation at the rear of the building for partially in ground structured resident parking. Large private outdoor patio areas are also provided for each unit at the lower and main levels at the front and rear of the building for resident use.

The Conservation Plan and architectural plans submitted by the applicant, which includes a re-location plan, site plan, building plans and details, exterior colour schedule and a landscape plan are attached to the agreement as Schedules A2 – A18, and provide a more detailed description of the building's revitalization. As described in these schedules, only minor changes to the exterior are proposed in order to retain the authenticity of the heritage structure, while allowing for its improved functionality as a residential building. Schedules A2 – A18 additionally act as drawings of record in assessing and managing future changes the building.

The Heritage Revitalization Agreement also provides direction for the long-term protection of the Murrayville Elementary School and the ten (10) Belmont School oak trees flanking 48 Avenue through their inclusion as scheduled property under the Murrayville Heritage Conservation Area. These designations are realized through proposed Murrayville Community Plan Amendment Bylaw 2018 No. 5351. The Heritage Revitalization Agreement additionally provides authorization to add the Murrayville Elementary School and the Belmont School oak trees to the Township's Community Heritage Register.

To ensure that future owners are aware of the Heritage Revitalization Agreement, after a bylaw is approved by Council, a notice is registered on the title of the land at the Land Title Office showing the area of the site to which the bylaw applies.

Heritage Alteration Permit:

The subject property is located in the Murrayville Heritage Conservation Area, which provides Council the opportunity to review the form, character and siting of new infill development within the area. The guidelines for new construction in the conservation area outlined in the Murrayville Community Plan, seek to preserve and enhance the historic character of the buildings and elements that comprise historic Murrayville. Accordingly, new construction should be compatible with the existing streetscape and surrounding buildings in form, scale, and character following the recommendations outlined in the Murrayville Heritage Conservation Area Design Guidelines (Attachment B).

Heritage Alteration Permit No. 100893 facilitates the construction of 48 townhouse units as per the site plan and building elevations shown in Attachment A. The historic portion of the Murrayville Elementary School proposed for retention as six (6) residential units is addressed in the Heritage Revitalization Agreement described earlier in this report.

The Heritage Alteration Permit also provides permission to permanently remove the later additions made to the school that are not being retained as part of Heritage Revitalization Agreement Bylaw No. 5352.

The proposed development combines the rehabilitation and restoration of the one and one-half (1.5) storey schoolhouse with low-density townhouses comprised of one (1), one and one-half (1.5) and two (2) storey duplexes and fourplexes. The proposed scale and configuration of the proposed infill is compatible with retaining the school building as the dominant feature on the site, while achieving a respectful transition to adjacent existing residences. One (1) and one and one-half (1.5) storey townhouses define the perimeter of the site adjacent to single family areas to the west and south, and Denny Ross Park to the east.

To reflect the 7.5m rear yard setback permitted in the adjacent Residential R-1B and R-1D, and Suburban Residential SR-1 zoning, 7.5m rear yard setbacks to the main part of the building and five (5) metres to the covered patios are provided between the proposed townhouses and the property line to the west and south. Two (2) storey duplexes and fourplexes are located primarily in the middle of the site.

Both the two (2) storey townhomes and the school fronting 48 Avenue have been sited south of the drip line of the historic oak tree trunks to reduce the impact on the heritage trees. In addition, the pedestrian connections to 48 Avenue are combined and the landscape design modified to ensure the ongoing survival of the heritage trees. As shown in the landscape plans included in the

Heritage Alteration Permit, decorative fencing is proposed to assist in defining public and private space on and adjacent to the site, providing privacy between the townhomes, and in delineating backyards. Trellises are used in combination with projecting roofs and entrance bollards to identify the front doors for the individual townhouse units.

According to the architect's design rationale:

> *"…Aside from the school rehabilitation referenced above, Sections 1.3.4, 1.4, and Section 2 of the Guidelines apply and have been adhered to. Per Section 1.3.4, the design of the townhouse units "attempt to blend harmoniously with the historic elements of the area" but without directly copying the school building or competing with its significance. The townhouse units utilize simple massing, pitched gable roofs, predominantly double-hung windows, simple materials (primarily horizontal cement board siding with shingle and board and batten accents where appropriate. Colours have been selected to complement the school building, but not to distract from it. Additionally, the building forms, details, and colours will blend harmoniously with surrounding single family development. On 48 Avenue, each duplex building has been designed with vertical articulation to appear like two single family houses.*

Overall, the project provides varied options for residential living. All of the townhouse units are proposed with master bedroom suites on the ground floor. The proposed units range in size from two (2) to four (4) bedrooms as summarized below:

	Number of Units	**Size of Units**
Two (2) bedroom and two (2) bedroom plus den	10	124 m^2 – 220 m^2 (1,329 ft^2 – 2,371 ft^2)
Three (3) bedroom and three (3) bedroom plus den	4	183 m^2 – 191 m^2 (1,964 ft^2 – 2,053 ft^2)
Four (4) bedroom and four (4) bedroom plus den	40	237 m^2 – 278 m^2 (2,551 ft^2 – 2,908 ft^2)
Total	54	

The form and character of the townhomes seek an integrated appearance with the historic school without replicating its appearance. This is achieved through their overall scale, massing and use of cross-gabled and hipped rooflines at similar pitches to the school, window profiles, and exterior wood and wood replicate claddings reflective of both the school and area as a whole. The colour palette for the townhouses was also selected to compliment, but not repeat the colour palette for the school. The colour and material palette varies across the site to provide individual identity for buildings within the development.

Heritage Review:

The Heritage Advisory Committee endorsed the final draft of the statement of significance and proposed conservation plan for the Murrayville Elementary School building on November 2, 2017. On November 14, 2017, the Murrayville Heritage Review Panel met to provide comment on the overall development. The panel expressed support for the school's retention and integration within the proposed residential development, the proposed long-term protection for the Murrayville Elementary School and Belmont School oak trees, and the form and character of the residential infill as being compatible with the design guidelines for the area. On December 6, 2017, the Heritage Advisory Committee supported the comments of the panel for this project.

Proposed Zoning:

The subject site is currently zoned Civic Institutional Zone P-1. Bylaw 2018 No. 5351 proposes to create a site-specific Comprehensive Development CD-120 zone to accommodate the proposed development. The proposed CD-120 zone will permit the townhouses and residential units in the heritage building on the site to be rezoned. The proposed development complies with the provisions of the site's proposed CD-120 zoning with respect to siting, site coverage, parking, height, use and density.

Adaptable Housing:

In accordance with Section 3.1.9 and Schedule 2 of the Township of Langley Official Community Plan, a minimum of 5% (3 units) of the proposed residential units are required to be provided with adaptable design features. The applicant is proposing to provide three (3) townhouse units with adaptable design features as per Schedule 2 of the Township of Langley Official Community Plan. The adaptable design features require the provision of a wider parking stall (3.7m) per adaptable housing unit. In this case, the proposed adaptable units are provided two parking spaces in a double car garage and one outside surface parking space allowing for the future conversion of the double car garage to an adaptable parking space. The adaptable units, and associated surface parking, will be secured by restrictive covenant prior to final reading of the rezoning bylaw.

Access and Parking:

The subject site fronts 48 Avenue near the crest of the hill. Consequently, and for safety reasons, access to the site is proposed via the existing driveway from Old Yale Road consistent with historic access to the site. When the site was a joint neighbourhood park and elementary school site, this access served as the exit from the school site; however, it was never formally secured. Accordingly, a condition of the rezoning includes security of access to the subject site over the proposed driveway to the acceptance of the Township. An emergency access is provided to 48 Avenue. As a condition of the application, the applicant is required to register a restrictive covenant prohibiting parking on the internal roadways other than in those areas clearly identified as parking spaces, in addition to prohibiting garages in the townhouse units from being developed for purposes other than the parking of vehicles. In addition, restrictive covenants prohibiting access to the site from 48 Avenue, and prohibiting reliance on street parking are required.

The Township's Zoning Bylaw requires a total of 119 parking spaces for the development (including visitor parking). The proposal includes 130 parking spaces for the development in excess of Zoning Bylaw requirements. Staff notes that the applicant has also increased the size of the garages over the minimum size required in the Zoning Bylaw to accommodate garbage, recycling and green waste bins.

	Parking Spaces Required	**Parking Spaces Provided**
Heritage Building Resident Parking Spaces	12	12
Townhouse Resident Parking Spaces	96	99 (96 of which are in double car garages and 3 of which are surface parking spaces assigned to the adaptable units)
Visitor Parking Spaces	11	19
Total	**119**	**130**

Landscaping:

The landscape design (Attachment A - Schedules Y - AC) proposes extensive plantings of evergreen and deciduous trees, shrubs and groundcovers throughout the site to enhance the development and provide separation between public and private space.

As indicated in the Murrayville Community Plan, a pedestrian walkway is required connecting Denny Ross Memorial Park across the subject site to 217A Street. To maintain the existing pedestrian connections through the subject site, the proposal includes a north-south pedestrian connection from the north end of 217B Street to an east-west connection from Denny Ross Park. The east/west connection is designed to allow for future extension of the pedestrian connection to 217A Street. A pedestrian connection running north/south along the eastern edge of the property adjacent to the school will afford pedestrians closer views of the historic school and the neighbouring heritage buildings in Denny Ross Park and culminates on the proposed interpretive plaza that will address the history of the school and historic residences in the park. The public entrances to the site are marked with a light post consistent with the entry signage proposed for the development.

Rezoning prerequisites include designing and constructing the 2.0 metre wide pedestrian connections and registration of public access rights of way over the pedestrian connections. The maintenance of the pedestrian connections is the responsibility of the strata. An additional prerequisite is the design and construction of the heritage interpretative plaza at the northeast corner of the site as proposed by the applicant.

Age Friendly Amenity Area:

The Township's Zoning Bylaw requires provision of 432 m^2 (4,650 ft^2) of Age Friendly Amenity Area (AFAA) for the development. The landscape architect has incorporated active and passive amenity areas into the landscape plans in a central amenity area just south of the ultimate location of the Murrayville Elementary School. The applicant proposes a total of 509 m^2 (5,479 ft^2) of AFAA, exceeding the Zoning Bylaw requirements. Prior to final reading, the proponent is required to complete and secure a detailed AFAA design to the acceptance of the Township.

Tree Protection/ Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 48 significant trees exist on the subject site including the ten (10) historic Belmont School oak trees. The site design south of the Belmont School oak trees includes siting the proposed buildings outside of the drip line for the trees and providing modified standards for the pedestrian connections and landscaping to ensure the viability of all ten (10) of these trees as part of the site. Additionally, the applicant is retaining one (1) mature Maple tree in the centre of the site and approximately sixteen (16) trees that straddle the boundary of the site with adjacent lots to the west, south and east. As part of the Tree Management Plan, the applicant is required to develop a strategy for limiting disturbance to these trees, including site specific fencing and planting solutions. In total, the applicant proposes to remove twenty-one (21) of the trees located on the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 106 replacement trees are required to be planted on the site. The applicant is proposing to plant 132 trees on the site.

Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township prior to final reading. In addition, the applicant is also required to develop a long-term maintenance plan for the Belmont School oak trees for registration as a restrictive covenant. The purpose of this plan will be to clearly outline the expectations for maintenance and eventual replacement of the Belmont School oak trees. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading of the proposed rezoning bylaw, the applicant is required to enter into a Servicing Agreement to secure works and services including construction of road works, pedestrian walkways, tree replacement, stormwater management plan, including on site detention, and utility upgrades and/or extensions to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township.

School Sites:

The subject site is located within the catchment area for James Hill Elementary School (located approximately 650 metres to the east along Old Yale Road), HD Stafford Middle School (located approximately 2.7 kilometres to the west on 48 Avenue) and Langley Secondary School (located approximately 2.5 kilometres to the northwest). School District No. 35 has provided comments (Attachment D) and anticipates that the site would generate seventeen (17) new students for James Hill Elementary School, seven (7) new students for HD Stafford Middle School, and six (6) new students for Langley Secondary School. Each of the schools noted have sufficient capacity to accommodate the new students generated by the proposal.

Parks:

The nearest neighbourhood parks are Denny Ross Memorial Park (immediately east of the subject site), James Hill Elementary School Park (located approximately 650 metres to the east along Old Yale Road) and Murrayville Outdoor Activity Park (located approximately 650 metres to the east along 48 Avenue. Other parks located in the area are, Arthur Rose (52 Avenue and 223 Street), the Langley Fundamental Elementary School park (50 Avenue and 217B Street) and Porter Park (located at approximately 215 Street and Old Yale Road).

Environmental:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township's Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the subject site.

Transit:

Currently, transit service is provided via Community Shuttle along Old Yale Road east of the subject site.

POLICY CONSIDERATIONS:

The proposed Murrayville Community Plan amendment to change the designation of the site from "School" to "Multi Family One" in conjunction with the proposed Heritage Revitalization Agreement to ensure the long term protection of Murrayville Elementary School and the Belmont School oak trees, and rezoning to Comprehensive Development Zone CD-120 provides for development of a 54 unit residential development comprised of six (6) residential units in the historic structure and forty-eight (48) townhouses on the remainder of the site.

The proposed Heritage Revitalization Agreement complies with the goals of the Township's Sustainability Charter, the objectives of the Official Community Plan and the Murrayville Community Plan, and is wholly consistent with the Township's strategic goal of promoting heritage conservation as a sustainable activity identified in the Township's Heritage Strategy.

In addition, staff is supportive of the development proposal in consideration of the effort made by the applicant to design a site sympathetic to the existing single-family residences to the south and west with regards to proposed building height and setbacks. The applicant's overall community benefit package builds on the heritage resources, pedestrian connections and park facilities in the immediate area of the site.

In staff's opinion, accompanying Heritage Alteration Permit No. 100893 complies with the Heritage Alteration Permit Area "A" Guidelines in the Murrayville Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaws No. 5351, 5352 and 5353 (subject to nine (9) development prerequisites), authorize issuance of the accompanying Heritage Alteration Permit No. 100893 (to be issued at time of final reading of Bylaw No. 5352), and authorize staff to schedule the required public hearing.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMMUNITY DEVELOPMENT DIVISION

Elaine Horricks
HERITAGE PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Heritage Alteration Permit No. 100893 and Schedules 'A' to 'AC'
ATTACHMENT B	Murrayville Community Plan – Appendix A Murrayville Heritage Conservation Area Design Guidelines
ATTACHMENT C	Planning and Design Rationale Provided by Applicant
ATTACHMENT D	School District Comments
ATTACHMENT E	Public Information Meeting Summary Provided by Applicant

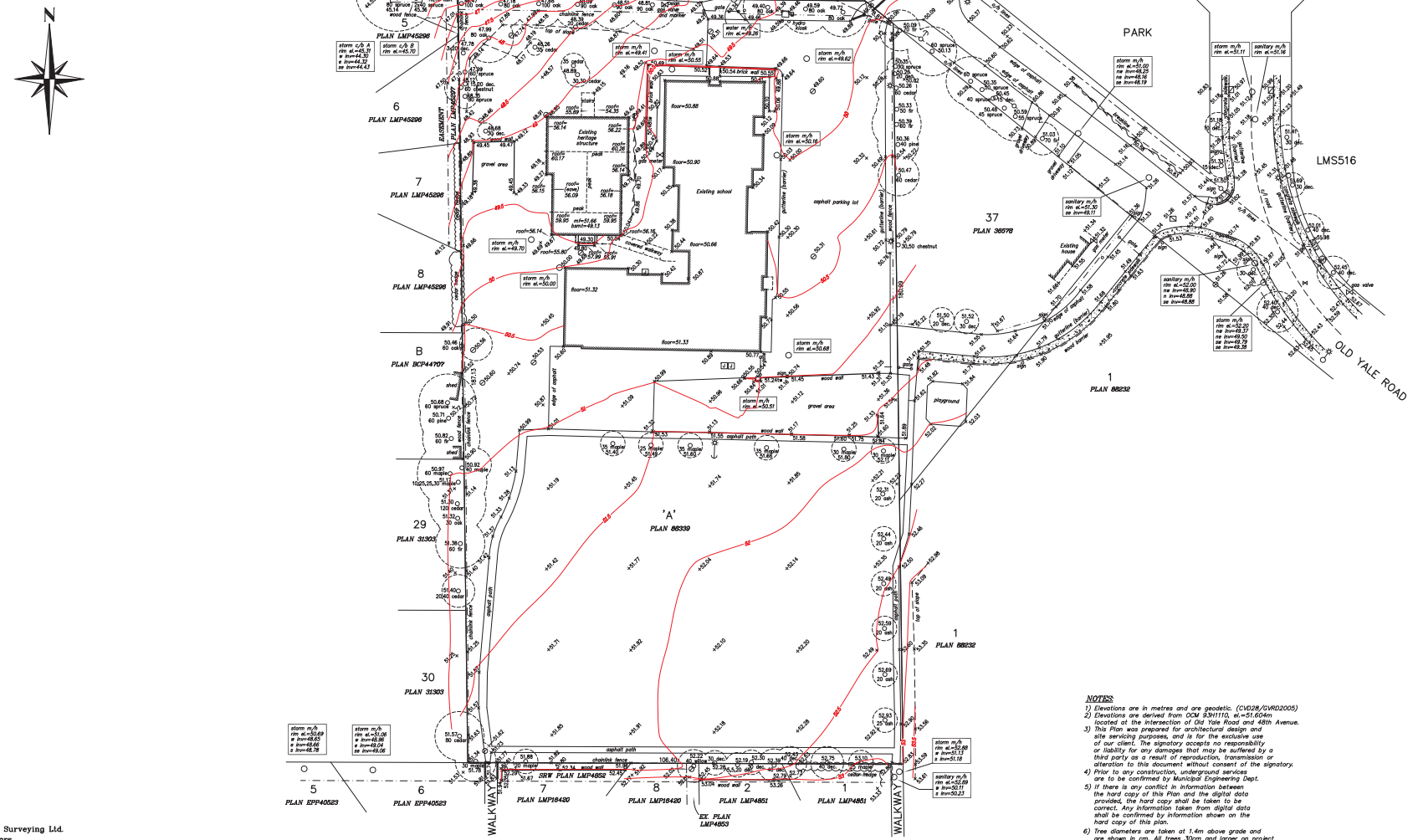
TOPOGRAPHIC AND TREE SURVEY PLAN OF PARCEL A, SECTION 31, TOWNSHIP 10, NEW WESTMINSTER DISTRICT REFERENCE PLAN NWP88339.

SCALE 1:500

10 5 0 10 20 30

All Distances are in Metres.

CIVIC ADDRESS:
21812 48th AVENUE
LANGLEY, B.C.
P.I.D.: 017-221-099



SURVEY LEGEND

- CATCH BASIN – TOP ENTRY
- CATCH BASIN – SIDE ENTRY
- CATCH BASIN – ROUND
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- STREET LIGHT – DAVIT
- STREET LIGHT – POST TOP
- TRAFFIC SIGNAL
- GUY WIRE
- HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- JUNCTION BOX
- HYDRO BOX – INGROUND
- UTILITY BOX – INGROUND
- DRIVEWAY LETDOWN
- SWALE
- DITCH
- BOLLARD

NOTES:

1) Elevations are in metres and are geodetic. (CVD28/CVRD2005)
2) Elevations are derived from OCM 5/H1110, el.=51.604m located at the intersection of Old Yale Road and 48th Avenue.
3) This Plan was prepared for architectural design and site servicing 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 reproduction, transmission or alteration to this document without consent of the signatory.
4) Prior to any construction, underground services are to be confirmed by Municipal Engineering Dept.
5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
6) Tree diameters are taken at 1.4m above grade and are shown in cm. All trees 30cm and larger on project and any trees required by Langley's Tree Preservation By-law are also shown. Tree canopy locations are approximate and root protection zones should be determined by a qualified arborist.

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5530 176 'A' Street
Cloverdale, B.C.
FILE: 13-0357TP

Certified correct, completed the 30th day of August, 2016.

© B.C.L.S.

ATTACHMENT B

O.1

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Apr-30-2019 08:04:59.003

CA7470993 CA7470994

1552494494 PAGE 1 OF 19 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Gregory Peter van Popta 56DPUD

Digitally signed by Gregory Peter van Popta 56DPUD
Date: 2019.04.30 07:54:17 -07'00'

ATTACHMENT C

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

McQuarrie Hunter LLP, Barristers and Solicitors
15th Floor, Central City Tower
Suite 1500, 13450 102nd Ave.
Surrey BC V3T 5X3

Telephone: 604-581-7001
LTO Client Number: 11318
File Number: 170059/ma TOL Project: 10-31-0170
Document: *4.1 RC [Long-term maintenance plan – Belmont School Oak Trees]

Document Fees: $148.32

Deduct LTSA Fees? Yes ☑

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]	[LEGAL DESCRIPTION]
017-221-099	**PARCEL A SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT REFERENCE PLAN NWP88339**

STC? YES ☐

3. NATURE OF INTEREST | CHARGE NO. | ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) ☐ Filed Standard Charge Terms D.F. No. (b) ☑ Express Charge Terms Annexed as Part 2
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

LANSTONE HOMES (MURRAYVILLE) LTD., INC.NO. BC1095999
THE TORONTO-DOMINION BANK

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

20338 – 65TH AVENUE
LANGLEY BRITISH COLUMBIA
V2Y 3J1 CANADA

Incorporation No
n/a

7. ADDITIONAL OR MODIFIED TERMS:
n/a

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	Execution Date Y	M	D	Transferor(s) Signature(s)
Gregory P. van Popta Barrister & Solicitor 15th Floor, Central City Tower Suite 1500, 13450 102nd Ave. Surrey, BC V3T 5X3 604-581-7001	19	03	19	LANSTONE HOMES (MURRAYVILLE) LTD. by its authorized signatory: Lanson Foster

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Officer Signature(s)	Execution Date Y	M	D	Transferor / Borrower / Party Signature(s)
GORDON A. LOVE Barrister & Solicitor Farris, Vaughan, Wills & Murphy LLP 2500 - 700 West Georgia Street Vancouver, BC V7Y 1B3 604-684-9151	19	03	14	THE TORONTO-DOMINION BANK by its authorized signatory(ies): Bumin Bong Manager, Real Estate TD Pacific Real Estate Group
LAURA KENNELLY-MOHR Commissioner for Taking Affidavits in British Columbia Township of Langley 20338 - 65 Avenue Langley, BC V2Y 3J1 Expiry Date: April 30, 2021	19	03	25	THE CORPORATION OF THE TOWNSHIP OF LANGLEY by its authorized signatory(ies): WENDY BAUER Township Clerk

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Covenant		

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Page 19

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

TERMS OF INSTRUMENT - PART II

COVENANT - SECTION 219 OF THE *LAND TITLE ACT*

BETWEEN:

LANSTONE HOMES (MURRAYVILLE) LTD., INC.NO. BC1095999
PO Box 917 Stn Fort, Langley, BC V1M 2S3

(the "Covenantor")

OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY,
20338 – 65th Avenue, Langley, BC V2Y 3J1

(the "Municipality")

OF THE SECOND PART

WHEREAS:

A. The Covenantor is the registered owner of ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Langley, in the Province of British Columbia, and more particularly known and described as follows:

Parcel Identifier: 017-221-099

PARCEL A SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT REFERENCE PLAN NWP88339

(the "Lands")

B. Section 219 of the *Land Title Act* provides, inter alia, that a covenant, whether of a negative or positive nature, may be registered as a charge against the title to the land, in favour of the municipality or the Crown, and that the covenant is enforceable against the Covenantor and the successors in title of the Covenantor.

C. A covenant under Section 219 of the *Land Title Act* may include provisions in respect of the use of land, the use of a building on or to be erected on lands; that land is to be built on in accordance with the covenant, is not to be built on except in accordance with that covenant or is not to be built on; that land is not to be subdivided unless in accordance with the covenant or is not to be subdivided.

D. Situated on the Lands are ten (10) Red Oak Trees (Quercus rubra) (the “Oak Trees”) that are recognized on the Township’s Community Heritage Register and designated under Appendix B – Scheduled Heritage Properties, Murrayville Heritage Conservation Area, Murrayville Community Plan Bylaw 1988 No. 2661, as may be amended from time to time.

E. The Covenantor and the Municipality wish to conserve, protect and maintain the Oak Trees and the Covenantor agrees to the terms and conditions herein provided for.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT pursuant to Section 219 of the *Land Title Act*, and in consideration of the premises, the mutual covenants and agreements contained herein and other good and valuable consideration and the sum of One Dollar ($1.00) now paid by the Municipality to the Covenantor (the receipt and sufficiency whereof is hereby acknowledged), the parties

hereto covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

1. THE COVENANTOR COVENANTS AND AGREES with the Municipality that:

    a) the Covenantor, at its own expense, shall ensure that the Oak Trees located on the Lands shall be protected, preserved and maintained in their natural state in accordance with the report prepared by van der Zalm + Associates attached hereto as Schedule A, the Standards and Guidelines for the Conservation of Historic Places in Canada, and to the satisfaction of the Municipality;

    b) in the event that the Covenantor does not protect, preserve and/or maintain the Oak Trees on the Lands in a manner herein provided, the Municipality and its employees, agents and contractors may enter upon the Lands at any time to undertake any work which it deems necessary and any costs which the Municipality may incur in doing so, including any administrative and interest costs, shall be due and payable by the Covenantor on demand from the Municipality or recoverable by the Municipality as part of any Municipal taxes or other levies against the Lands;

    c) the Covenantor shall not sell, transfer, convey, assign or lease any part of its interest in the Lands or any portion thereof until the Covenantor provides notice (whether written or otherwise) to each prospective purchaser, purchaser or lessee thereof, as the case may be, of the terms and conditions herein provided for.

2. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:

    a) nothing contained or implied herein shall in any way restrict or abrogate and shall not be deemed to restrict or abrogate, the rights and powers of the Municipality in the exercise of its functions under any public and private statutes, by-laws, orders and regulations, in its absolute discretion, and in accordance with its lawful powers and duties;

    b) the burden of the covenants herein provided for shall run with the Lands and will be personal and binding upon the Covenantor during the Covenantor's seisen of or ownership of any interest in the Lands;

    c) notwithstanding anything to the contrary, the Covenantor shall not be liable under any breach of any covenants and agreements contained herein after the Covenantor ceases to have any further interest in the Lands;

    d) the Covenantor will deliver, after execution hereof, this Agreement to the Municipality in a form acceptable as a Section 219 Covenant and concurrently such instruments of priority as may be necessary to give this Agreement priority over all financial charges and encumbrances which may have been registered against the title to the Lands at the time of submitting this Agreement for registration in the applicable Land Title Office, save and except those specifically approved in writing by the Municipality or in favour of the Municipality;

    e) the fee simple estate in and to the Lands will not pass or vest in the Municipality under or by virtue of these presents and the Covenantor may fully use and enjoy the Lands except only for the requirements provided for in this Agreement;

    f) the Covenantor and its successors and assigns shall at all times indemnify and save harmless the Municipality from and against all claims, demands, actions, suits, loss, costs, fines, penalties, charges, damages and expenses including legal fees and litigation expenses whatsoever which the Municipality may incur, suffer or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Covenantor contained in this Agreement;

    g) the covenants and agreements on the part of the Covenantor and herein provided for have been made by the Covenantor as contractual obligations as well as having been made pursuant to Section 219 and as such will be binding on the Covenantor;

h) nothing herein provided for shall be deemed to constitute waivers of any lawful requirements with which the Covenantor would otherwise be obligated to comply with;

i) no amendment of, addition to, or discharge of this Agreement shall be binding upon the parties hereto unless it is in writing and executed by the parties hereto;

j) if any provision provided for in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this Agreement which shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained therein and such other provisions shall be enforceable to the fullest extent permitted by law;

k) the Municipality, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies, including specific performance, injunction and/or declaratory relief, to enforce its rights under this Agreement;

l) the Covenantor shall pay for the preparation and registration, if applicable, of this Agreement together with any concurrent instruments of priority as herein provided for and any amendment, addition or discharge thereof;

m) wherever the singular, masculine or neuter is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic according to the context in which it is used;

n) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement;

o) this Agreement shall enure to the benefit of and be binding upon the Covenantor, the Municipality and their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day, month and year first above written.

MURRAYVILLE HERITAGE TREE REPORT AND LONG TERM MAINTENANCE PLAN

For the Belmont Oaks along 48th Ave, Murrayville BC



Prepared by

VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

March 12, 2019

FORT LANGLEY STUDIO
101 – 9181 Church Street
Fort Langley, BC
V1M 1A0

MOUNT PLEASANT STUDIO
102 – 355 Kingsway
Vancouver, BC
V5T 3J7

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11x17 Fold-in Drawing

APPENDIX B

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INTRODUCTION

The property is the former site of Murrayville Elementary School. The old school is still standing. 48th Avenue runs along the North side of the property with a row of Red Oaks, often referred to as the Belmont Oaks, which are historically significant to the Murrayville community. These Belmont Oaks are a protected heritage feature as identified in the Murrayville Community Plan.

Murrayville Elementary was built on this site in 1911 under the name Belmont Superior which contributes to the reference of the 'Belmont Oaks'. At the time Belmont Superior only had 2 rooms and 3 teachers, educating both elementary and high school students. In 1918 Belmont Superior changed their name to Murrayville Schoolhouse which is what it is continuously referred to as today.

It is believed the Red Oaks along 48th Ave (previously known as Yale Road) were planted at the same time as the school construction in 1911.

These oak trees have been a significant landmark in the community of Murrayville and contribute to the strong heritage connection in this historic area.



Image 1 – Google Earth Arial



Image 2 – Belmont Superior, 1911

ENVIRONMENTAL DESCRIPTION

The historic Murrayville School Building is still standing and will be relocated to the North East corner of the property during the proposed re-development. 48th Avenue runs along the north side of the property with a row of Red Oaks of historical significance to the Murrayville community. The asphalt sidewalk along 48th Avenue was constructed approximately 15 years ago and is located directly north of the row of Red Oaks.

The west and south side borders Private residential properties. There are offsite trees along the border of these two properties that will need to be protected and are detailed in Table 1 below.



Image 3 – Row of Belmont Oaks (Tagged 33-39) of historical significance along 48 Ave on North side of property.

Soil sampling was not conducted during the site assessment. Evaluations during the ground-based assessment showed that the soil where the trees are growing is compacted and primarily composed of clay. The soil where the trees are growing has likely never been irrigated. The trees along the north boundary are above grade.

At the time of the tree evaluation, there is no evidence of raptors nests, osprey nests or heron colonies on the site. A family of raccoons was observed in the trees during the site visit by the Project Arborist.

Refer to the Field Review section of this report for charts identifying the exact location, critical root zone, size and health of the existing Belmont Oaks as per the site visit by the Project Arborist October 19th, 2018.

TREE COVENANT AREA

The Tree Covenant area runs along the north side of the property, encompassing the Red Oak trees along this boundary. The Covenant extends north approximately 3 meters to the southern edge of the 48th avenue sidewalk, while the southern boundary extends approximately 7 meters to the timber fence in front of the townhouse units and the retaining wall in front of the historic school building. The full boundary of the Tree Covenant Area including dimensions is shown in Appendix A 'Heritage Tree Covenant Plan 'Belmont Oaks'

Crushed granite pathways and timber steps have been used within the Critical Root Zone to minimize any excavation and construction around the existing roots. The gravel pathway allows the feeder roots adequate airflow with a less-compacted surface while also being able to move freely.

Mulch beds have been incorporated below the Oak trees to aid in water retention as well as create a no-conflict zone between root structures and any other vegetation.

Outside of the recommendations made in this report, no changes to the grade, mulch, additional plantings, fencing, or walkway are permitted within the Tree Covenant Area.

SEE APPENDIX A – HERITAGE TREE COVENANT PLAN 'BELMONT OAKS'

POST CONSTRUCTION TREE CARE

Monitoring

The oaks will be monitored by ISA certified arborists three to four times over the course of the year following construction. During monitoring the trees overall health and vigor will be determined by live crown ratio, structural defects, infestations, and or pathogenic infections. Risk inspections will also identify risks in the tree's stability and structure; risks can be mitigated through pruning and cabling, if a risk cannot be mitigated, the tree should be removed. Based on observations over the course of the year the following tree care recommendations may be subject to change. If any trees had incurred damage from construction activities, immediate implementation of remedial treatments is critical.

Watering and Drainage

Four gator bags should be spaced evenly around the base of the trees and filled once a week between May and August. These ensure a gradual soak of the entire root zone which is a preferred method of watering. If soil shows signs of poor drainage, measures need to be taken to lessen soil compaction, or else over-watering will lead to the trees decline. Soil aeration can be improved through a single use of high-pressure air excavation services.

Enhancing Root Growth

A three to four-inch layer of wood chips should be added to the trees soil plots and extend as far as what's practical for the landscape. Mulching should be done following soil aeration. Soil additives should not bury the base of the tree; the root collar, where the bottom of the trunk flares, needs to be exposed so the tree does not suffocate. Wood chips should be topped-up (approximately 2 cm in depth) every 3 years.

Pruning

Pruning should be minimal and only focus on maintaining sound structure in the trees during the first few years following construction. If there are split, torn, or broken branches they should be removed to avoid risks of branch failure around pedestrians and the bark being stripped from falling branches. Dead or diseased limbs should be removed immediately as well. The trees canopies should not be reduced otherwise so they can compensate for root loss and not be stressed further. Other maintenance pruning such as thinning, reductions, or crown raising should be postponed for a few years and if the trees show signs of recovery.

Notes:

This covenant report and assessment was based on the health of the trees at the time of review (November 2018).

LONG TERM MANAGEMENT

If one or more of the trees die or become hazardous, beyond the point of risk mitigation through pruning or cabling, they should be removed. Once the tree is removed, a stump grinder needs to grind the remains of the stump and roots, so a replacement tree can be planted in its place. Any tree that needs to be removed because it has become a hazard should be replaced with another Quercus rubra.

The Township of Langley must be notified in order to review and approve any tree removals or replacement prior to any work taking place.

Trees should be assessed annually for the first three years post construction to confirm health and maintenance activities. These trees should be assessed twice per year; in the spring after full leaf out of the trees (approx. May/June) and in the fall after leaf drop (November/December) when the structure of the tree is more visible. Thereafter the trees should be assessed once every two years. All assessments are to be done by an ISA certified arborist.

This report on the condition and future maintenance of the Belmont Oaks has been prepared consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

FIELD REVIEW

Excerpt from Arborist Field Review dated March 5, 2018

Tree #33

Red Oak

Quercus rubra

Advanced Assessment – decay in south stem scaffold branch

Visual assessment undertaken from the ground using binoculars to view scaffold and lateral limbs in crown of tree. Identified narrow linear cavity of minimal depth extending from the 1st stem union on trunk up the south stem a distance of approximately 5-6 meters. There is some dieback of lateral branches extending from the south stem however the majority of the canopy on this side of the tree exhibits lateral branches with fine twigs and live buds.

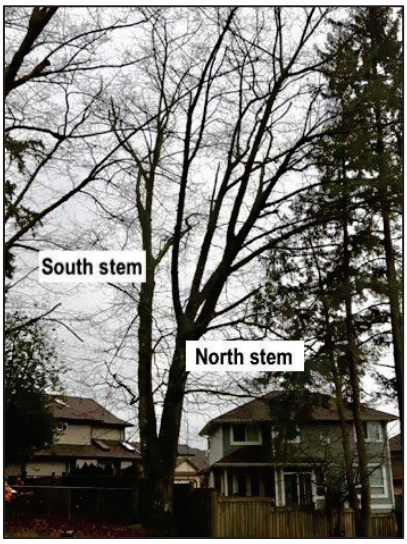


Image 4 – Some branches hang over the backyard of the Grey

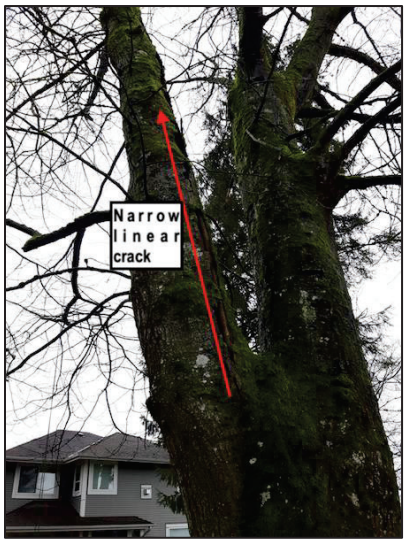


Image 5 – Viewing the south stem from the east side.



Image 6 – Closer look at same crack

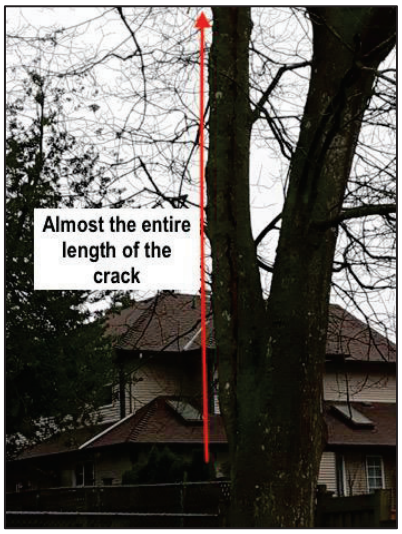


Image 7 – Here you can see the crack extending below the fork

RECOMMENDATIONS

- Retain tree
- Under direction of the Project Arborist prune to remove dead, broken and diseased lateral branches.
- Under direction of the Project Arborist prune lateral branches extending form the south stem to reduce weight.
- Arborists to continue to monitor condition monthly.

FIELD REVIEW

Excerpt from Arborist Field Review dated March 5, 2018

Tree #37

Red Oak

Quercus rubra

Advanced Assessment – decay in trunk south stem scaffold branch

Visual assessment undertaken from the ground using mallet to sound the trunk of the tree. The sounding produced results indicative of solid wood. Probe and electric drill used to approximate degree of decay present in trunk of tree which would be exhibited by encountering little resistance in the drilling and probing operations. The drilling and probing actions returned no indication of decay beyond the minimal extent of the cavity.



Image 8 – East side of tree



Image 9 – West side of tree



Image 10 – Cavity at base of tree



Image 11 – North side of tree

RECOMMENDATIONS

- Retain tree
- Arborists to continue to monitor condition monthly.

FIELD REVIEW

Excerpt from Arborist Field Review dated March 5, 2018

Tree #39

Red Oak

Quercus rubra

Advanced Assessment – fungal conks on trunk, determine possible extent of decay in trunk

Visual assessment undertaken from the ground using mallet to sound the trunk of the tree. The sounding produced results indicative of solid wood. Probe and electric drill used to approximate degree of decay present in trunk of tree which would be exhibited by encountering little resistance in the drilling and probing operations. The drilling and probing behind the conks indicated solid wood. A small pocket of decay was identified near the base of the tree but there was no indication of decay extending beyond the pocket.



Image 12 – East side of tree



Image 13 – Closer look of conks



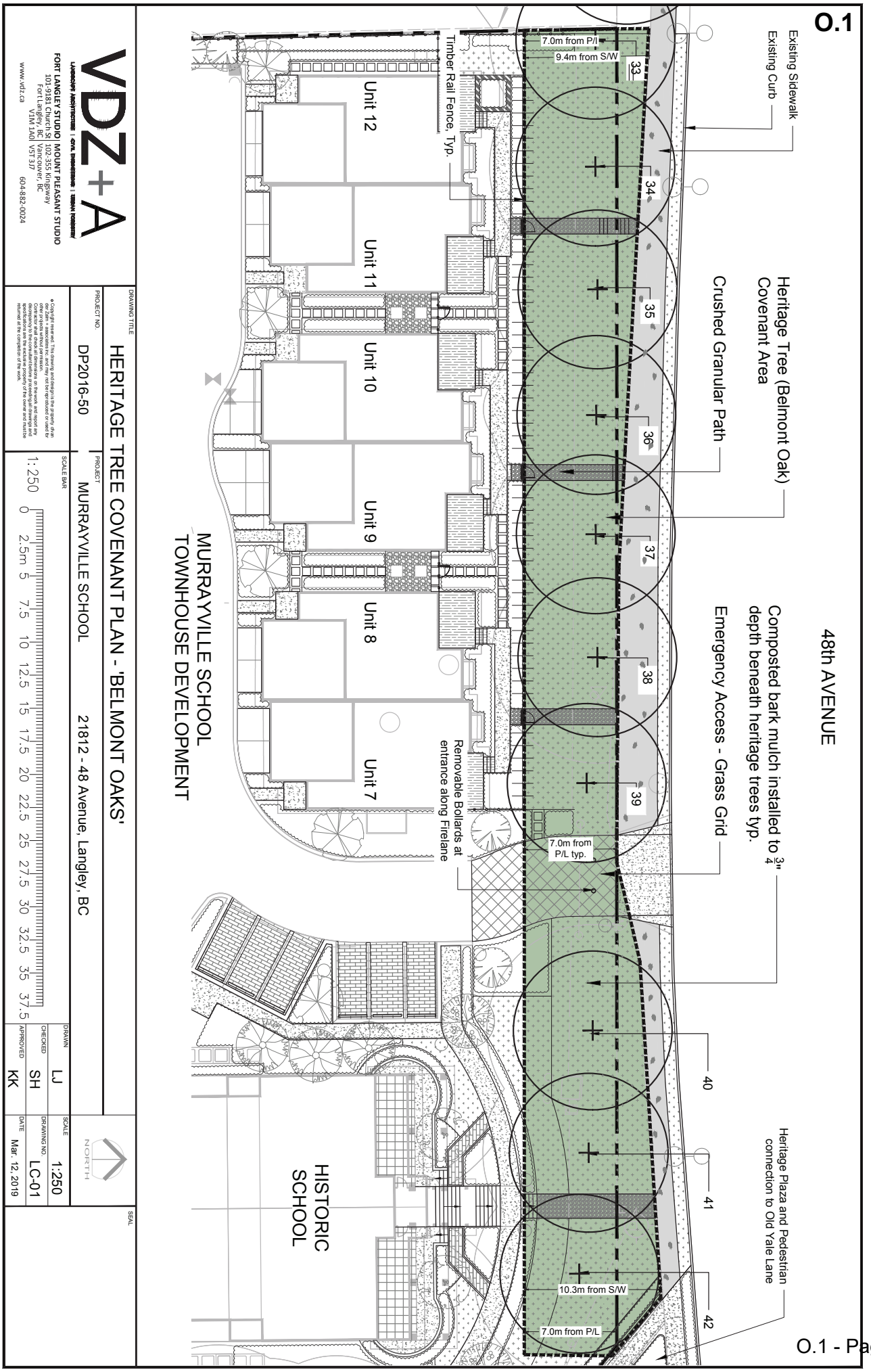
Image 14 – Drilling for decay, each flag is a drill location



Image 15 – West side of tree

RECOMMENDATIONS

- Retain tree
- Arborists to continue to monitor condition monthly.



VDZ+A

LANDSCAPE | ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
101-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
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604-882-0024
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DRAWING TITLE: HERITAGE TREE COVENANT PLAN - 'BELMONT OAKS'

PROJECT NO.: DP2016-50

PROJECT: MURRAYVILLE SCHOOL — 21812 - 48 Avenue, Langley, BC

SCALE BAR: 1:250 — 0, 2.5m, 5, 7.5, 10, 12.5, 15, 17.5, 20, 22.5, 25, 27.5, 30, 32.5, 35, 37.5

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DRAWN	LJ
CHECKED	SH
APPROVED	KK
SCALE	1:250
DRAWING NO.	LC-01
DATE	Mar. 12, 2019

NORTH

SEAL

APPENDIX B – TREE ASSESSMENT DATA

Excerpt from Arborist Report dated November 1st, 2018 - Tree Assessment Data

Tree #	Common Name (Botanical Name)	DBH (m.)	Condition	Comments
1. An irrigation system will be added along the north boundary of the property, south of the proposed sidewalk. This system will face south and irrigate the heritage Oak trees. 2. Pesticide use within the dripline of any Red Oak tree is prohibited.				
33	Red Oak *Quercus rubra*	1.06	FAIR	**IMAGES 5 & 7** Historically Significant Tree of Murrayville TRUNK – 2 Large codominant trunks at 3 meters. One trunk has fractured bark and underlying decay in stem. **RETAIN** – With Tree Protection Fencing. **Also recommend advanced inspection of stem with decay.**
34	Red Oak *Quercus rubra*	0.81	GOOD	**IMAGE 5** Historically Significant Tree of Murrayville ROOT – Girdling root CANOPY – A few dead limbs **RETAIN** – With Tree Protection Fencing.
35	Red Oak *Quercus rubra*	1.09	GOOD	**IMAGE 5** Historically Significant Tree of Murrayville CANOPY – A few dead limbs **RETAIN** – With Tree Protection Fencing.
36	Red Oak *Quercus rubra*	0.83	GOOD	**IMAGE 5** Historically Significant Tree of Murrayville CANOPY – A few dead limbs **RETAIN** – With Tree Protection Fencing.
37	Red Oak *Quercus rubra*	0.96	FAIR	**IMAGE 5** Historically Significant Tree of Murrayville CANOPY – A few dead limbs TRUNK – Small cavity at base that may indicate internal decay **RETAIN** – With Tree Protection Fencing. **Also recommend advanced inspection of trunk to determine extent of decay.**

Tree #	Common Name (Botanical Name)	DBH (m.)	Condition	Comments
38	Red Oak *Quercus rubra*	0.90	GOOD	**IMAGE 5** Historically Significant Tree of Murrayville **RETAIN** – With Tree Protection Fencing.
39	Red Oak *Quercus rubra*	0.70	FAIR	**IMAGES 5 & 6** Hand-plotted on Drawing Historically Significant Tree of Murrayville ROOTS – Girdling root at base TRUNK - Fungal conks at base **RETAIN** – With Tree Protection Fencing. **Also recommend advanced inspection of fungal conks to determine possible extent of trunk/root decay.**
40	Red Oak *Quercus rubra*	0.80	FAIR	Historically Significant Tree of Murrayville CANOPY – Upper crown dieback evident **RETAIN** – With Tree Protection Fencing.
41	Red Oak *Quercus rubra*	0.80	FAIR	Historically Significant Tree of Murrayville CANOPY – Upper crown dieback evident **RETAIN** – With Tree Protection Fencing.
42	Red Oak *Quercus rubra*	0.83	FAIR	Historically Significant Tree of Murrayville CANOPY – Upper crown dieback evident TRUNK – English Ivy on lower bole **RETAIN** – With Tree Protection Fencing.

CONSENT AND PRIORITY INSTRUMENT

In this consent and priority instrument:

(a) "Existing Charges" means the Mortgage registered under number CA5729172 (modified by CA7330195) and Assignment of Rents registered under number CA5729173 (modified by CA7330196);

(b) "Existing Chargeholder" means THE TORONTO-DOMINION BANK;

(c) "New Charges" means the Section 219 Covenant contained in the attached Terms of Instrument – Part 2; and

(d) Words capitalized in this instrument, not otherwise defined herein, have the meaning ascribed to them in the attached Terms of Instrument – Part 2.

For $10.00 and other good and valuable consideration, the receipt and sufficiency of which the Existing Chargeholder acknowledges, the Existing Chargeholder:

(i). consents to the Owner granting the New Charges to the Municipality; and

(ii). agrees with the Municipality that the New Charges charge the Lands in priority to the Existing Charges in the same manner and the same effect as if the Owner had granted the New Charges, and they had been registered against title to the Lands, prior to the grant or registration of the Existing Charges or the advance of any money under the Existing Charges.

To witness this consent and priority instrument, the Existing Chargeholder has caused its duly authorized signatories to sign the attached General Instrument – Part 1.



Reunion Townhomes

Murrayville

21858 47B Ave, Langley BC

Purpose of Presentation

Strata Council of Reunion Townhomes respectively requests that the Township of Langley assume responsibility for care & maintenance of a group of trees designated by the Township as "**trees of significance**" and commonly known as:

"**The Belmont Oaks**"



First – The Murrayville Neighourhood



Murrayville is historically significant as the second village center created in Langley, after Fort Langley.

Immediately adjacent to the Reunion townhomes property are:

- Denny Ross Park
- Lamb/Stirling Residence
  - Constructed 1905-1910, and became a Municipally Designated Heritage site in the mid 1990s
- Harrower Residence
  - Constructed 1908-1910, and became a Municipally Designated Heritage site in 1998



Reunion Townhomes Property

Reunion Townhomes property is the former site of Murrayville Elementary School which was originally built as Belmont Superior in 1911. The original school had 2 rooms and 3 teachers.

The old schoolhouse, which is also designated as a ToL Heritage Building is still standing; it has been converted to 6 residential units.



The Belmont Oaks – Historical Background

It is believed the Red Oaks (often referred to as the Belmont Oaks and of historical significance to the Murrayville community) along 48th Ave (previously known as Old Yale Rd) were planted at the same time as Belmont Superior school construction in 1911. At the time, one of the School's "character-defining elements" was "a row of landmark Oak Trees along 48 Ave".[1] These Oak trees have been a significant landmark in the community of Murrayville and contribute to the strong heritage connection in this historic area. [2]

1 Source: Murrayville Elementary School Conservation Plan

2. Source: Murrayville Heritage Tree Report prepared by Van der Zalm & Associates February 2019

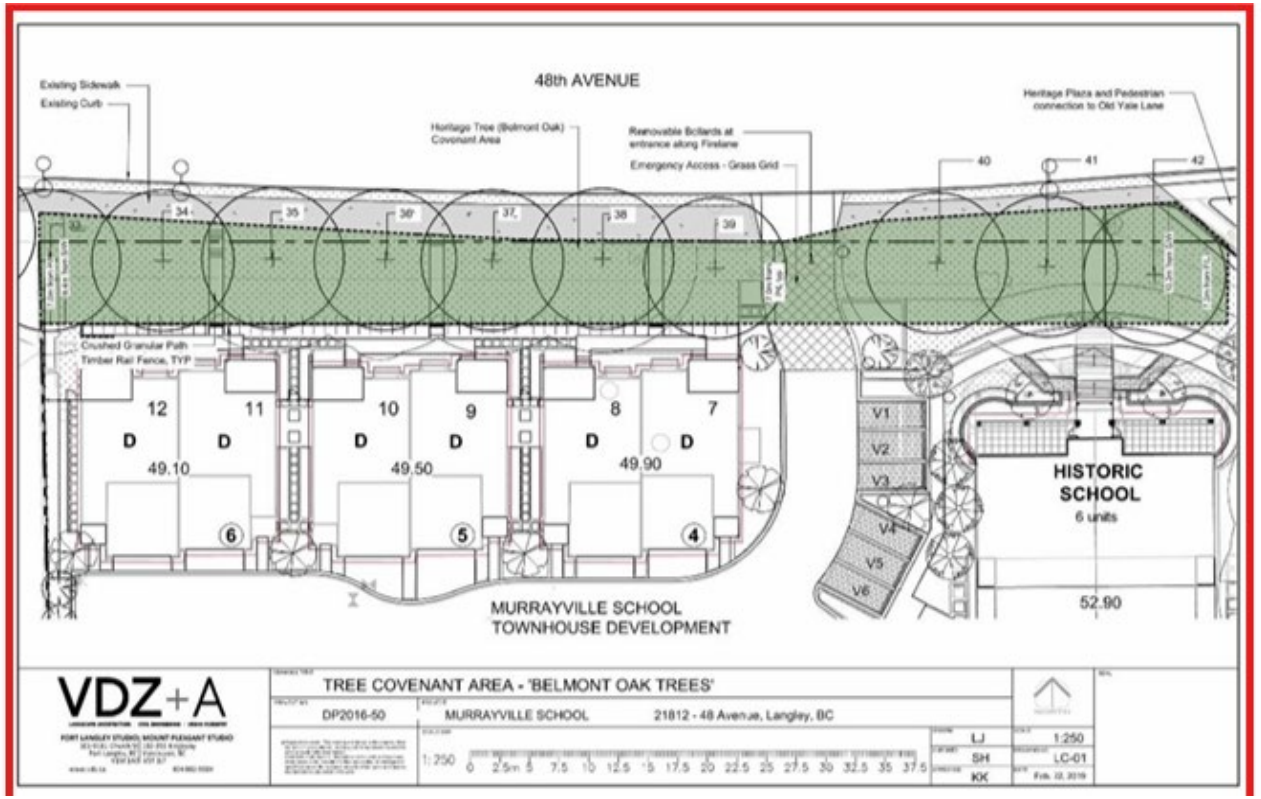


Belmont Oaks

The trees overall health and vigor will be determined by live crown ratio, structural defects, infestations, and or pathogenic infections.

Risk inspections will also identify risks in the tree's stability and structure; risks can be mitigated through pruning and cabling, if a risk cannot be mitigated, the tree should be removed [1]

[1] Source: Murrayville Heritage Tree Report



The above diagram shows the location of the Belmont Oaks – 48th Ave to the north

Belmont Oaks – Condition Assessment







As per Murrayville Heritage Tree Report

- There are 10 Belmont Oaks and they are now 115+/- years old
- The report includes the overall condition assessment of the trees which is as follows:
  - 4 are classified Good
  - 6 are classified Fair
- Comments with respect to the condition of the trees (in some instances, for multiple trees) include such as:
  - Fractured bark
  - Underlying decay in stem
  - Girdling root
  - Dead limbs
  - Cavity at base may indicate internal decay
  - Fungal conks may indicate trunk/root decay
  - Dieback of upper crown
  - Dieback of lateral branches
  - Small pocket of decay was identified

Belmont Oaks

Care & Maintenance

Given the age, declining condition(s), susceptibility to disease & decay, the scope of work required for the Care & Maintenance to sustain the Belmont Oaks' longevity is beyond Strata's capacity and resources.

In recognition of the Oaks trees legacy and importance to the Township and Murrayville Community, Reunion's Strata Council respectively requests ToL assume ongoing care and maintenance for these significant trees.

Thank you for consideration in this regard.

Reunion's Partnership with The Township

There are fully accessible Public Greenlink Paths through the Reunion complex; the Paths (approx. 800 linear ft)are highlighted in red in the adjacent overview.

Reunion Strata is responsible for all maintenance and upkeep for these Paths which includes:

- Landscaping
- Fencing
- Path Lighting
- Path surface maintenance and repairs
  - Root barrier has been installed
  - Baffle gates have been installed
- Snow Services – ice melter and snow removal





Thank you for this opportunity to present.

Questions ?